

Heritage Statement

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



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

Design and Access Statement

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



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Issue date:	September 2024
File reference:	602892

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 Heritage 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. A site meeting was held with Paul Grundy, Senior Planning Officer for Hinckley and Bosworth Borough Council, in April 2023 to discuss the project in general and those works that require Listed Building Consent.

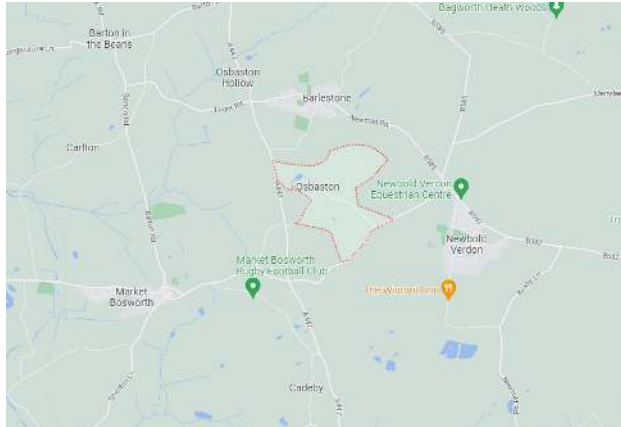
This Heritage Statement has been prepared to accompany the application for Listed Building Consent and is designed to inform the decision making process.

This Heritage 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
- Design & Access Statement

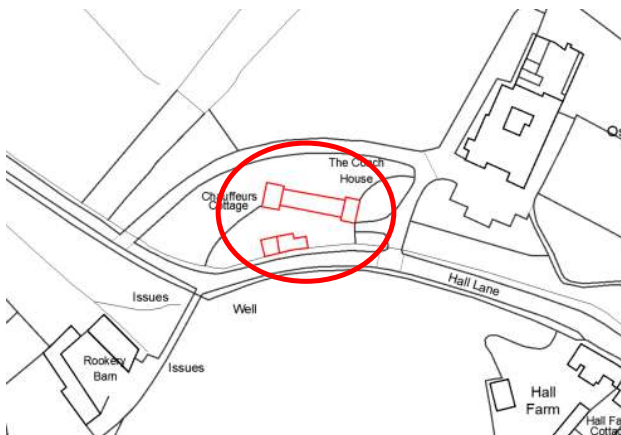
2. Description of Existing Buildings and Site

2.1 Location



The Application Site is located in the county of Leicestershire and falls within the Hinckley and Bosworth District Authority, in the Parish of Osbaston, approximately 10 miles west of Leicester city centre (figure 2).

Figure 2. Location Map (Google Maps, 2023).



The Application Site is located at Osbaston Hall and can be accessed off Hall Lane from the south, which in turn can be accessed off the A447 Hinckley Road from the west and Osbaston Lane to the east. The Application Site is located to the south-west of Osbaston Hall (figure 3).

Figure 3. Location Map (Ordnance Survey, 2024).

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2.2 Landscape and Setting

The Application Site sits along the north of Hall Lane (figure 4) and is bounded by mature hedgerows and a brick wall to the south, part of which forms the south elevation of the Cottage (figure 5). The Application Site can be accessed from an entrance drive to the south-east (figure 6) and south-west (figure 7). The gravel entrance drive runs between the Stable Block and Cottage and extends to the footprint of the buildings, providing parking areas each side. The land immediately to the west and north of the Application Site is laid to formal lawns, with woodland beyond. Further to the north there is a large fish pond served by streams running along the edge of the woodland. To the north-east of the Application Site is Osbaston Hall, a fine Georgian country house set within open parkland, with formal gardens to the east and a walled kitchen garden to the north.



Figure 4. Aerial View (Google Maps, 2024).



