

**OSBASTON CONSERVATION AREA
MANAGEMENT PLAN - ADOPTED
10 MARCH 2009**

The C18 Grade 2 listed Osbaston Hall, its grounds and former estate buildings broadly comprise the conservation area. The Hall and its outbuildings are sited in parkland containing numerous specimen trees, lakes and ornamental entrance gates

The walled garden at Osbaston Hall is an important historical feature bounded by a high brick wall and enclosing interesting features such as a sunken Victorian greenhouse which is in need of urgent restoration. Every effort should be made to retain these important features which are listed

Every effort should be made to retain this derelict traditional barn at Home Farm. A tree growing adjacent to the building needs removing as it is starting to damage the structure

The large barn to the rear of Home Farm is an important building that forms part of Osbaston's heritage. Every effort needs to be made to keep these buildings and retain their traditional character

Home Farm is a typical Leicestershire farm complex with attached agricultural buildings around a yard. The buildings generally remain unaltered but appear to be in need of some financial investment

The properties on this part of Gotham Lane were once small agricultural dwellings associated with Osbaston Hall and had large gaps between properties. The dwellings, however, have been considerably improved and extended and they have lost their traditional features. It is important therefore, that the remaining gaps between dwellings are retained

Hall Lane (formerly known as Watery Lane) provides a pleasant entry into the conservation area giving rise to excellent distant views to Osbaston Hall. An important feature of the lane is its rural character with grass verges and no defined edge to the carriage way

Agricultural post and rail iron fencing is still evident on Hall Lane running along the boundary of The Rookery and Moss Cottage. Every effort should be made to retain this type of traditional fencing and where possible install it in sensitive locations

The C18 Grade 2 listed stable block and grooms quarters built with stone dressings and plain tiled roof is an excellent building fronting Hall Lane

The water pump sited in The Rookery is an interesting feature that was built in 1890 to pump water to the fountain located in the inner courtyard at the Hall

Investigations to re-instate the pond and vista that once traversed The Rookery as shown on the 1904 Ordnance Survey Plan could be undertaken. This will however, require the felling of several mature trees

The C18 ice house sited in The Rookery is in good condition internally but requires some restoration to its entrance. There is potential to open up this feature to the public but a metal grill will need to be provided to its inner opening for safety reasons

Hall Barn has been successfully converted from a barn into a dwelling and still retains some of its original features with ventilation openings still evident in its side walls

The imposing barn fronting Gotham Lane is in need of maintenance

The roof lights on Bloomfield Barn are a modern feature that are at discord with its traditional character

The bow windows in Rose Cottage and canopy over the front door are incongruent features on what is a typical Leicestershire farmhouse

Just beyond White Bear Barn, Gotham Lane becomes rural in character with coppiced woodland either side of the Brook. The hedgerows tend to be high, however small gaps give rise to excellent views into open countryside

White Bear Barn has been improved to such an extent that it now has lost its traditional character. The building is sited in a large well maintained garden that is not typical in a rural setting containing leylandii trees and flowering shrubs

