



Thurlaston Village Design Statement

Original Issue	2003
Reviewed	2016

Issue 2016/April

THURLASTON VILLAGE DESIGN STATEMENT

CONTENTS

	Page
INTRODUCTION	2
THE VILLAGE CONTEXT	
History	3
The village today	5
Geographical context	5
LANDSCAPE SETTING	
Surrounding countryside	7
The approaches	7
Design guidelines	9
SETTLEMENT PATTERN	
Distinctive Character Areas	10
A: The entrance	11
Design guidelines	12
B: The heart of the village	13
Design guidelines	18
C: Pudding Bag Lane and Grays Orchard	19
D: The end of the village	20
Design guidelines C & D	21
VILLAGE FEATURES	
The Conservation Area	22
Listed buildings	23
Highways	27
SUMMARY	
General	30
Prepare your own assessment	31

INTRODUCTION

WHAT A VILLAGE DESIGN STATEMENT IS AND HOW THIS ONE WAS PREPARED

A Village Design Statement is a document written entirely by residents of a village which sets out the features of the village which they see as unique, characteristic and important to preserve. It is used by the Planning department as additional or supplementary guidance.

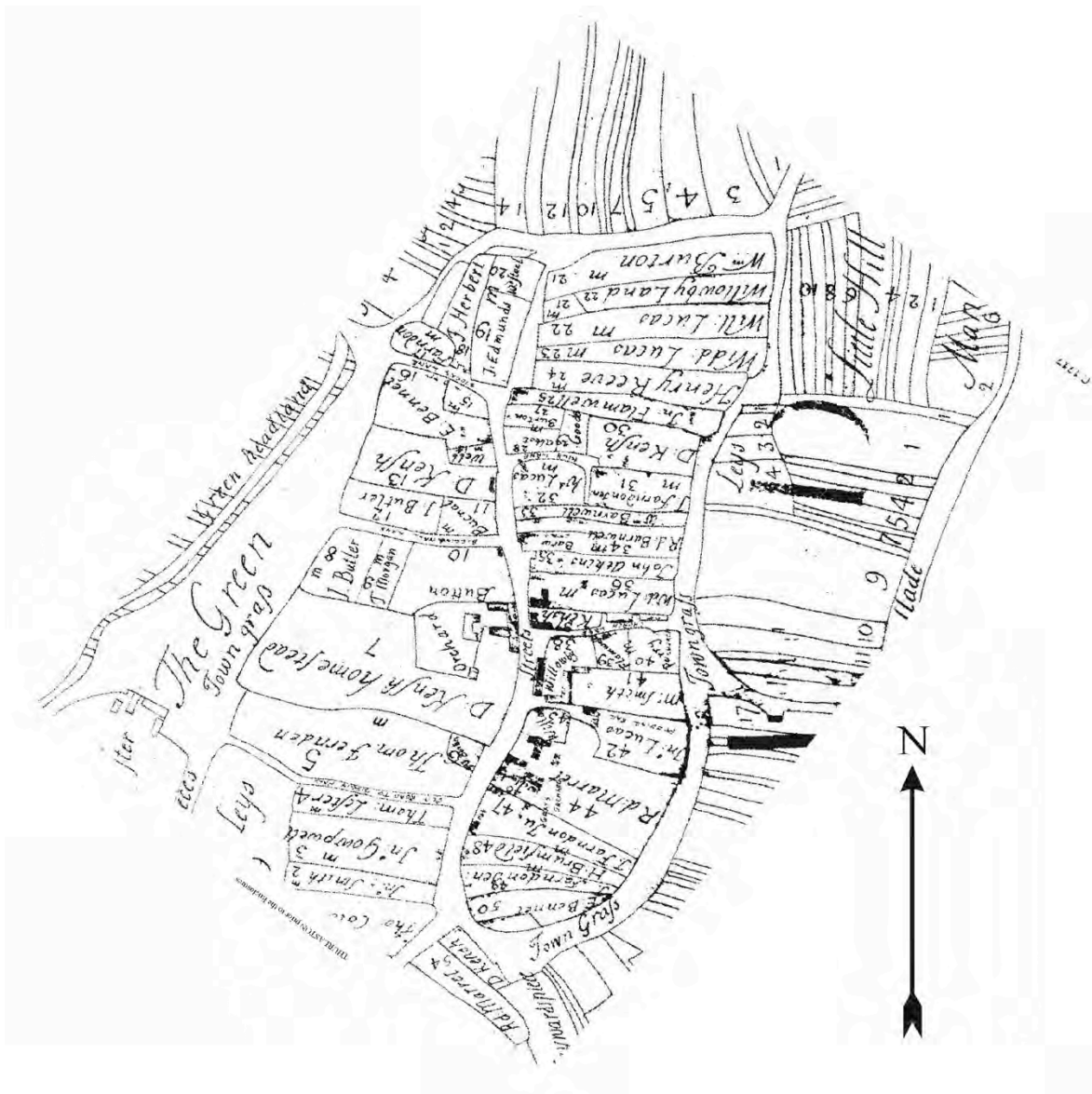
In Thurlaston, five groups analysed their particular Area. Their contributions were used by a small group who cooperated with the Planning Department to produce a final draft which was then approved by all members of the original groups before the Statement was exhibited to the village as a whole.

THE VILLAGE CONTEXT

HISTORY

Thurlaston was mentioned in the Domesday Book (1086), in which its name "Torlauestone" seems to indicate original ownership by a Scandinavian, Thorleifr - the Danelaw boundary being only a few miles to the east.