Figure 5. View from Hall Lane (Google Streetview, 2024)



Figure 6. South-east entrance (Savills, 2024)



Figure 7. South-west entrance (Savills, 2024)

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2.3 Building Description

The Application Site comprises a grade II listed Stable Block (figure 8) and Cottage (figure 9) constructed in the late 18th century. The Stable Block is set over two floors and is rectangular in form, comprising seven bays, with outer projecting bays at each end. External walls are of solid construction, with red brickwork laid to Flemish bond, with a blue brick plinth detail at the base. The south elevation and short return to the west bay have later been rendered and painted off white (figure 10). The east and north elevations are much more decorated, with a blind arcade of recessed arches and stone oculi. Each recess includes a central window or door opening, two blind to the east and, to the north, three blind, one timber panelled door with glazed fanlight over and three six over six painted timber sash windows. There is a stone cornice at first floor and two small urns at eaves to the centre bay. The south and west elevations are more simple and domesticated with painted timber panel doors and sash windows (figure 11). The roof is of pitched construction with hips to end bays, all finished with slate and with three brick chimney stacks. Internally the Stable Block is divided into three units, Chauffer's Cottage to the west, The Coach House to the east, both set over two floors, and the Stables in the centre at ground floor. The Cottage is a single storey building, 'L' shape in plan with solid brick walls laid to Flemish bond, pitched roof covered with slate and a single brick chimney to the north gable. Windows are typically modern timber sash and doors are modern timber panelled.



Figure 8. Stable Block, north elevation (Savills, 2024)



Figure 9. Cottage, north elevations (Savills, 2024)



Figure 10. Stable Block, south elevation (Savills, 2024)



Figure 11. Stable Block, west elevation (Savills, 2024)

3. Assessment of Significance

3.1. Statutory Designations

The Stable Block and Cottage are Grade II listed (list entry number 1177817) and sit within the grounds of Osbaston Hall, which is grade II* (list entry number 1361278). The Stable Block and Cottage were first listed in November 1966 and the Historic England list entry describes them as:-

'GV II Stable block and cottage. Late C18. Brick with stone dressings and plain tiled roof. Long range of eight bays with outer projecting gables, the lower of which forms a tiny two unit cottage with central door with fanlight and flanking sixteen pane sashes in its end wall. Inner elevation of courtyard contains doorways and windows with gauged brick heads, but the rear wall is given more architectural treatment. Its central section is articulated by paired blind recesses containing blind oculi. Stone cornice with tiny dentils, is capped by small urns in the centre'

The Application Site is in the centre of the Osbaston Conservation Area (figure 12). Osbaston is a tiny settlement characterised by a stand of fine trees set in rolling countryside (Hinckley & Bosworth Borough Council: 2017). The boundaries of the Conservation were designated in October 1992. The Stable Block and Cottage make a positive contribution to the Osbaston Conservation area.



Figure 12. Osbaston Conservation Area (Conservation Osbaston Area Appraisal, March 2009).

3.2. Historical Background

To understand the historical background of the application site, a desktop study of the designated and non-designated heritage assets has been carried out using the Heritage Gateway, The National Heritage List for England (NHLE) and the Leicestershire and Rutland Local Records. The search was focused on a 200m radius of the Application Site (figure 13) and the results were found and recorded under Statutory Data and Non-Statutory Data.

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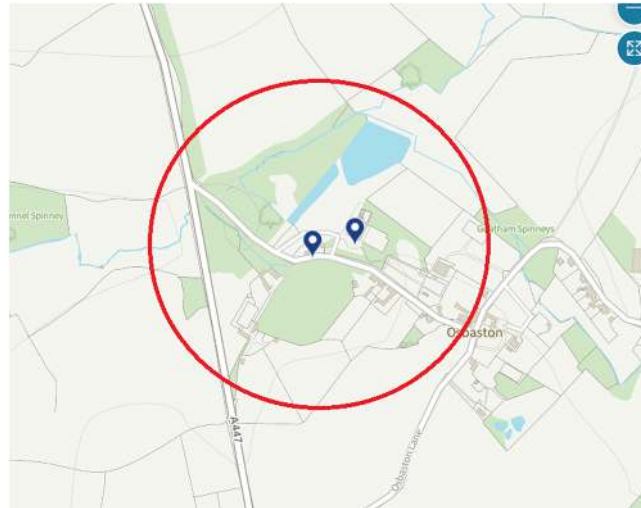


Figure 13. 200m search radius (The National Heritage List for England, 2024)

3.2.1. Statutory Data



Name: OSBASTON HALL, MAIN STREET, OSBASTON
HER Ref: MLE12163
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 4237 0452
Monument Types
TIMBER FRAMED HOUSE (Early Post-medieval to Modern - 1567 AD to 2050 AD)
HOUSE (Late Post-medieval to Modern - 1720 AD to 2050 AD)
Summary
The building has a late C16th/early C17th core - part of one timber framed wall is visible, and the dog-leg back stair dates from c.1640. The new hall was built c.1720, brick with stone dressings and a tile roof.

