

THRUSSINGTON CHARACTER STUDY

Thrussington Neighbourhood Plan



JUNE 2017

Introduction

Generally, the settlement of Thrussington holds traditional village characteristics; this is due to its scale and historical features, 19th century church and its setting within the rural countryside. However, as with most settlements, the character has changed over time and Thrussington now possesses an assortment of character.

There are a variety of housing typologies in Thrussington. There are many examples where modern buildings have been built adjacent to historical buildings, creating an unpredictable and multifaceted character.

The areas defined in this character study have been selected by dividing the settlement into plots where character differs. Housing typology, building age, amenities and atmosphere can all be triggers of a change in character.

In general, the structure of the settlement spreads outwards from the historical core, into clusters of more modern housing, and finally to farmland and farm houses on the outskirts of the settlement.

Overall, Thrussington consists of 3 dominant areas of character:

- Ring 1: This is the core of Thrussington, comprising of much of the conservation area. This area contains the oldest buildings in Thrussington and oozes traditional village charm and appeal. Characteristics of many of these buildings include thatched roofs, cottages and Georgian windows.
- Ring 2: Ring 2 consists of newer dwellings. These range in type and scale and are located in various cul-de-sacs around the 'core'. Housing typologies range from smaller bungalows, to renovated farmhouses, and modern semi-detached housing developments.
- Ring 3: This Ring is typically characterised by large areas of open farmland, with some sporadic farm buildings, most of which are located to the southwest and north of Thrussington.

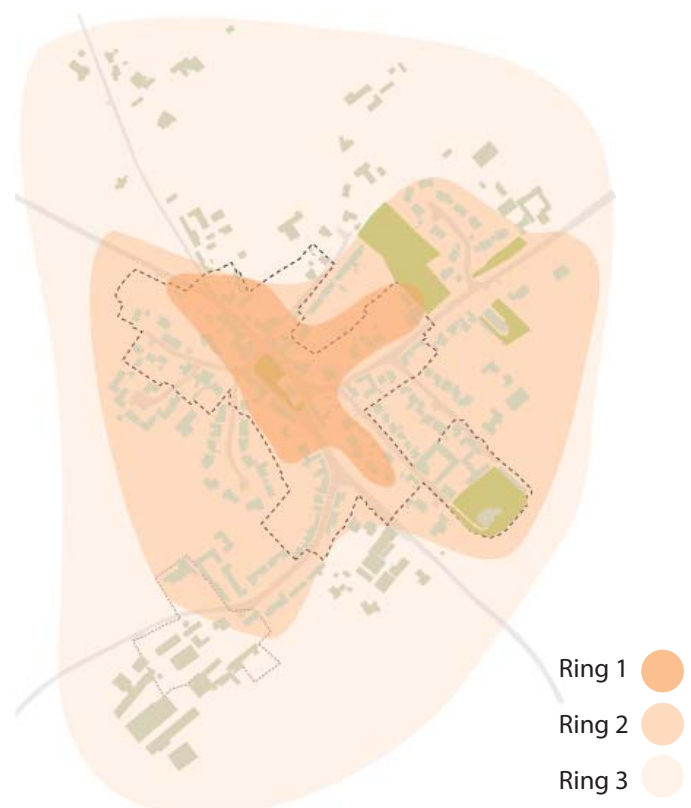
This character study has split Thrussington into smaller areas of character; due to their various housing typologies, some cul-de-sacs have been defined as independent character areas. Similarly, areas that display particular heritage features have been grouped into the same character area.

A total of 7 character areas have been identified, these have been presented on Figure 1. The character areas that have been identified are:

- a. Glebeland Close
- b. Church of the Holy Trinity
- c. Regent Street
- d. The Upper Green
- e. Ferneley Rise
- f. Ratcliffe Road
- g. Thrussington Core

Each character area analysis is further described in this study and includes a description, photographs, townscape analysis, and a landscape and open space analysis.

Further detail can be found in the "Thrussington Conservation Area Appraisal" produced by Charnwood Borough Council and adopted March 2013. A copy is attached to the village website at <http://thrussingtonvillage.org/village-plan/neighbourhood-plan-time-line-and-documents/neighbourhood-plan-general-documents/>