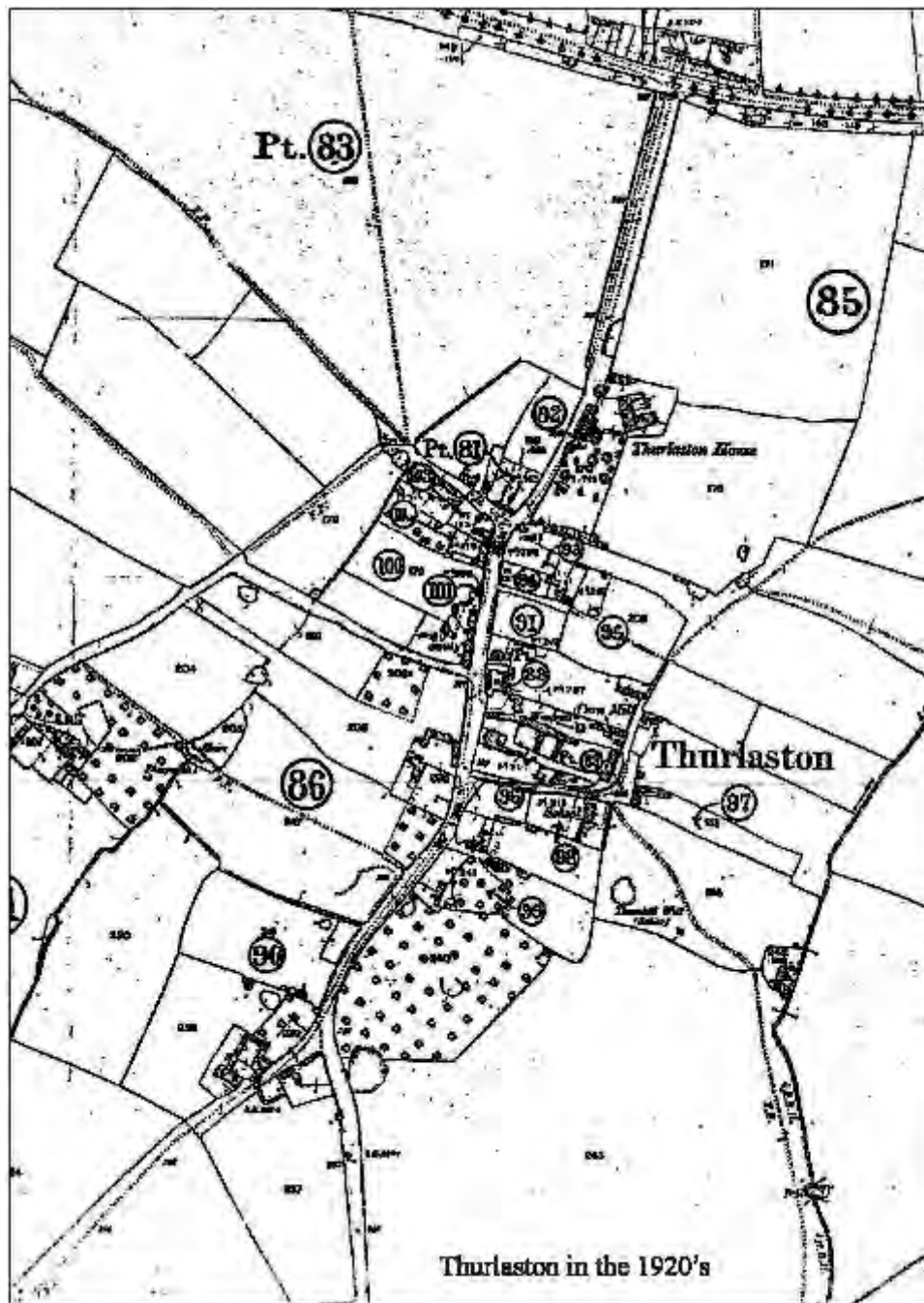
Prior to the Enclosure Acts of the eighteenth century, the village was farmed in strips fronting what is now Main Street and running between Main Street and a parallel way to the East. A map of the village in 1717 is shown below.



Until the beginning of the 20th C. it was a thriving, agricultural village owned by the Duke of Buccleuch.

The village Church, built in 1848, was used as a school until 1905, with Sunday services being held. The tower housed the headmistress. In 1905, the church was licensed for public worship and furnished as a church in 1925.

As well as farming, businesses in the village included shopkeepers, the blacksmith, miller and publicans (there were four public houses)



THE VILLAGE TODAY

Virtually all business has now left the village, leaving only a few smallholders, a market garden and a garage retailing second hand cars.

What is left is an attractive, peaceful settlement of mixed housing with the majority of village residents either retired or commuting to work outside - mainly to nearby Rugby or Coventry.

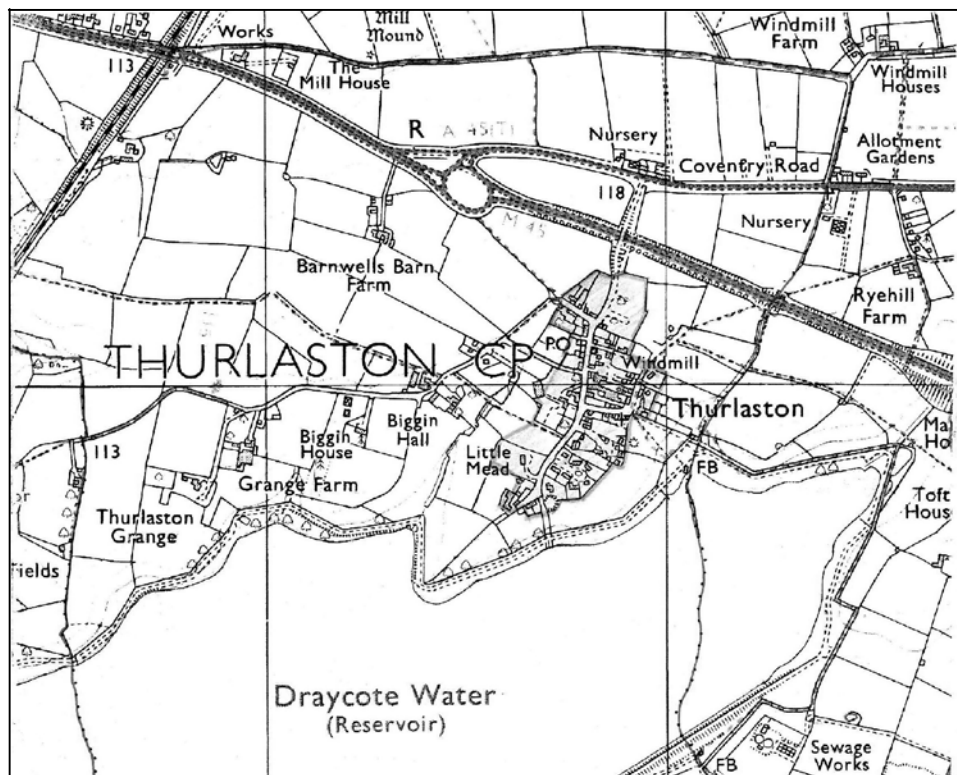
Changing methods of working, including new communication technologies may, in the future, lead to more people working in the village from their homes.

There are 133 houses in the village and about 275 people live here. Generally speaking it is a prosperous community with a relatively large proportion of higher priced properties and two car families are the norm. Public transport consists of five or six buses each weekday along the Coventry Road, giving access to both Rugby and Coventry.