Figure 14. Osbaston Hall, south elevation (Savills: 2022)



Name: STABLE BLOCK & COTTAGE AT OSBASTON HALL, MAIN STREET, OSBASTON
HER Ref: MLE12164
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 4231 0449
Monument Types
HOUSE (Late Post-medieval to Modern - 1767 AD to 2050 AD)
STABLE (Late Post-medieval to Modern - 1767 AD to 2050 AD)
Summary
Late C18th brick stable block and tiny cottage.

Figure 15. Stable Block, north elevation (Savills: 2024)

3.2.2. Non- Statutory Data

Unlisted Buildings of Local Historic or Architectural Importance:

- 1 Rookery Barn
- 2 Pumping Station
- 3 Ice House
- 4 Hall Farm
- 5 Walled Garden, Osbaston Hall
- 6 Moss Cottage
- 7 Home Farm

Figure 16. Important Buildings (Extract from Osbaston Conservation Area Appraisal, March 2009).



Name: Fishponds north of Osbaston Hall, Osbaston
HER Ref: MLE16600
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 423 046
Monument Types FISHPOND (Early Medieval to Late Post-medieval - 1067 AD? to 1899 AD)
Summary Fishponds are shown on the early C19th Surveyor's map and the late C19th OS 1st edition map.

Figure 17. Fishponds north of Osbaston Hall (Heritage Gateway: 2023)

Name: Iron Age/Roman finds from east of Osbaston Hall, Osbaston
HER Ref: MLE6544
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 425 044
Monument Types FINDSPOT (Late Iron Age to Early Roman - 100 BC to 249 AD)
Summary In 1975 a complete beehive quern was found whilst deep ploughing along with a stone 'encircled with a deep groove', perhaps and an unfinished quern. Fieldwalking in 1977 recovered 1 sherd of Samian, 1 ?late Iron Age sherd and 1 Roman.

Figure 18. Iron Age/Roman finds, extract from Leicestershire and Rutland HER (Heritage Gateway: 2023)

Name: Medieval pottery from west of Osbaston Hall, Osbaston
HER Ref: MLE21237
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 4251 0445
Monument Types FINDSPOT (Medieval - 1067 AD to 1539 AD)
Summary In 1977 fieldwalking revealed a medieval scatter (c.35 sherds) concentrating in the west corner towards the Hall including a sherd of Stamford ware and 3 sherds of leached out shelly ware.

Figure 19. Medieval pottery, extract from Leicestershire and Rutland HER (Heritage Gateway: 2023)

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Name: Possible windmill mound south of Osbaston Hall, Osbaston
HER Ref: MLE2995
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 423 041
Monument Types MOUND? (Unknown date)
WINDMILL? (Medieval - 1067 AD? to 1539 AD?)
Summary Aerial photographs show a probable mound here avoided by ridge and furrow, suggesting that it is a windmill mound.

Figure 20. Possible windmill, extract from Leicestershire and Rutland HER (Heritage Gateway: 2023)

Name: Post-medieval parkland at Osbaston Hall, Osbaston
HER Ref: MLE25975
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 4242 0466
Monument Types LANDSCAPE PARK (Post-medieval - 1540 AD? to 1899 AD?)
Summary Parkland associated with Osbaston Hall, includes two fishponds.

Figure 21. Post-medieval parkland, extract from Leicestershire and Rutland HER (Heritage Gateway: 2023)

Name: Home Farm, Hall Lane, Osbaston
HER Ref: MLE25977
Parish: Osbaston, Hinckley and Bosworth, Leicestershire
Grid Reference: SK 4254 0438
Monument Types FARMSTEAD (Late Post-medieval to Modern - 1701 AD? to 2050 AD)
Summary Farm complex renovated c.2010.

Figure 22. Home Farm, extract from Leicestershire and Rutland HER (Heritage Gateway: 2023)

3.3. Map Regression

The earliest historic mapping from 1885 (figure 23) shows the Stable Block and Cottage as they are today, with the exception of a separate small building to the west of the Cottage, which is no longer present and which has been replaced by an attached single storey garage with flat roof (figure 24).



