Heritage and Planning (including design and access) Statement

Compiled to support the planning application to permit a change of use to form a single domestic dwelling of

The Black Swan
Idridgehay
DE56 2SG



Illustration 1; The Black Swan in Idridgehay main elevation as seen from the highway

1.1 This Planning and Heritage statement has been prepared to support a Planning Application to permit the conversion of the now redundant Black Swan public house to form a single new dwelling.

1.2 The site is located B5023 Wirksworth Road between Rood Lane and Cliffash Lane in the village of Idridgehay in Derbyshire

1.3 The Black Swan was made subject to a grade II listing on 13th February 1967 (English Heritage listing I.D. 79020) which describe the building as follows;

"Public House and attached outbuilding. Early C19th. Red Brick front. with roughcast sides and rear, broad end ridge stacks and deeply projected eaves.
Welsh slated roof. Two storeys, three bays to house, with two-storey brick canted bays flanking central doorway with later gables and open porch.
Bay windows glazed on three faces to ground floor, and on the front face only to upper floors.
Four centred arched heads to windows with gothic intersecting glazing bars, and central opening lights.
Outbuilding adjoining south east end, C19, coursed squared gritstone with plain tiled roof. Single storey with attics and gabled dormers.
Ground floor doors now with C20 joinery and segmental head cast iron frames with glazing bars."

1.4 Originally a Coaching Inn, changing demographics and industry specific economic conditions meant that, by the late 1990's, the building was falling into a poor state of repair

1.5 In 1997, under planning permission/listing building consents ref; AVA/997/840 and AVA/997/841, the then owners carried out works which effectively converted the building from a traditional Inn to a fine dining restaurant on the ground floor with residential accommodation above.

1.6 Approximately eight years ago, after failing to sell the business as a going concern, the then owners ceased trading from the premises, and the building went dark.

1.7 The title to the building was transferred to owners who stripped out the kitchen and attempted to change the use of the building to permit it to be occupied as a residential dwelling. This was met with significant opposition from the local community

and failed to meet the required test of economic viability as articulated in local policy.

1.8 The current owner, Mr Thomlinson acquired the building in 2017 and has invested significantly in refurbishment (including reinstating kitchen facilities).

1.9 In late 2017, The Black Swan reopened as a public house with a public bar and a limited number of tables offering a mid- range priced, contemporary fine dining

1.10 In order to be economically viable in the long term, the current owner secured a planning consent and invested in an extension to the rear to provide additional dining tables, which was permitted under a previous planning approval and subsequently built out in short order.

1.11 Covid 19 restrictions notwithstanding, since 2017 Mr Tomlinson and his family have worked hard to develop the business. The operation has been underpinned by three different customer bases. The high-end dining offer has been successful for locals and visitors alike, attracted by high quality, home cooked contemporary food in a stylish, semi-formal setting. Many of these customers are of an older demographic, gender mixed and family groups. The pub/drinking side of the business has proved popular with a regular clientele of local trades people (particularly from the construction industry), attracted by the location, the quality of the beers and facilities such as Sky Sports. A final group of drinking customers comprise walkers, cyclists and tourists arriving via the Ecclesbourne Railway. It is the combination of all three customer groups that makes the business viable.

1.12 However, that viability is undermined by frequent feedback from dining customers. The current layout of the main space results in a single main entrance for all customer groups. The bar is open to the dining space. Many dining customers complain that they are frequently intimidated by the presence of drinkers in work or walking clothes, often smoking outside by the main entrance. The presence of TV screens showing sky sports, while highly valued and popular with the drinking clientele, is an anathema to the dining customers.

1.13 This conflict is unresolvable within the current footprint of the building. The proposed solution was the construction of a new "snug" bar area projecting forward from the modern toilet block on the left of the historic building as seen from the highway. This new area would have provided a separate space for drinking customers, with its own, dedicated entrance and access to the

smoking area in the car park. The new "Snug" would have been a dedicated space for drinking customers, containing the sky sports screens and a social area with stools in a space separated and distinct from the dining area of the business.

1.14 However, the planning permission for this proposal was refused.

1.15 Since the refusal, losses have mounted. The owner reluctantly closed the building in March 2024, when annual losses approached five figure sums.

1.16 The narrative relating to the viability of the historic use is articulated within the associated Public House Viability Report, based on CAMRA best practice and submitted as part of this application.

2.0 The Development Proposal



Illustration 2; The building as viewed from the highway looking east



Illustration 3; The building as viewed from the highway looking West

2.10 The proposal is to convert the building to form a single new dwelling, with associated garaging, and grub up the car park to form a domestic driveway with turning head and return the balance of the car park area to domestic gardens.

2.11 The dwelling will be formed on the existing footprint within the built form of the extant structure. The applicant is content to surrender decisions about external changes to reserved Conditions

2.12 There will be inevitable changes internally to facilitate this change of function, but again, the applicant is committed to retention of the historically important elements of the Listed structure, and, as a result, is content to have such changes subject to Conditions.

2.13 The proposal allows the main two storey building which is the subject of the heritage listing to be retained in its entirety, and the reading of the heritage asset from the highway edge will remain largely unaffected, the frontage retained and the overall built form maintained within the development.

2.14 Nevertheless, we appreciate that the details of the design approach, materials and fenestration are of secondary importance to the applicant. The applicant's primary intention is the provision of the change of use and conversion to provide attractive domestic accommodation, and should Planning or Conservation Officers believe a different design language would be appropriate, the applicant is willing to commission redesign work and resubmit the application accordingly, as long as such a redesign would result in officer support for the provision of the accommodation in the footprint as proposed.

2.15 We trust that this modest application may be determined under delegated powers.