GEOGRAPHICAL CONTEXT

Thurlaston is a small Warwickshire village situated about 4 miles south west of Rugby and a mile west of Dunchurch. It's coordinates are 52.33°N, 1.31°W(National Grid ReferenceSP468712)

The village is situated on the edge of Dunsmore Heath, 350 feet above sea level, with delightful views to the south. It stands on a gravel and sandy ridge, overlooking a clay based valley, which is now filled by a reservoir - Draycote Water. To the north, the M45 dominates the landscape, and it is these two features which delineate the main boundary of the village, although there are important secondary settlements in Biggin Hall Lane and Coventry Road.



LANDSCAPE SETTING

SURROUNDING COUNTRYSIDE

In a small village such as Thurlaston, the countryside is always present and buildings are often incidental to the landscape.

The village has open farmland to the north, east and west, with Draycote Water to the south. The farmland is mainly grazing pasture for sheep and cattle. The countryside permeates into the heart of the village from the west along Biggin Hall Lane. This combination of countryside and dwellings is part of the village heritage and history.

THE APPROACHES

The surrounding “openness” of countryside and water is a feature of all routes into the village



The footpath route from the south east is particularly impressive with the village Church, mill and housing being seen on high ground over undulating farmland and Draycote Water.



The footpath/bridleway route from the west commences near the village of Draycote through an ancient meadow and rises up to higher undulating farmland, a golf course and the cul- de-sac end of Biggin Hall Lane. Walking into the village along Biggin Hall Lane gives views of Draycote Water below and passes farmhouses and a few other detached houses and bungalows before the mill and other properties in the heart of the village come into view.

The only vehicular approach to Thurlaston is a turn off the Coventry Road (B4429).

On the opposite side of the Coventry Road are eight residential properties including those adjacent to the businesses of a car sales garage and a market garden. These detached properties are a mix of old cottages and more modern development. They have open countryside to the rear, but are affected by noise from the busy Coventry Road at the front.

Many drivers do not observe the 50 m.p.h. speed restriction on the B4429 and this can also create a hazard for traffic entering and leaving the Thurlaston turn.



As one turns off the Coventry Road, the main village is entered over a bridge spanning the M45.

The bridge approaches are densely wooded with conifers and deciduous trees, mainly planted at the time the bridge was constructed.

Replacement planting will be necessary over time to retain the character of the approach to the village, as will maintenance of the highway boundary fence on the eastern side of the road. The bridge itself is narrow which helps to slow traffic, but speeds increase, often above the 20 m.p.h. restriction as traffic enters the main settlement within the Village Boundary. The village became a 20m.p.h. limited area in 2015. The subjective view is that speeding is still occurring. The subject is still active with the Thurlaston Parish Council to establish further improvements to ensure the safety of our community.

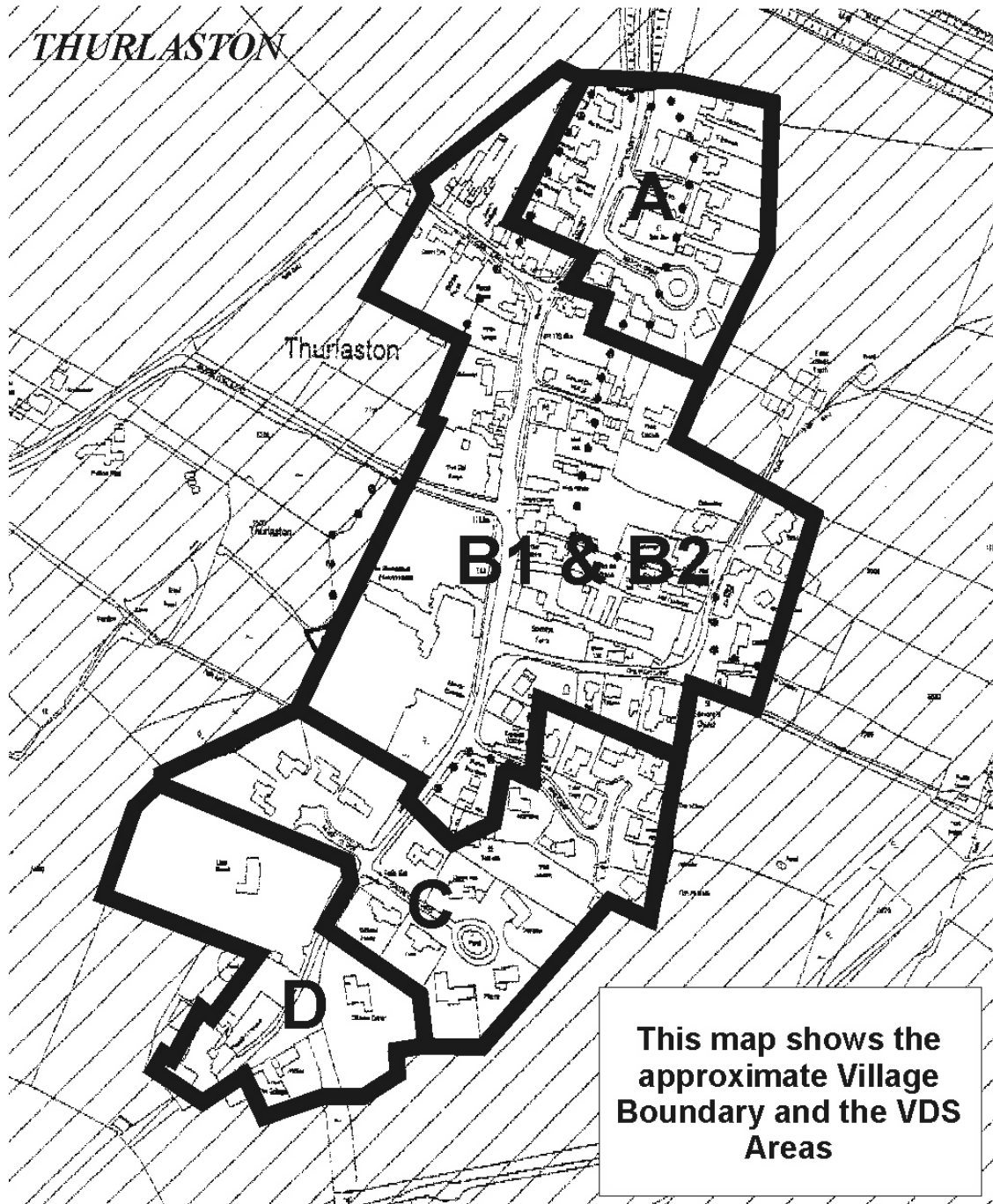
LANDSCAPE SETTING - DESIGN GUIDELINES

- The views from the south east across farmland and Draycote Water are particularly important.
- The rural character of the approach along Biggin Hall Lane should be preserved and enhanced by appropriate landscaping
- The approach from the Coventry Road should be maintained by appropriate replacement planting and by continual maintenance of the highway boundary fence on the eastern side of the road.
- A refuge crossing has been installed approximately 30 metres from the junction to Main Street with an illuminated bollard. This was installed in approximately 2010 and was considered to be the preferred option to provide safer crossing of the Coventry Road for residents, especially school children to catch school transport. This also provides some awareness of the junction with Main Street.