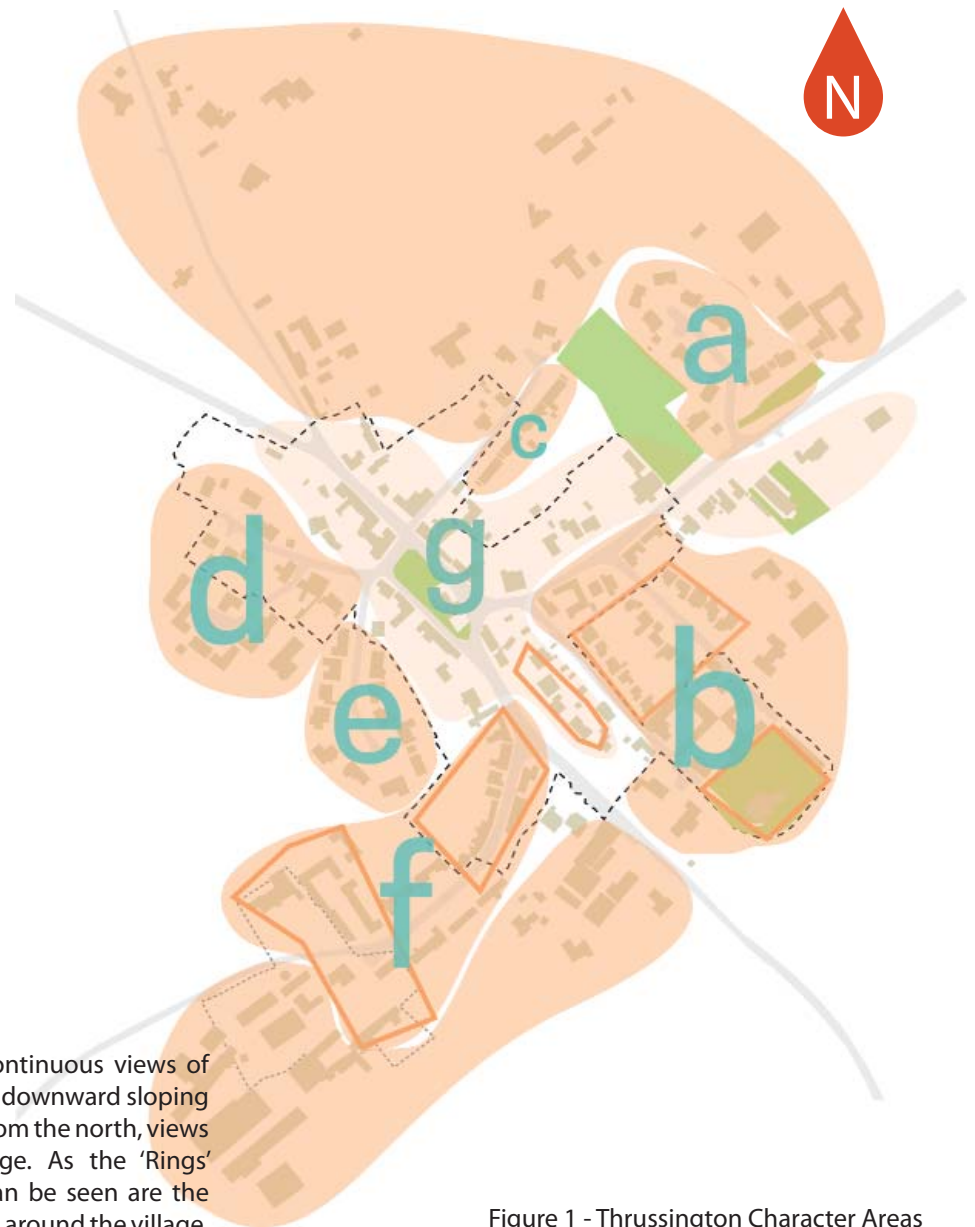


Figure 1 - Thrussington Character Areas

Gateway Views

Upon entering Thrussington, there are continuous views of fields on either side of the road. Due to the downward sloping nature of the topography, when entering from the north, views are offered southwards across the village. As the 'Rings' might suggest, the first structures that can be seen are the farm buildings and land, which form a band around the village.

View coming into Thrussington from the East: This view is defined by farm buildings with no indication of the village to come. The landscape is very open either side of the road, followed by more mature trees upon entering.

View from the West: Due to the sloping entrance, some roof tops can be seen and a higher density of dwellings shown by chimneys. There are fields on either side, set back by grass lines, and dotted with mature trees.

View from the south leaving the village of Rearsby towards Thrussington there is the iconic village view of the 13th Century Church and the old bridge over the River Wreake. The road has fields either side that act as a floodplain.

a Glebeland Close

Description

This area consists of a hidden cluster of 11 large 2-storey dwellings, with outhouses and garages. They are located on a curved road with speed bumps - both speed calming measures. The dwellings feature pitched roofing and large front entrances with off-street car parking.

There is some variation in the palette and brickwork of the dwellings, and the dwellings are unaligned, which altogether enhances the overall character of the cul-de-sac.

Townscape Analysis

Glebeland Close is a cul-de-sac, which offers a strong sense of enclosure and peacefulness. Additionally, the properties have front boundaries and private driveways, which are well-kept and enhance the natural environment and aesthetic appeal of Thrussington.

