

Design & Access Statement

Stable Block and Cottage Refurbishment
Osbaston Hall, Osbaston, Nuneaton, CV13 0DR



Figure 1. Stable Block, South Elevation (Savills: 2024).



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Design and Access Statement

Stable Block and Cottage Refurbishment, Osbaston, Nuneaton, CV13 0DR



1. Introduction

1.1. Property Address

Stable Block and Cottage
Osbaston Hall
Hall Lane
Osbaston
Nuneaton
Warwickshire
CV13 0DR

1.2. Instructions

Savills (UK) Ltd. have been instructed to prepare a Design and Access Statement in support of an application for Listed Building Consent for works at the Stable Block and Cottage, Hall Lane, Osbaston, Nuneaton, Warwickshire, CV13 0DR (hereafter the 'Application Site').

1.3. Background

The Stable Block ([figure 1](#)) and Cottage are grade II listed buildings (list entry number 1177817) and fall within the Osbaston Conservation area. The proposals seek to reconfigure the existing accommodation spaces internally and carry out a scheme of repair and refurbishment works, which include installing breathable wood fibre insulation to the inside face of external walls; replacing rotten and modern windows and doors; and replacing small and ineffective rainwater goods.

This Design and Access Statement has been prepared to accompany the application for Listed Building Consent and is designed to inform the decision making process.

This Design and Access Statement is to be read in conjunction with the following Savills drawings:-

- 602892/LBC-01 – Location and Block Plans
- 602892/LBC-02 – Stable Block Existing
- 602892/LBC-03 – Stable Block Proposed
- 602892/LBC-04 – Cottage Existing and Proposed
- Heritage Statement

2. Site Context

The Stable Block and Cottage are late 18th century grade II (list entry number 1177817) buildings located to the south of Osbaston Hall, a grade II* (list entry number 1361278) country house thought to have been constructed in 1720, with later alterations built around a late C16 or early C17 core. The Application Site can be accessed from two vehicular entry points along Hall Lane, one to the south-east and one to the south-west, the latter of which also provides access to Osbaston Hall, together with a further gated entrance to the west. The Application Site is bounded by formal lawns to the north and west, with woodland beyond, and by a brick wall to the south, along Hall Lane.



Figure 2. Aerial View (Google maps: 2024).



The Application Site falls within the Osbaston Conservation Area, which is a tiny settlement characterised by a stand of fine trees set in rolling countryside (*Hinckley & Bosworth Borough Council: 2017*). There are several unlisted buildings of local historic or architectural importance within a 200m radius of the Application Site, all highlighted yellow on the conservation area map.

Figure 3. Osbaston Conservation Area (Conservation Osbaston Area Appraisal, March 2009).

3. Design Proposals

3.1. Use

The Stable Block is currently divided into three units, Chauffer's Cottage, a two bedroom dwelling set over two floors to the west; The Coach House, a two bedroom dwelling set over two floors to the east; and the Stables in the centre at ground floor. The Cottage is a one bedroom dwelling set at ground floor only. All three dwellings have been empty for over two years and it is hoped that undertaking these improvement works will provide a more modern and functional layout to meet the needs of a modern family, ensuring these buildings are occupied for years to come.

3.2. Amount

There are no extensions proposed to the existing buildings and therefore there will be no increase in floor area. The application sets out to only refurbish the areas in which are already used for domestic accommodation purposes.

3.3. Layout

Please refer to the following Savills drawings for full details of the proposals:-

- 602892/LBC-01 – Location and Block Plans
- 602892/LBC-02 – Stable Block Existing
- 602892/LBC-03 – Stable Block Proposed
- 602892/LBC-04 – Cottage Existing and Proposed
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3.4. Appearance

All works that are proposed are to match that of the existing in terms of material, type, colour, profile etc.

3.5. Access

Access will not be affected by the proposed works.