SETTLEMENT PATTERN

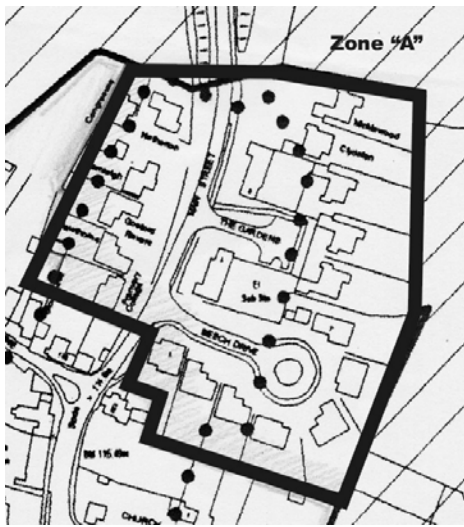
Distinctive Character Areas

Thurlaston was developed piecemeal over the years, and, within the Village Boundary, is readily divided into four areas (one sub-divided into two). Approximately 60 of the 100 or so houses within the Boundary have been built since the second World War, mainly in the 1970's. The 40 or so older properties were built mainly in the 19th C. and all but three of these properties are in Area B. A sketch map of each area illustrates each section of this Village Design Statement



A - THE ENTRANCE

(Main Street from the bridge over the M45 to the junction with Stocks Lane, including The Gardens and Beech Drive).



View from Beech Drive towards the motorway bridge

The road curves and widens as it enters the housing area, giving an initial impression of good quality properties in a well landscaped setting. All the property is less than 30 years old and the first group of seven on the left as one enters the village received a design award when built. A number of the properties have large gardens and views to the rear over open countryside. Short culs-de-sac and access courts lead off Main Street.

The public space of grass verges merging with front gardens includes several specimen trees; sections of the original hedgerow on the west side and sections of brick wall on the east side. The wall was built some 100 years ago to front the original manor house which was demolished to make way for present housing. The contrast of hedge line on one side of the road and more open plan on the other, together with the trees, give this area its particular landscaped character, which is enhanced by the gentle curve of the road. After Beech Drive, there is a natural end to this entrance zone, with a projecting property on the left as the road curves around it into the older heart of the village.

The properties themselves are all built of red/brown brick with roofs mainly of small brown plain tiles although the houses in Beech Drive have larger grey/brown concrete “slates”.

Being close to the M45, some residents of Area “A” find the noise from fast moving traffic intrusive, particularly when the road is wet and the wind is from the north east. Any future resurfacing of the road should take this into account. This problem is fully recognized by Highways and measures have been taken in the past to use latest technologies and materials to minimize noise nuisance.

There are no obvious opportunities for further development within this Area, apart from house extensions, which should be in keeping with the form, scale and materials of the existing property. Any future development in the fields adjoining the M45 would be unacceptable, as they are outside the Village Boundary, and within Warwickshire’s Area of Special Landscape Value. Further tree planting of appropriate species and reinforcement/replacement of the hedgeline on the west of Main Street should be encouraged to maintain the landscaped character of the area.

DESIGN GUIDELINES

A - THE ENTRANCE

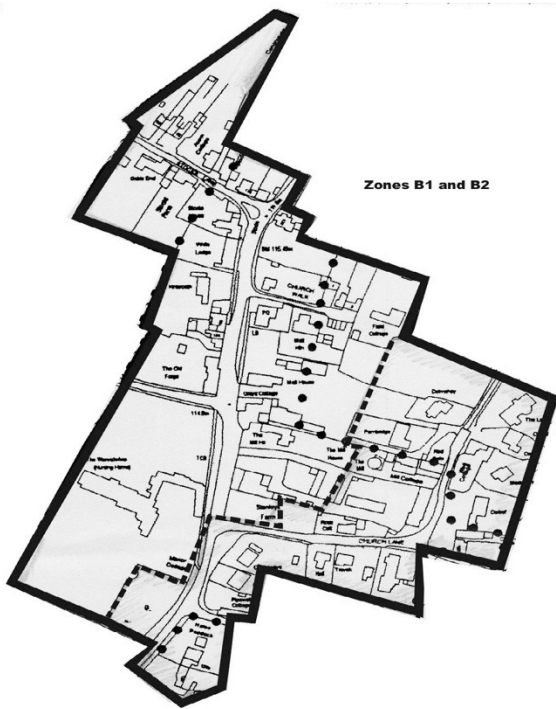
- All the properties within this Area have been built since 1970 approximately. Any future development is likely to be restricted to house extensions. These should be in context with the scale form, materials and character of the original property.
- The existing pattern of development is of detached properties in relatively spacious plots. In order to retain this character, bulky two storey extensions close to the side boundaries should be avoided.
- Fences, railings, gates and other features should also be in keeping with the character of the particular property and should be simple rather than ornate to reflect the rural character of the village.
- The red/orange brick boundary wall on the east side of Main Street is a feature which should be retained.
- Reinforcement/replacement of the hedgeline on the west side of Main Street should be encouraged.
- Maintenance of existing feature trees and further planting of appropriate tree species in simple grass verges should be encouraged to reinforce the landscaped character of the area.



Wall in Main Street near “The Gardens”

B - THE HEART OF THE VILLAGE

(Main Street from Stocks Lane to the Public Footpath at the side of Moat Close, including Stocks Lane, Church Walk, Biggin Hall Lane, and Church Lane).



Looking into the heart of the village with Houses adjoining the side of the road.

Within this area is the original “heart” of the village. In the past, it contained the public houses, the shops and the blacksmith and it still retains the atmosphere of the “working” village which has long gone.

The first half of this area (B1) is Main Street from Stocks Lane to Church Lane, Stocks Lane itself, Church Walk and Biggin Hall Lane.

The older properties in Main Street (and they are in the majority), all have windows containing small glass panes and walls of mellowed red/orange, flush pointed brick. The brick is also used in prominent sections of garden boundary walls. Roofs are mainly of small plain, red/brown tiles or blue/black natural slate, with one of corrugated sheeting and one substantial thatched dwelling.

Properties are of varied character and size, with the largest being Warwickshire Private Nursing Home, which was formerly a substantial private residence. This building is Victorian in character and fits well into the village environment. Its later extensions are unobtrusive, and are hidden from view along Main Street. Stanleys Farm, opposite, which is a listed building, is a reminder of the former agricultural nature of Thurlaston, with its commanding presence and range of barns round a farmyard. These two large properties, in spacious grounds, reflect their original status within the community.