Glebeland Close is of relatively low density, with properties that boast large boundaries. There are an assortment of building materials, all of which are respectful of the traditional features within the village which have been replicated in a modern style. The properties on Glebeland Close all share a similar mock-Victorian style of traditional yellow and red brick with dormer windows.

Landscape and Open Space Analysis

This character area experiences a steep gradient travelling northwards, resulting in gardens on a gradient. Due to the location of the dwellings on the outskirts of Thrussington, many of the dwellings have views and vistas of nearby fields.

There are semi-mature shrubs and green-edged footpaths that define boundaries between the road and private housing, presenting a welcoming and soft boundary. Overall, the character area is peaceful and hidden, surrounded by farmland and open land.



Glebeland Close

b Church of the Holy Trinity

Description

Character area b is a residential area consisting of both Back Lane and Church Lane; both of these Lanes share a similar diverse break-up of character, from traditional farmhouses upon entering the lanes from the main route, to newer red-brick semi-detached housing, and back to older buildings within the conservation area and the Church that joins both lanes at the bottom.

Figure 1 illustrates the break-up of distinctive vernacular within the character area, isolating both the relatively new housing and the Church ground area (shown by boxes).

Back Lane is initially enclosed by vegetation, followed by a small community of dwellings of a uniform style. The character is then redefined by a row of small cottages. This lane has long-distant views stretching to open hills beyond Thrussington.

Church Lane is narrow, and the right hand side features backs of housing with car parking, the lack of frontage on this section of the lane limits the potential for natural surveillance. Towards the end of the lane, there are visually appealing large farmhouses and the main entrance to the church, which is unexpected given the arrival from Church Lane.



Townscape Analysis

This area is an extension of the historical core where the church and surrounding buildings will have existed at the same time. The church is the most dominant and architecturally significant building in the settlement. It is a grade II listed building from 1877 that has been restored.

The church is located on the outskirts to the South East of the village and benefits from uninterrupted views across the countryside and River Wreake. The Church can only be accessed by foot via the entrance on Church Lane, there is also a cycle lane joining Back Lane to the end of Church Lane. Both of these cul-de-sacs become very narrow approaching the Church. The winding and narrow nature of Church prevents cars from parking, increasing walking and village life.

The properties towards the south of Church Lane and Back Lane share a similar character to the church. They offer a smooth transition as the character area changes between the Church and more modern housing. They are also similar to the style within the historical core (character area g). The buildings are unaligned with no clear structure, this is typical of traditional village layouts and adds to the historical character and village feel. A row of terraced cottages edge the church land and are particularly aesthetically pleasing due to their white paint and hanging baskets.

Landscape and Open Space Analysis

Although the Church is isolated from the rest of the settlement, it is an iconic part of the village and can be seen from many points due to its location in the South of the village and the topography of the village which slopes downwards towards the South. The materials are limestone, ironstone and slate roofing.



c Regent Street

Description

Due to its unique housing type a part of Regent Street has been identified as a character area. This housing type is a series of simple and uniform semi-detached houses aligned along one side of the street. Large properties, both old and modern "bookend" these properties.

Townscape Analysis

The layout of this character area has a high degree of symmetry consisting of 8 semi-detached properties. There is a relatively high density compared to the surrounding large detached properties on the same road.

The properties are designed in a typical 1950 style, with neutral-coloured rendering. This small character area has a striking contrast with the surrounding areas, this contributes to the rich variety of housing within Thrussington.

Landscape and Open Space Analysis

The topography of this character area is level. The properties are located on a quiet cul-de-sac and back onto a small field separating a school and other properties. Due to their location and height, there are no distinctive views or vistas that span far or into the countryside from this character area.



Regent Street Housing

d The Upper Green

Description

These cul-de-sacs consist of large, detached housing that slopes downwards towards the centre. The dwellings are set sporadically, creating a winding routes, and offer strong vernaculars in terms of their attractive character and varying palettes and roofscape.

All properties in this area have off-street parking and large curtilage in proportion to the size of the house. The northern cul-de-sac in the character area leads to a view at the end into the open countryside; the dwellings here also use low-fencing to mark the boundary of properties, achieving an open community atmosphere.

Townscape Analysis

The properties in this character area are sporadically located and range in density and scale. The residential lanes are winding and houses vary in rendering and brickwork style.

Most of the properties in this area are large, boasting spacious front and rear gardens and driveways. Although the area is fairly dense with housing, the non-uniform placement of housing minimises the visual impact of the built form on the environment.