Figure 23. Extract from 1885 map (Ordnance Survey)

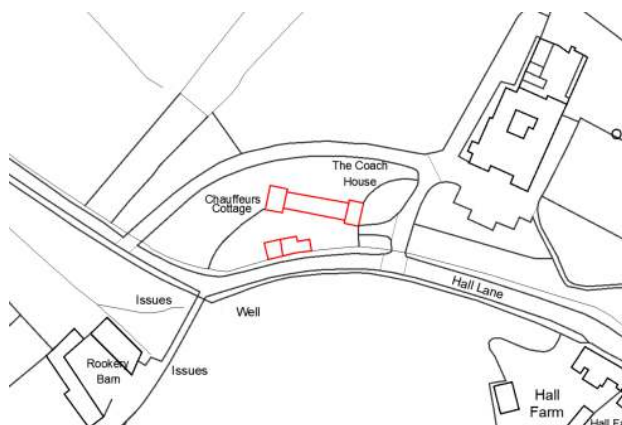


Figure 24. Location Map (Ordnance Survey: 2024)

3.4. Significance

The NPPF defines significance as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting.” Historic England guidance introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12: 2019) and the criteria for such are considered below: -

3.4.1. *Archaeological interest - evidence of past human activity worthy of expert investigation at some point.*

From a review of the Leicestershire and Rutland Local Records, the historical background of the site is shown to date back to the late iron age to early roman period, with significant later findings from the medieval age. These key findings illustrate the archaeological interest of the wider site and its surroundings. Given the nature of the proposals, any archaeological interest is unlikely to be affected.

3.4.2. *Architectural and artistic interest - design and general aesthetics of a place.*

The significance of The Stables in particular stems from its architectural interest. Typically Georgian in style, The Stables are symmetrical in design, with brickwork, stone dressings, elaborate features, and hipped roofs of slate. The external appearance of the Stables and Cottage, their proximity to Osbaston Hall, and its visibility within the centre of the Osbaston Conservation area also play an important role in the contribution to setting.

3.4.3. *Historic interest - past lives and events (including pre-historic).*

The historic interest of the Application Site is largely related to Osbaston Hall, which is a large country house characterised by a range of estate buildings and cottages. The size and ornate detailing of The Stables displays the wealth and stature of the estate and the relationship between the Hall and the buildings is fundamental to its historic value. The historic fabric is generally well preserved, which also contributes to both the historic and architectural interest.

3.5. Statement of Significance

The Stable Block and Cottage are grade II listed buildings and are buildings of special interest. They are situated within close proximity to the Grade II* listed Osbaston Hall, which is in the top 5.8% of listed buildings in the country, being a particularly important building of more than special interest. With the above in mind, the proposals have been carefully considered and a conservation led approach has been adopted, with a sympathetic and well-designed scheme put forward.

4. Impact and Justification

4.1. Proposals

The proposals include:

Chauffeur's Cottage:

1. Replace modern entrance door to south elevation (figure 25) to replicate historic doors to same elevation (figure 26).
2. Create a separate WC within the existing Utility space.
3. Remove modern studwork either side of entrance door to west elevation.
4. Alter the existing door opening into the first floor Bathroom.

The Coach House

5. Create an inner lobby and doorway to the south entrance.
6. Remove modern mezzanine.
7. Remove modern studwork (and Dressing Room) to Bedroom 1.
8. Create a second Bedroom and En-Suite in the existing Kitchen.
9. Relocate the existing Kitchen to the open plan Living Area.
10. Replace modern (circa 1985) windows to south elevation.

Cottage

1. Replace modern external doors (figure 27).
2. Replace modern and rotten windows (figures 28, 29 & 30).

Generally

3. Install breathable wood fibre insulation to internal face of external walls.
4. Replace 4 inch rainwater goods with 5 inch equivalent.
5. Install secondary glazing (LBC not required as installing to plaster reveals).



Figure 25. Chauffeur's Cottage, modern entrance door (Savills:2024).



