

Heritage Impact Statement
In Respect of
Proposed Change of Use and Window Alterations
7 Derby Road, Aston-on-Trent, Derby, DE72 2AE

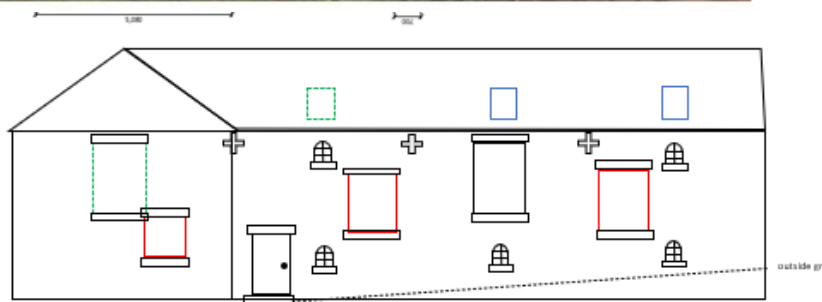
Description of Proposal

The proposal requests a change of use for 7 Derby Road from B2 (Garage) to Class E (Café).

In addition is the request to the insert of new rooflight windows, insertion of a raised window on the North facing Gable and alterations to existing side elevation to replace window openings.

The Property is not listed but is within the Aston-on-Trent Conservation Area.

The External Layout of the property will not change.



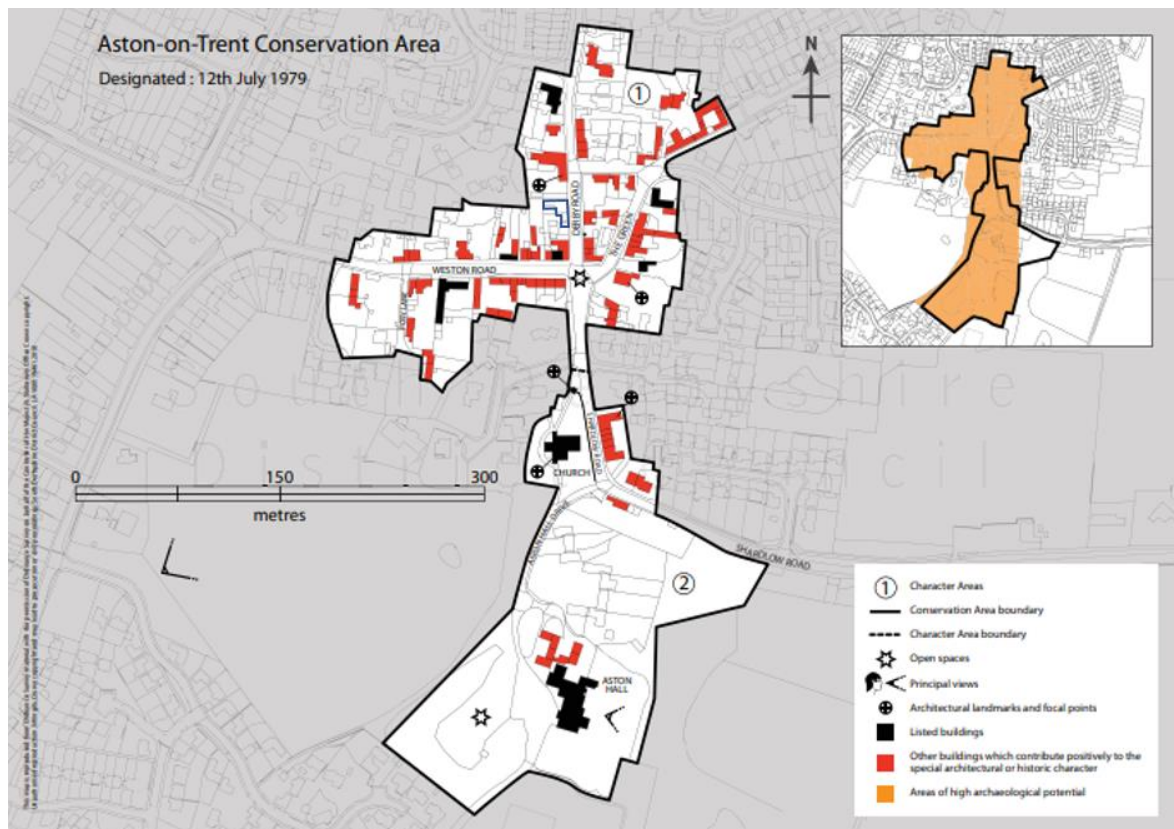
View from White Hart car park.
Later added windows highlighted in red to be removed and replaced by matched Bricks and full wall repointed.
Roof lights in blue to be replaced and 1 extra roof light added (Green) to this elevation and 3 matching roof lights to be added on other side of the roof section.

Description of Site Location

7 Derby Road comprises of a two-storey former garage of traditional masonry construction set beneath a pitched roof.

The property can be accessed via Derby Road utilising a large former garage door or via pedestrian access. The property is connected to No 3 & 5 Derby Road which collectively have the same frontage. This Proposal will not change the appearance of the Frontage of the building.

The location of the property is outlined in blue on the conservation plan below and is not considered a Building which contribute positively to the special architectural or historic character (shown in red below). None of the adjacent buildings are Listed (Shown in Black)



Conservation Description (Taken from the 2011 Aston-on-Trent Conservation Area Character Statement)

Nos 3-7 Derby Road have undergone several transformations to create the strange appearance that now dominates the west side of Derby Road. Originally its simple, uncomplicated farm building, with a semi-industrial character, it was used as a maltings before changing and then into a semi-retail use. The 'black and white' half-timbered concoction of cladding may be in part structural.



Above - corbelled sawtooth brick eaves and semi-circular arched cast-iron window at 7 Derby Rd.



The corbelled sawtooth brick eaves identified in the Character Statement will not be impacted by this proposal.

The Semi-circular arched cast iron windows also identified in the Statement will be reinstated to their original appearance as part of this proposal.