Small cottages and larger properties both older and more modern, some built directly on to the street, other more open and set back, all contribute to the interesting and varied street scene.

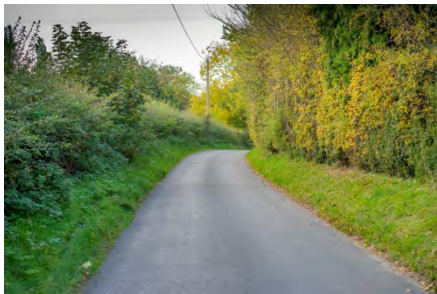
The views of Main Street from either end, are enhanced by mature trees and grass verges. The road itself is of irregular width, but is always wide enough for two way traffic. The predominance of grass verges and barely noticeable kerbstones and pavements together with its gentle curvature, adds to the rural charm.

The now unused bus shelter, built of rustic boarding and “slate” type roof; the adjoining public telephone box; the village noticeboard opposite, all provide a focus within the street scene. “Victorian” style street lights seem appropriate within this older part of the village.

Two of the lanes which run off Main Street, Stocks Lane and Church Walk are short culs-de-sac, each containing a handful of properties.

Stocks Lane begins with a small grassy island which contains the (rebuilt) stocks, a wooden seat and an oak tree from which a good view of the whole lane can be gained. What one sees is a very rural scene, with trees at the end of the cul-de-sac dominating. An old farmhouse on the left and old residential properties on the right, stamp a certain character on the scene, whilst a more modern property at the end remains hidden.

Church Walk is only about 100 yards long, and gives access to seven properties. The lane is narrow and undefined by pavements or verges and is scarcely a car width for most of its length. A row of terraced houses and an old cottage gives it some character, but there is a modern property on the right, which is well concealed and a more substantial house at the end, where the road merges into a public footpath



Biggin Hall Lane from Main Street

The third lane, Biggin Hall Lane, has no properties as viewed from Main Street, except for a view of the Old Forge. The impression is of a country lane, with verges and hedgerows - a rural scene within the village. Further along Biggin Hall Lane and separated from Area B by fields, are a dozen or so properties, which include detached post war bungalows and houses and older properties such as farmhouses, barn conversions and, at the end of the lane, Thurlaston Grange.

The importance of this part of the village lies in its rural character, including fine views to and from Draycote Water. Public footpaths and bridleways across fields, the golf course and woods provide important links to the surrounding area.

The rural character should be preserved and enhanced wherever possible by appropriate landscaping.

All the properties along Biggin Hall Lane are outside the Village Boundary and within Warwickshire's Area of Special Landscape Value. Any further development would be restricted to extensions of existing properties and barn conversions, which should be in keeping with the form, scale and materials of the existing properties.

Within B1 itself, there are a number of open areas:

- At the time of the original issue of this document (2003) a piece of land at the end of Church Walk had permission for the erection of three houses, one of which will have access from Church Walk. (The other two will have access from Church Lane). These properties have been completed.
- There is a garden area beyond the former shop on the east side of Main Street and the barns of Stanleys Farm may have potential for future conversion. The planning group within the TPC would endeavour to ensure that any development was sympathetic to the area.
- The main area of open land is in the grounds of Warwickshire Private Nursing Home. This was the subject of a Planning Enquiry in 2001 at the end of which the Inspector recommended that no housing development should be allowed. The field adjoining Biggin Hall Lane is a valuable open space which contributes largely to the character of the village. There have been further applications for development of the Nursing Home which have been granted but not pursued.



The remaining half of the “Heart of the Village” is area B2 which includes properties fronting Church Lane and those in Main Street from Church Lane to the public footpath at the side of Moat Close

On entering Church Lane, there is a high red/orange brick wall enclosing the garden of Stanleys Farm on one side and a grassed area with hawthorn trees and an old (non-working) village pump on the other.



Grass verges distinguish this part of the village.

This grassed area is a major focal point which could be improved with more suitable landscaping.

Church Lane itself is narrow with no footpaths. The brick wall on the left leads the eye to an old thatched cottage with small leaded bay windows and an eye-brow window in the roof. On the right (south side), a hedge leads to the Village Hall, a modern house and the Church. At this point there is a fine view over fields and Draycote Water.

The Village Hall was erected on land given by Deed of Gift, by a local resident, to the Parish Council in 1946. The TPC act as Trustees but the gift is managed by a committee, some members of which are appointed by the Parish Council. The Hall consists of two ex-Army huts erected by local residents and has a sentimental value over and above its monetary worth.

The architect for the Church was William Butterfield, who designed New School and the Chapel at Rugby School and St. Andrews Church in Rugby. Erected in 1848, it was used as a school until 1905, with Sunday services being held. The tower housed the headmistress, and is still used as accommodation. In 1905, the church was licensed for public worship and furnished as a church in 1925. It is built in brick with a tiled roof and has interesting ridge tiles. It has a similarly tiled porch with benches on either side. The stained glass window, designed by Melanie Pope, was installed in 1997, paid for by a generous gift from a local couple. The church is not used for burials, and marriages have to be by special licence. A wooden cross to mark the Millennium was erected under the stained glass window outside the church.

At the church, the lane bends sharply to the left around a substantial brick barn. On the west side are two cottages on the drive to the mill, now converted to a dwelling and a local landmark. Immediately on the right (east side) are two older cottages set back behind a wide grass verge. Beyond these and the mill cottages, there is one old cottage but mainly modern houses and bungalows until Church Lane becomes a bridleway leading to Toft, at the beginning of which is a smallholding and a complex of farm buildings still in use.

The properties in Church Lane are extremely varied in form and character. About half have white painted or rendered walls, with the others mainly of the more traditional red/orange brick or a lighter brown modern brick. Some roofs are of blue/black natural slate or small red/brown plain tiles in keeping with the older properties, whilst others have larger concrete “slates” or profiled roof tiles.

Main Street from Church Lane to Moat Close has a pleasant mixture of house styles, ranging from improved brick built small cottages to post-war housing in varying styles. There are no pavements, but wide and well kept verges give the outlook a bosky look, helped by the presence of a well wooded coppice in the grounds of Warwickshire Private Nursing Home. Pudding Bag Lane is distinguished by the presence at its entrance of “Pipewell Cottage”, a cruck built thatched house largely built in the 15th C. It is the oldest house in Thurlaston.

