



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**OSBASTON CONSERVATION
AREA MANAGEMENT PLAN**

PHOTOGRAPHIC RECORD OF OSBASTON

January 2009



Pleasant entry into Osbaston Conservation Area from the A447 along Hall Lane (originally known as Watery Lane) with excellent views of Osbaston Hall on its northern side. An important feature of the lane is its rural character with grass verges and no defined edge to the road.



The grade 2 listed stable block and cottage, a late 18th century brick building with stone dressings and plain tiled roof situated in the grounds of Osbaston Hall.



The grade 2* listed Osbaston Hall circa 1720 with some later alterations. A brick country house with stone dressings and plain tiled roof recessed behind a parapet wall located in a parkland setting.



The sunken Victorian greenhouse situated in the walled Garden at Osbaston Hall is in urgent need of restoration.



The lake situated in the grounds of Osbaston Hall provides an excellent setting to the Hall



A quaint 19th century pavilion attached to Osbaston Hall showing Gothic detailing.



This giant sequoia is one of numerous fine mature trees growing in grounds of Osbaston Hall.



The entrance gates to Osbaston Hall are an imposing feature on Hall Lane in need of decoration.



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





The C18 ice house sited in Rookery Spinney appears to be in excellent condition internally, however, some repair work is needed to its entrance. There is potential to open this feature up to public access, however, a metal grill is required at the inner opening for safety reasons. Debris also needs removing from the bottom of the structure.





Rookery Barn, like many barns in Osbaston, has been converted into a dwelling. Granite setts have been utilised to surface the courtyard.



Pines are prominent features within the conservation area.



Hall Farm still has one of its original parapet walls that runs up to its chimney stack. The photograph shows how the original farm dwelling has been extended along its frontage.



Hall Farm Cottage, once a barn attached to the eastern gable of Hall Farm, has almost been rebuilt into a 2 storey dwelling. Similar to several other dwellings in Osbaston, granite setts, have been utilized to surface its vehicular access.



Hall Barn has been converted from a hay barn into a dwelling. The barn's ventilation openings in its side walls are still evident at first floor level



Hall Lane looking eastwards showing its wide verge on the northern side and high brick wall running along the boundary of Osbaston Hall's walled garden.



Moss Cottage has been considerably extended with dormers added on both side elevations.



Every effort should be made to retain the derelict vernacular barn at Home Farm.



The tree growing adjacent to the derelict barn on Hall Lane should be removed as it is starting to damage the walls.



The large barn to the rear of Home Farm is an excellent building with a Rosemary tiled roof and dental course running along its eaves. It has timber framing, the residue of an earlier building, incorporated in its gable wall.



Home Farm is a typical two storey farmhouse with a two and a half storey building sited at the junction of Hall Lane and Goatham Lane. The whole farm complex appears to be in need of financial investment.



The Home Farm outbuilding and White Boar Barn help to funnel views down Goatham Lane.



This excellent barn at Home Farm is in urgent need of maintenance.



White Boar Barn has been improved to such an extent that it now resembles a modern dwelling set in well manicured gardens. The planting of leylandii trees tend to reinforce its urban character.



Just beyond White Boar Barn, Gotham Lane becomes rural in character with coppiced woodland either side of the brook.



A length of Gotham Lane tends to be enclosed with high hedgerows. However, small gaps in the hedge give rise to pleasant views.



Brookside has been extended both sides of the original building. The properties in this area of Goatham Lane were once small agricultural dwellings that have since been improved incorporating none traditional features now resembling modern dwellings sited in a rural setting.



The property, Swallows, showing eyebrow dormers and single storey extension.



The pair of semi-detached dwellings, Bramble and Cottage by Grace. Both these small agricultural cottages have virtually been doubled in size and have now lost their traditional character.



The large gable end of this double garage with white doors is a rather prominent feature when compared with the double garage at Meadow View Cottage.



Meadow View Cottage & Coppice Cottage have lost their rustic charm as a result of their modernization and extensions.



The visual impact this double garage on Gotham Lane is considerably reduced as a result of its roof being hipped and doors painted a darker colour. Granite sets have been sensitively incorporated as a surface material.



The architectural integrity of Gotham Cottage has unfortunately been lost due to numerous extensions being carried out on the property producing a complex elevation to the street scene.



The Gotham Lane and Hall Lane junction is an interesting space with a large grassed verge, post box and parish notice board. The buildings sited at the junction also make a pleasant group.



The roof lights on Bloomfield Barn are features that are at discord with its traditional character. The property however, is bounded by an excellent stone wall and wide grass verge.



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