

## Osbaston

### ConservationAreaAppraisal

The village name of Osbaston suggests a pre Norman Conquest ownership of the tun or settlement by Osburn. However the written history of Osbaston begins with a mention in the Domesday Book of 1086 where it is referred to as Sbermestun and was held by Edric and Edged. During the eleventh century a Norman called Roger held the manor under Ralph de Mortimer. Its later owners included the Wichard family, the Suttons and the Blounts. It is the family of Sir Thomas Pope Blount that is thought to be responsible for the demolition of the medieval manor house and its rebuilding in the Tudor style. The remnants of this Tudor house are incorporated into the Hall that exists today. However the building that exists today is the work of Wrightson Mundy of Markeaton, Derby who acquired the manor through marriage at the end of the 17<sup>th</sup> century. In 1766 it was sold and passed through several families until 1827 when it was bought by the Copes who remained there until the death of Sir Thomas George Cope in 1966 when it was bought by Jonathon Guinness and subsequently by the De Lisle family.

#### Setting

The settlement is defined by a stand of fine trees set in rolling countryside. These generally follow the meandering route of the brook as it crosses Osbaston Lane and Hall Lane. The village is a small linear settlement with buildings set in groups dispersed along both lanes. The surrounding countryside has seen little change and is undulating and generally under pasture which provides an open aspect over farmland. Only the noise and pollution from the nearby Ashby Road to the west disturbs the tranquillity of the settlement.

#### Gateways

Hall Lane is a narrow single lane track which enters the village from the west passing Osbaston Hall, a fine Georgian House set in open parkland. To the south it is lined with tall mature trees which frame the roadside in a tunnel

effect. It continues slowly winding its way towards the junction with Osbaston Lane. This is the heart of the village and is enclosed by the buildings of Home Farm, White Boar and Bloomfield Barns with the village notice board and the red cast iron post box at its centre. Osbaston Lane from the south and Gotham Lane from the northeast, although slightly sunken, are more open to the countryside and the sky which gives a brighter appearance to the buildings.

### Character Statement

This village itself was developed to serve Osbaston Hall. It is characterised by groups of agricultural related buildings widely separated by areas of countryside. These groups are generally in harmony with similar scales, height and styles of brickwork, roofs and windows. Its charm lies in its barns, farmyards, narrow lanes, overgrown verges and woods

### Appearance

#### The Hall

The most important building in the settlement is the Hall which has been listed grade II\*. It consists of the principle building, the stable block now partly converted into a dwelling and a small pavilion. These are set behind high brick walls in fine landscaped grounds which include two lakes and a walled garden. Although not visible to the public eye except at a distance, the well groomed appearance of the grounds present a sharply contrasting image to the picturesque disorderliness of the rest of the village with its uncut straggly verges, creeping ivy, the bent iron railings and the unmanaged woodland along the winding, undulating roads. The grounds extend beyond the road and include The Rookery, a wilderness of trees within which lies a Victorian brick icehouse and a pumping station. An overgrown gate and stone steps once provided the access to a formal pathway through the wood.

#### The farmsteads

There are two principle estate farms on Hall Lane. These are Hall Farm and Home Farm. During recent times, these farms have been sold by the estate and the farm houses and their associated agricultural buildings have been split

into separate purchases. Hall Farm in particular has suffered from residential conversion and split ownership. The farmhouse itself has lost chimneys, a gable parapet and the original farm access from Hall Lane which has been truncated by the addition of a modern attached property. Its main barn has also been converted into a separate dwelling and the farm yard has also been subdivided. The farm buildings stand close to the Lane and are characterised by steeply pitched roofs, gable walls and flat frontages. Windows at ground floor have segmental arched lintels and those at first floor sit tightly under their eaves.

Home Farm sits at the intersection of the two lanes and remains in one ownership. Although presenting a downtrodden public image, it has retained a genuinely agricultural appearance. The buildings consists of two attached dwellings, two and two and a half stories in height with plain elevations broken only by the comparatively recent single storey bays. A small garden with a brick wall divides the properties from the lane. To the rear the yard is cobbled and open bounded by a fine brick two storey barn and two ranges of single storey out buildings. Opposite this farm, on the north side of Osbaston Lane, is a range of barns forming a further courtyard. These have all been converted into dwellings and through inappropriate changes; some have lost their rural character.

#### The estate workers cottages

These small workers cottages are located generally in pairs, some distance from the Hall along the south side of Goatham Lane. They are sited close to and parallel with the edge of the road. Their original form was gabled with steeply pitched roofs and ridge top chimneys. Their elevations were flat and plain with shallow segmental arched or eyebrow windows and door openings. The original unity in design, however, has been eroded and their simple plans are now very complicated. A varied range of extensions, some of which are quite unsympathetic have been added to these modest cottages to meet the spatial demands of their recent owner-occupiers.