Within Area B2, planning permission was granted for one dwelling house within the coppice to the south of Warwickshire Private Nursing Home and for two houses in the field at the end of Church Lane just before it becomes a bridleway. Since the original issue of this document (2003) these properties have been built

It is particularly important that the coppice site retains its wooded character by retaining as many trees as possible, planting new ones and by planting a traditional mixed hedge along the boundary to Main Street. New tree planting of appropriate species could also take place on the grass verge at the front. Nut Coppice was built and has had a number of owners who have undertaken extensions and the current name (2015) is Beechwood House. There are Tree Preservation Orders applicable on this property.

The two houses at the end of Church Lane are part of the planning permission which has a third house accessed from Church Walk. The character of the public footpath linking Church Walk and Church Lane should be an important consideration in the implementation of this permission.

Other possibilities for future development in Church Lane may be restricted by the traffic capacity of the lane. The brick barn on the corner may have potential for conversion, together with other farm buildings near by. There is a large garden area to the rear of the Malt House (in Main Street) which has an access into Church Lane.

Any new development should be sensitively designed with walls preferably of red/orange brick and roofs of natural slate or small red/brown plain tiles. The materials and landscaping of the external areas around buildings are equally important.

DESIGN GUIDELINES

THE HEART OF THE VILLAGE

AREAS B1 and B2

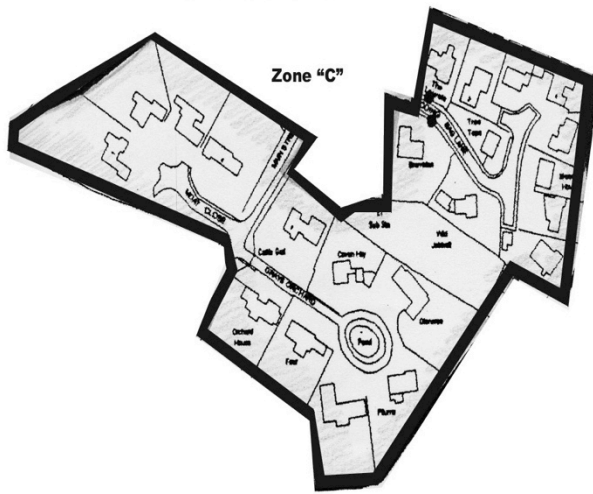
The older properties in the heart of the village have white painted windows divided into small glass panes and walls of mellow red/orange flush pointed brick. A few walls are of white render or white painted bricks. Roofs are mainly of small plain red/brown tiles or blue/black natural slate. Any new development should take account of these predominant materials and the scale, form and character of older properties.

In particular:

- roof lines varied in height and roofs at 400 pitch or more
 - apparent height of buildings reduced. e.g. by incorporating part of the first floor within the roof space
 - chimneys incorporated with traditional details
 - more, smaller, window openings of varying sizes in preference to fewer, larger, openings
 - timber windows, doors and other external features generally painted white
 - parking and garaging to the side and rear, rather to the front
 - development close to the front boundary
 - front boundary treatments to respect the traditional rural character, which are predominantly brick walls in this area. Traditional mixed hedges and post and rail fences may also be acceptable in some cases.
-
- Any new development of two houses or more should vary the design and size of the individual houses as much as possible.
 - It is important to retain the rural character of the public footpath linking Church Walk and Church Lane.
 - It is considered essential that the view from Main Street down Biggin Hall Lane remains as it is now - a country lane with verges and hedgerows and with open views beyond.
 - Boundary walls along Main Street; around the Nursing Home site; and around Stanleys Farm site should remain as important elements in the street scene.
 - The materials used for external areas around buildings should reflect the rural character of the village.

C. (PUDDING BAG LANE TO GRAYS ORCHARD)

Pudding Bag Lane after “Pipewell Cottage” consists of nine detached houses and two bungalows built in the 1960's and 1970's, mainly on good sized plots. Those on the east side of the road have fine views over Draycote Water and beyond. They are also prominent when walking up to the village from fields surrounding the reservoir.



There is a rich mix of styles, but all of brick construction with lower pitched roofs covered with concrete tiles. There is a spacious character given by the open plan gardens and the curvature of the road, which adds interest. There are formal pavements on both sides of the road.

Grays Orchard comprises seven dwellings built in the early 1960's and Moat Close four dwellings built in the 1970's. Viewed from Main Street, these two closes have a distinctive character in that they were built within a decade, which allows a pleasant, but not monotonous uniformity.

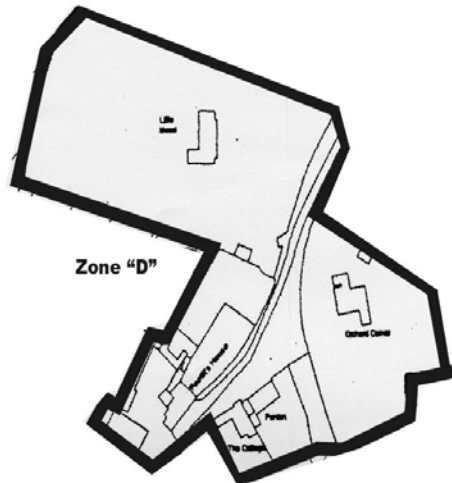
Care was taken during their building with planting which has resulted in mature trees especially noticeable in Moat Close, where all the houses have open plan frontages leading directly on to the pavement which runs down one side of the road. The buildings, one of which is single storey, are brick built with pitched, tiled roofs and form a pleasing whole.

On the other hand Grays Orchard, which is a private road, and which was entered over a cattle grid until recent years, were all individually designed and show distinctive and sometimes avant-garde designs. The front gardens are more enclosed than in Moat Close except at the end of the close, where the road encircles a pond. The three houses in this area are built to face away from the road to emphasise the view obtained over Draycote Water and the countryside beyond. The architectural diversity is very evident with external shapes, angles, pitches and materials. There are no pavements. One house was replaced in approximately 2013 with a German designed Stommel Haus system clearly fitting the individual design nature of the rest of the street



