Environmental Policy Compliance Statement

Proposed change of use from public house to residential, including internal alterations, a revised entrance, and erection of a detached garage.

This statement has been prepared to demonstrate how the development complies with Climate Change Policies of the Amber Valley Borough Local Plan 2022-2040 (adopted 2026).

Given the building's Grade II listed status, climate mitigation and adaptation measures have been carefully considered alongside conservation officer feedback to ensure preservation of its historic fabric and character wherever reasonably possible.

The Black Swan

Idridgehay, Derbyshire



Policy EN1.1

Maximising Opportunities to Reduce Emissions

a) Reducing embodied carbon via reuse The proposal is centred on the preservation and functional conversion of the existing Grade II listed gritstone building, avoiding the carbon expenditure associated with new-build structural development.	*Refer to Existing and Proposed Floor Plans and Elevations which demonstrate retention of the primary building envelope, with minimal alterations to historic elevations.*
b) Sustainably sourced materials Repairs and new intervention (such as the detached garage) will prioritise locally and sustainably sourced traditional materials, including local gritstone, lime mortar, and sustainably grown timber.	*See notes within the Design & Access Statement; compliance and approval of technical details presumed to be secured via standard conditions where deemed appropriate.*
c) Minimising travel distances The site is located directly within the established neighbourhood boundary of Idridgehay where day-to-day amenities are reachable by walking and cycling.	*See site Location Plan, pedestrian access points to village infrastructure identified in Idridgehay & Alton and Ashleyhay Neighbourhood Development Plan.*
d) Reducing energy consumption The scheme respects the existing massing and layout of the historic building. Thermal efficiency will be improved through localised heating “zones” to prevent unnecessary energy usage.	*Technical resolution of sectional details to be developed during technical development, energy calculations performed as part of design and construction stage energy calculations for compliance with Building Regulations Approved Document Part L.*
e) Generating and using renewable energy Retaining the existing wet heating infrastructure ensures that the internal distribution system remains fully operational. This satisfies the Local Plan’s requirement for buildings which are functional and ‘net zero ready’. Future transition to low-carbon or bio-fuel alternatives may be considered, however the current proposal opts for the non-intrusive option of reuse.	*Reuse of existing “wet” oil-fired heating system, delivering reliable de-centralised heating.*
f) Retaining existing trees & hedges The development layout ensures the retention of existing boundary hedges and mature trees on site.	*Proposed Site Layout Plan and Block Plan indicating trees to be retained.*



Above:
“The Swan Inn”, Idridgehay circa 1910
(courtesy of Wirksworth Parish Records)

Policy EN1.2

Mitigating and Adapting to Climate Change

a) Multi-functional Green Infrastructure
Existing hedges are retained to provide natural boundary shading. The domestic garden will retain the native planting to foster biodiversity and ensure it's modest contribution to landscape climate resilience remains.

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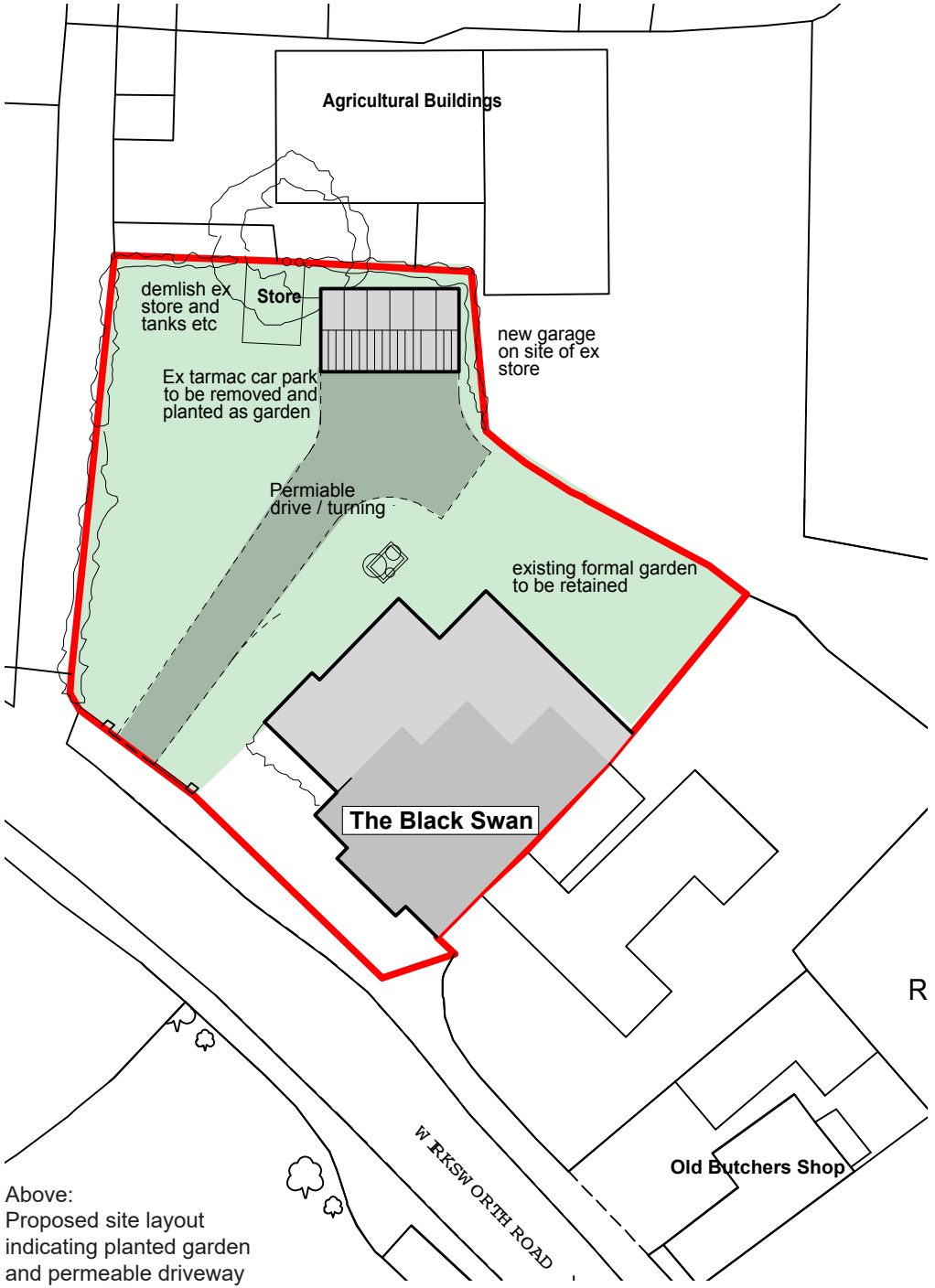
b) & c) Water Management & Surface Water Flood Risk
To adapt to increasing climate volatility and protect water quality, the development adheres to the NPPF "Drainage Hierarchy" which prioritieses ground infiltration. The existing impermeable tarmac hardstanding will be planted as a garden and supplemented with permeable surfacing for the driveway and garage approach.