#### Building Style, Scale and Detail

Recent Changes: Over time however, the estate buildings have been gentrified and now all are owner occupied. Although this has generated a lot of private

investment in the area, unlike other similar villages, it has had a major detrimental impact on the conservation area. The gardens intended as allotments have been extended and now are domestic gardens with manicured lawns and alien forms of planting. A considerable number of former agricultural buildings have been converted into dwellings and some farmhouses now have altered window frames and external doors. Future changes to buildings in the conservation area should reflect the traditional scale, features, details and materials.

The plan form of traditional dwellings is rectangular with plain flat elevations. The use of bays, bow windows or projecting gables is out of character with the settlement. Existing roofs are steeply pitched and covered with natural clay tiles or where appropriate, Welsh slates. Ridges are parallel to the street. Chimneys are important on none agricultural buildings and their loss should be avoided. Ground floor openings have segmental brick arch lintels and projecting canted brick sills, whereas first floor openings are tight to the eaves. Single casement openings on street elevations should be avoided. Existing timber windows use full height casements and the introduction of top lights is out of character. Doors similarly should be of timber planked design.

The space between buildings is important to the character of the settlement and any further erosion of this space is unacceptable. Extensions are normally acceptable on the rear but not where they affect the street scene.

Where former agricultural buildings have been converted no further openings will be acceptable on elevations which do not face into the original farm yard in order to protect the agricultural appearance of the buildings. Brick chimneys and conservatories are also out of character.

### Boundary Treatment

The central part of the village on Hall Lane is dominated by the high brick wall and iron gates of The Hall and its garden which restrict views of the Hall to distant vistas. Elsewhere grass verges framed by field hedging, post and rail or agricultural fencing defines the edges of roads. Other properties being generally sited close to the road have none or very limited front gardens with openings for vehicular access being defined by small granite sets.

## Contribution of Spaces and Natural Elements.

The dispersed nature of Osbaston has provided many large areas of green space and opportunities for deciduous forest trees and spinney's to be retained. Wide verges also enhance its rural appearance. Only occasionally have leylandii hedges and trees and specimen planting had an unfortunate impact on the indigenous vegetation which contributes to a great extent to the character of the hamlet.

## FACTORS HAVING A NEGATIVE INFLUENCE ON THE CHARACTER OF THE CONSERVATION AREA

### Buildings of Poor Visual Quality

Planning restrictions have prevented new development within the settlement. However unsympathetic barn conversions and a varied range of extensions, some of which are quite unsympathetic have been added to modest cottages to meet the spatial demands of their recent owner-occupiers. This has had a detrimental impact on the character of the village in particular along the northern end of Gotham Lane. These modern extensions which have in some cases doubled the size of the original cottage detract from their prevailing scale, form and design and reduce the space and views between them. The introduction of double garages on the street frontage, particularly if incorporating a large metal door, is also unfortunate.

### Enhancement

The enhancement of the character and appearance of the Conservation Area can be defined as the reinforcement of the qualities providing the special interest, which warranted designation. It may involve physical proposals or the application of sensitive, detailed development control over extensions and alterations. Areas which warrant special attention for enhancement are marked on the Conservation Area plan.

## GENERAL CONSERVATION AREA GUIDANCE, PLANNING CONTROLS AND POLICIES

To maintain the distinctive character and appearance of the Osbaston Conservation Area it will be necessary to:

- Retain listed buildings and buildings of local interest.
- Ensure new development contributes positively to the character or appearance of the conservation area regarding siting, scale, design and materials used.
- Ensure house extensions comply with the Borough Council's Supplementary Planning Guidance.
- Resist development proposals in key areas, which have been identified on the map.
- Ensure the consistent application of positive, sensitive and detailed development control over proposals to alter former farm buildings, yards and estate cottages.
- Ensure important views of the Hall and out into the countryside are protected.

Special attention is given to the desirability of preserving or enhancing the appearance of the Conservation Area. Planning Applications in Conservation Areas are separately advertised. The principal effects of the designation of a Conservation Area are summarised as follows:

- Consent is required for the total or substantial demolition of any building exceeding 115 cu metres.
- Applications for Outline Planning permission are not normally acceptable. Full planning applications are likely to be required.

Planning permission is required for:

1. The external cladding of any building with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
2. Extensions beyond a wall forming a side elevation of the original dwelling
3. Extensions of more than one storey which extend beyond the rear wall of the original dwelling.
4. The enlargement of a dwelling consisting of an addition or alteration to its roof forming the principal or side elevation of a dwelling.
5. A satellite dish on chimney, wall or roof fronting a highway.
6. Solar PV or solar thermal equipment on a wall or roof slope forming the principal or side elevation of a dwelling
7. Stand alone solar equipment
8. Installation, alteration or replacement of a chimney, flue or soil vent pipe on a wall or roof slope which fronts a highway and forms either the principal or side elevation of a dwelling.

Anyone proposing works to a tree in a Conservation Area must give six weeks prior written notice to the local planning authority.

These requirements do not cover all aspects of control in Conservation Areas and you are advised to contact the Local Planning Authority.