Figure 26. Coach House, entrance door to be retained (Savills: 2024)



Figure 27. Cottage, modern entrance door (Savills: 2024)



Figure 28. Cottage, modern box frame sash (Savills:2024).



Figure 29. Cottage, typical rotten sill (Savills: 2024)



Figure 30. Cottage, missing and rotten glazing bars (Savills: 2024)

4.2. Design Principles

The proposals involve the reconfiguration of some rooms internally, to better utilise the available space and create a more modern home. To minimise the impact on the grade II listed buildings, it is not proposed that any areas of architectural design merit will be altered. All works will be done so using materials sympathetic to the existing buildings and will therefore not detract from its significance. Existing quarry tiled floors and suspended timber floors will be retained, lime plaster will be used and much needed repairs to the fabric of the building (roofs, rainwater goods, walls, windows and doors) will be undertaken. Any new joinery (skirting, architrave etc.) will replicate existing.

Replacing the modern and rotten windows with good quality traditional timber windows, all incorporating heritage slimline glazing, will positively contribute to the aesthetic of the building. This combined with installation of secondary glazing to the historic windows, will improve energy efficiency for the occupants.

The installation of internal wall insulation to the external walls is considered to be beneficial for the occupants and long-term use of the building. The insulation proposed is breathable and would be fixed directly to the external walls, thus enabling the historic breathable wall to retain the ability to breathe. The increase in wall thickness will impact upon joinery items such as skirting boards, some architraves and window cills, however, it is proposed to replicate these items on a like-for-like basis so that any change in the character and appearance is kept to a minimum.

The existing gutters and downpipes require modifying from their smaller form to larger and deeper ones, in order to enlarge their capacity to cope with increased rainfall and volume of water caused by climate change. The new proposed rainwater goods will be replaced like for like (material, profile, colour, brackets etc.) but adjusted in size to cope with the wearing of time and changing climate conditions.

4.3. Conservation Principles

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, works affecting Listed Buildings and Conservation areas are subject to additional planning controls administered by the Local Planning Authority. Section 66 of the Act states:-

'In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'

Given the significance of The Stable Block and Cottage, alongside its proximity to Osbaston Hall and central setting within the Osbaston Conservation area, the proposed works have been designed in a way that will not affect the appearance of the buildings externally. The works will not impact on these important buildings or their setting in a negative way and will ensure that the proposals do not detract from the significance of the Stable Block or its surroundings. In addition, the works will be carried out using good quality materials that are sympathetic and compliment the historic nature of the building. The works will positively contribute to these historically important buildings and will provide a long term benefit to its occupants.

5. Summary and Conclusions

The proposed refurbishment and reconfiguration works have been designed to minimise any impact on the grade II listed buildings and their setting within the Osbaston Conservation area. The proposed works are sympathetic to the surrounding buildings and will not negatively alter the overall appearance of the building.

Historic England guidance acknowledges that many listed buildings can sustain some degree of sensitive alteration and the proposals are considered to meet this criteria.

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Appendices

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Appendix 1.0 Historic England List Entry

STABLE BLOCK AND COTTAGE AT OSBASTON HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1177817**

Date first listed: **07-Nov-1966**

List Entry Name: **STABLE BLOCK AND COTTAGE AT OSBASTON HALL**

Statutory Address 1: **STABLE BLOCK AND COTTAGE AT OSBASTON HALL, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **STABLE BLOCK AND COTTAGE AT OSBASTON HALL, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Leicestershire**

District: **Hinckley and Bosworth (District Authority)**

Parish: **Osbaston**

National Grid Reference: **SK 42307 04492**

Details

SK40 SW 5/82 OSBASTON MAIN STREET Stable block and cottage at Osbaston Hall

17.11.66

GV II Stable block and cottage. Late C18. Brick with stone dressings and plain tiled roof. Long range of eight bays with outer projecting gables, the lower of which forms a tiny two unit cottage with central door with fanlight and flanking sixteen pane sashes in its end wall. Inner elevation of courtyard contains doorways and windows with gauged brick heads, but the rear wall is given more architectural treatment. Its central section is articulated by paired blind recesses containing blind oculi. Stone cornice with tiny dentils, is capped by small urns in the centre.

Listing NGR: SK4230704492

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **188078**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 08-Mar-2023 at 11:41:56.

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End of official list entry