Landscape and Open Space Analysis

Both cul-de-sacs slope down southwards to the 'core' of Thrussington. The random placement of housing on the hill enhances Thrussington's quaint village appearance. The winding and unexpected routes present a spacious feeling within the character area.



e Ferneley Rise

This is an area of relatively dense bungalows on a hill, these properties are of a uniform style and positioning, and each has a front garden. The positioning of the properties create a linear view and a low roof-line towards 2-storey properties at the top of the cul-de-sac. Overall, there are rich tree lines and open space that break up the road and the pavement, giving an impression of more space.

Townscape Analysis

Ferneley Rise is a quiet cul-de-sac and features a selection of detached uniform bungalows with large front gardens and plenty of car parking. The bungalows are relatively simple in terms of their architectural style; they are characterised by red brick and dark tiles with limited detailing that replicates the heritage of the area. However, the streetscene and atmosphere of this character area is greatly enhanced by the abundance of vegetation and trees along the public walkway, as well as well-kept, inviting front gardens.

The properties located in this character area contribute to the mixture of housing within Thrussington, offering attractive and spacious accomodation close to the 'core' of the settlement.

Landscape and Open Space Analysis

Ferneley Rise gently slopes downwards, leading out of the cul-de-sac and into the 'core' of Thrussington. A number of dwellings to the West of the cul-de-sac benefit from views across fields from rear gardens.



f Ratcliffe Road

Description

This area is defined by 3 distinct characters. Similar to Character Area b, the character is broken up by different ages of housing; there are a row of distinguishing Georgian terraces that are set immediately to the edge of the road, followed by a lower density of new housing, and then by a cluster of renovated farm buildings.

Townscape Analysis

Ratcliffe Road consists of an area of dense terraced housing. These terraced cottages lie at the North end of Ratcliffe Road and are tightly built close to the roads edge, which is narrow, especially with the provision of on-street car parking. The density gradually dissipates travelling further west out of Thrussington.

Ratcliffe Road presents an interesting and diverse vernacular, with highly detailed traditional terraced cottages facing newer, more modern red-brick semi-detached housing.

Materials

The red-brick semi-detached housing contrasts greatly with the neutral rendering and cobbles of the terraced cottages opposite.

To the far southwest of Thrussington, within this character area, is an area of newly converted traditional farm buildings. This is a high quality complex called 'Homestead Farm'. Although the farm buildings share a more modern aesthetic, it is clear that they aim to retain traditional characteristics due to the choice of material and colour scheme used.

Landscape and Open Space Analysis

Ratcliffe Road is one of the main Gateways into Thrussington, and provides a tunnel of varying townscape vernaculars. The Road offers a charming view down the sloping bend when passing the row of traditional cottages into the core of Thrussington.



g Thrussington Core

Description

The area defined as Thrussington Core occupies the some of the most historical buildings in the settlemen. It is also where the main arterial routes meet (Hoby Road, Seagrave Road, Ratcliffe Road and Rearsby Road). This are consists mainly of traditional small terraced cottages, village shops, a central green and a number of public houses.

Townscape Analysis

Generally, there are very limited services and facilities in Thrussington due to its scale and population size. The historical core is where the majority of public conveniences are located, such as Thrussington's village store, a beauty salon and two public houses (The Star Inn and The Blue Lion).

This character area has a (comparitively) fairly high density due to the concentration of terraced dwellings built around the central green. The area becomes less dense moving further from the core and housing becomes less cramped and more sporadic.

The use of gables on the side of houses that face onto the road breaks up the line of housing along the road and almost compartmentalises the street into sections, further enriching the non-uniform character of the area.

Quality of Environment

The natural environment is well kept and highly visible in this part of Thrussington. The Central Green is welcoming, maintained and open. Where there are opportunities for front gardens, they are well presented and feature an array of planting. There is public planting that can be seen entering the historical core from different angles; there is a colourful flower bed at the junction between Hoby Road and The Green Road as well as a war moment surrounded by flowers on The Green.

Many of the traditional terraced houses and the public houses feature hanging baskets and climbing plants on external walls. The environmental consideration in this area create a welcoming and aesthetically appealing atmosphere.

Materials

The most predominant material used across the historical core area is red brick walls and dark slate roofing as well as a couple of traditional thatched roofs. Approximately half of

the buildings feature cream or pastel coloured rendering, the majority of which are painted and allows the original brickwork to be seen, although some are plastered or pebble-dashed. Framed doorways, window detailing, shutters and pitched porches are also a popular feature of the terraced cottages.

Landscape and Open Space Analysis

The topography of the historical core area is relatively level with a steady incline heading northwards. The incline increases in gradient travelling out of the historical core northwards on Seagrave Road and Old Gate Road.

Due to the high density of two storey buildings within the area and the relatively flat topography, there are limited views and vistas. However, most of the minor and major roads in Thrussington lead to The Green which can be seen when approaching on these roads so that the view of the green square can be seen.