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d) Measures to Avoid Overheating
The historic architecture features masonry external walls which provide a reasonably high level of thermal mass. This natural structural density regulates interior temperatures, naturally mitigating overheating during summer peaks without any need for reliance on mechanical cooling.

Below:
Historic OS Map from period 1843 to 1893
(© Crown copyright via Derbyshire Mapping Portal)





Above:
Proposed site layout indicating planted garden and permeable driveway

Policy EN2

Renewable and Low Carbon Energy Safeguards

a) Impact on Heritage Assets, Setting, and Landscape
Reinstating the existing internal oil-fired infrastructure completely eliminates the need for external plant machinery, associated acoustic enclosures, or new pipework penetrations through the historic gritstone fabric, avoiding harm to the listed building, its historic setting, and the wider Idridgehay Conservation Area.

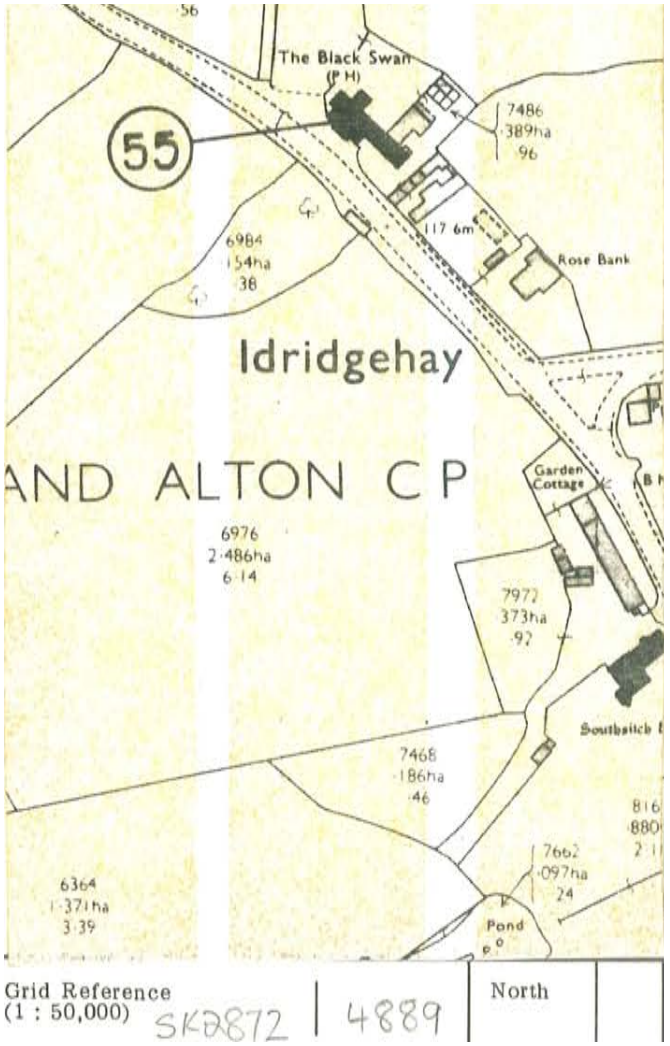
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b) Impact on Local Amenity (Noise and Emissions)
By utilising an entirely self-contained internal system, the development will not introduce negative acoustic impacts or additional risk of causing flicker or glare-based disruption to neighbouring properties, and therefore protecting the local amenity of the village core.

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c) Public Benefits Outweighing Adverse Impacts
The public benefit of securing the long-term sustainable future of this vulnerable heritage asset through its change of use, and the strategic decision to reuse the existing infrastructure which, despite being oil-based, remains fit-for-purpose is considered to outweigh the potential benefit of introducing new renewable or low-carbon energy systems. Reusing the heating system already on site also avoids the inevitable harm that integration of a new heating system would cause to the heritage asset, and indeed avoids the manufacture, transportation, and installation emissions associated with introducing an entirely new mechanical system.





Above & Right:
Derbyshire County Planning Department Listed Building Record Card (c.1986)

Project No: 573 Black Swan
Document Ref: 573_Environmental Policy Compliance Statement

Evans Vettori

Evans Vettori Architects ltd, 31 Knowleston Place,
Matlock, Derbyshire, DE4 3BU
+44 (0)1629 760559
mail@evansvettori.co.uk