Moat Close - a successful modern development

D. THE END OF THE VILLAGE

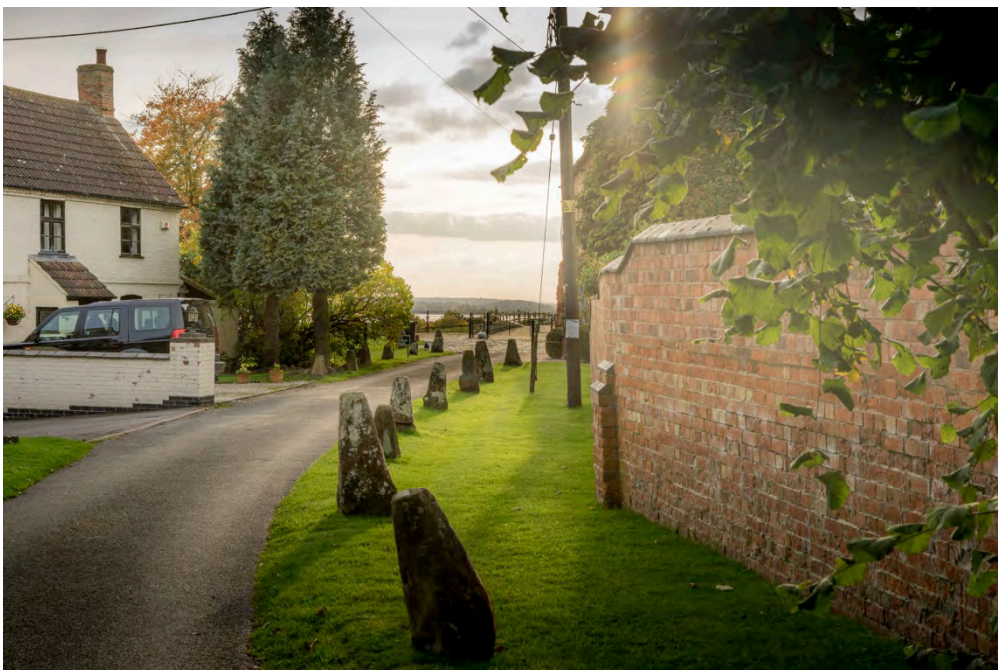


There are only six dwellings in this area, which is dominated by three large properties, one house built in the middle of the 18th C. and two bungalows built in 2000 and 2002. The other houses were built in the 19th C. and in the 60's. This gives a huge diversity of styles, but like the rest of Thurlaston, the predominance of brick and tiles gives a pleasing appearance.

In approaching the end of the village, the character of Main Street changes from the central area where the additional width of the tarmacked roadway runs either up to the front walls of the properties or to brick walls.

A feature of this area (and Area C) is the kerbless grass verges on either side with a heavy background landscaping of boundary hedges and walls with the properties set back. These grass verges are a major element of the street scene. The end of Main Street provides one of the main focuses of the settlement, with open views over Draycote Water and beyond.

Valuable views at the end of the village



C and D DESIGN GUIDELINES
Pudding Bag Lane, Grays Orchard,
Moat Close and the End of the Village

- Extensions to existing properties should be in context with the scale, form, materials and character of the original property.
- In order to retain the character of detached properties in relatively spacious plots, extensions should be avoided that significantly reduce the landscape setting around the front and sides of houses.
- Fences, railings, gates and other features should be in keeping with the character of the particular property and should be simple rather than ornate to reflect the rural character of the village.
- Any development should be in keeping with the character of the immediate area, in terms of density, layout and landscaping.
- The kerbless grass verges with boundary hedges and walls and properties set back are a feature of Main Street in this part of the village. This character is important and must be retained.

VILLAGE FEATURES

THE CONSERVATION AREA AND LISTED BUILDINGS

The Local Planning Authority considers all development proposals in the context of policies contained in the Local Plan of the Borough Council.

There are other statutory controls which help retain the present village character:

THE CONSERVATION AREA

Most of the properties and land within “A. The Entrance” and “B. The Heart of the Village” are within Thurlaston Conservation Area. (See map on Page 23).

The Conservation Area was designated by the Local Planning Authority because it considered that the area was of special architectural or historic interest and that it was desirable to preserve or enhance its character or appearance.

New developments or alterations within or adjacent to the Conservation Area must therefore be particularly sensitive to the special character of the area.

Conservation Area Consent is required to demolish most buildings and also before demolishing walls or fences of certain heights and locations.



Trees in “The Gardens”



Boundary wall of the Nursing Home facing Main Street

Consent is unlikely to be given for the removal of a feature which is of historical or visual significance and which contributes to the essential character of the area.

Trees within the Conservation Area have similar protection to those subject to a Tree Preservation Order in that notice is usually required to lop or fell any tree within the area.

The Thurlaston Conservation Area was designated many years ago. A Rugby Borough Council Document defining the Conservation Area and its design criteria is currently planned for review by the TPC. Recommendations from the review will be addressed to RBC. (2015)

LISTED BUILDINGS

These are buildings considered of special architectural or historical interest and which have been included in a statutory list.

The term “Listed Building” also includes other structures within the curtilage which have been there since before 1st July 1948 e.g. barns or outhouses in a garden.

Apart from a few buildings of exceptional interest or importance the vast majority of these buildings (94%) are listed as Grade II. i.e. buildings of special interest which warrant every effort being made to preserve all their important features.

In Thurlaston there are five Listed Buildings, all of which are Grade II:

STANLEYS FARMHOUSE, Main Street



C18 Farmhouse with early C19 right wing and alterations. Small late C19 range at rear. Flemish bond brickwork and some chequer brickwork and small plain tile roof. Central early C19 porch with tall 18 pane staircase sash window above. Sash windows with moulded frames.

THE OLD FORGE, Main Street



C18 cottage and former forge in three units. The left hand cottage is one storey and attic. The former forge is probably the single storey central unit. The right hand unit is a C20 addition. Flemish bond brickwork and a thatched roof. Left hand gable is timber framed with brick infill.



THE MILL, Church Lane

Late C18 windmill, converted to a house in the 1970's. English bond flared brickwork with C20 small plain tiled conical roof. Tapering circular plan five storeys high. Mid C20 glazed door, timber steps and open porch. Mid/late C20 one light casement windows, some with brick segmental arches.



ST. EDMUND'S CHURCH AND CHURCHHOUSE, Church Lane.

Built as a chapel/school, to be used as a school during the week and a church on Sunday, with schoolteachers house attached. Designed by William Butterworth, 1849. Flemish bond brickwork and small plain tile roof with ridge cresting. Three light east window with Gothic tracery. Limestone tracery throughout. Tower has pyramid roof and arched wood bellcote.



PIPEWELL COTTAGE, Pudding Bag Lane.

Probably C15/C16 origins with later additions. Cruck construction. Large timber framing with whitewashed brick infill. Right return wall and rear wall rendered and possibly rebuilt. Thatched roof with deep boarded eaves. C19 whitewashed brick range to left has slate roof.

DESIRABLE DESIGN FEATURES

DOORS





CHIMNEYS

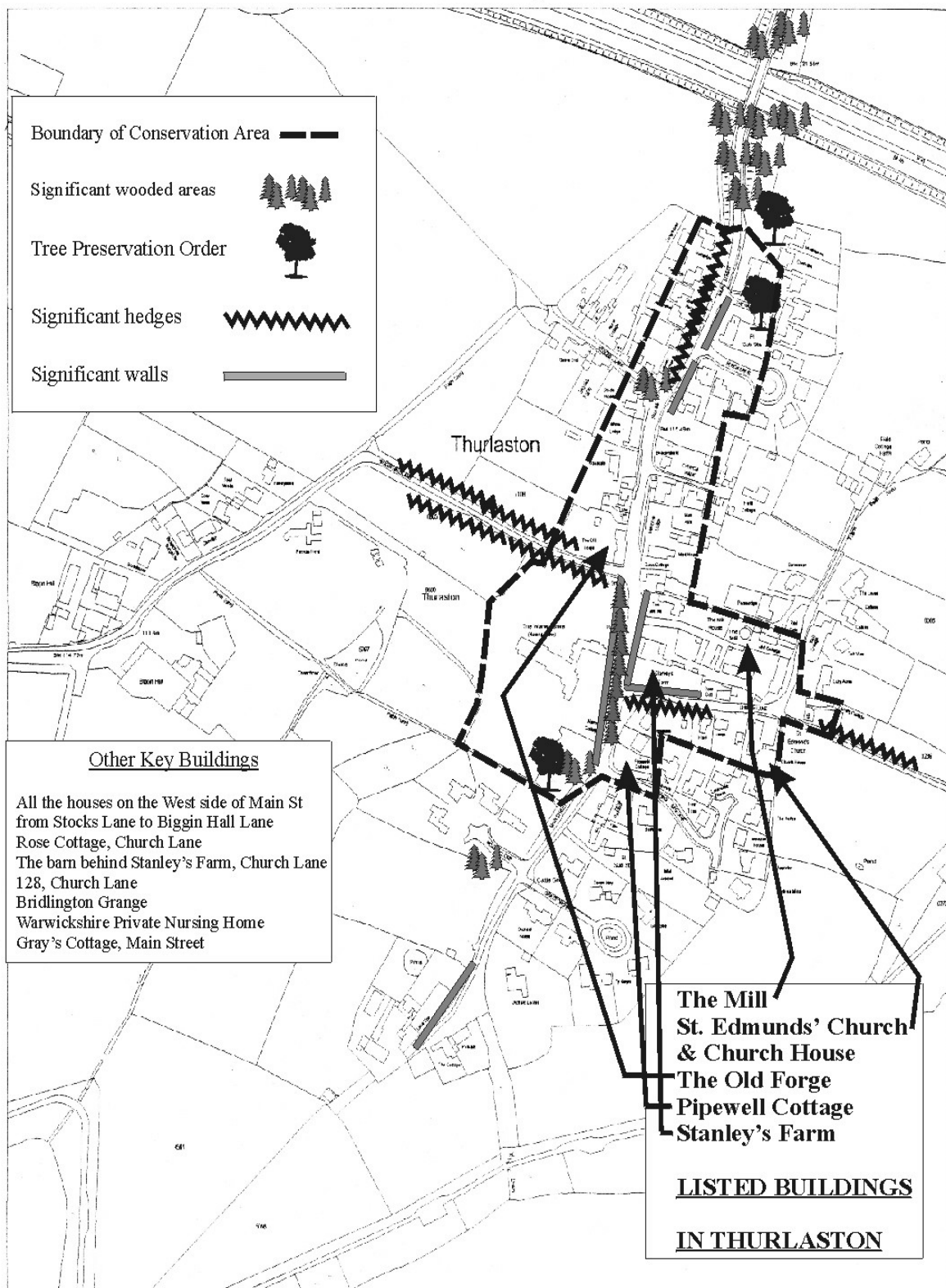


WINDOWS



EXTENSIONS

Boundary of Conservation Area, Significant wooded areas, hedges, walls and location of listed buildings



HIGHWAYS

Public spaces affect everyone and therefore their treatment is as important as the consideration of the buildings themselves.

ROADS

In Thurlaston, the absence of harsh kerbs to the carriageway; the predominance of grass verges and the sense of enclosure provided by boundary walls and hedges are important elements in the street scene.

Where existing kerbs are of granite setts, these should be retained. Granite setts could also be used in places along Main Street to differentiate between carriageway and adjoining footway/parking areas in place of existing white lines.

Surfacing these footway/parking areas with a material of rural character such as fine bound stone would reduce the area of tarmacadam and apparent width of road.



Although the speed of some vehicles along Main Street is excessive, the use of traffic calming methods, such as speed bumps, chicanes or red markings, would spoil its rural character. It would be preferable, where appropriate, to reduce the width of the carriageway and increase the width of grass verges and footpaths. Other methods are being reviewed in the continued quest to reduce speeds and provide a safe environment.

BOUNDARIES

The boundary treatment of any new development should follow the pattern established in that area of the village preferably with brick walls and hedges or possibly post and rail fences of a rural character.

STREET FURNITURE

In regard to street furniture, there is a prevalence of overhead telecommunication cables and even electricity supply cables which detract from the street scene.

There are a number of recently erected replacement street lamps in a Victorian style which were considered appropriate for the



heart of the village. They would be less appropriate for the areas of 1970's housing, where a simple modern design would be more in character.



Other features in the street scene include the village stocks and its immediate setting; the bus stop of a suitably rural character; the old style post box near Church Walk and the telephone kiosk, which is modern and functional, but less suitable for its context than the older style red kiosk.

Street nameplates are either cast signs, generally attached to buildings or freestanding more modern signs in a steel frame. Most of the signs require attention, either to the nameplate itself or to the supporting structure. Consideration could be given to using cast signs throughout of white letters with a black or very dark green background.

Other highway signs would be less obtrusive if supporting poles are painted a very dark green or brown. Where practicable, signs should be grouped on single poles. Roadside salt bins, only in use for a short time each year, should also be in very dark green or brown and located as unobtrusively as possible.

SOFT LANDSCAPING

Trees and boundary hedges are important contributors to the village character . The Rugby Borough Council have specific rules and advice for tree maintenance within the village and this is stated below.

People living within the **conservation area** must give six weeks' notice to RBC before carrying out work to trees that are not protected by a Tree Preservation Order (TPO). This can be done using a tree works application form(available from RBC offices or website) or via email or letter which must still include the information required by the form. This is called a section 211 notice. This gives the Local Planning Authority (LPA) an opportunity to consider whether a TPO should be made to protect the tree(s). The only way the LPA can stop the works is by putting on a TPO.

Is a section 211 notice required for a tree of any size?

People are not required to submit a section 211 notice to the local planning authority for:

- the cutting down, topping or lopping or uprooting of a tree whose diameter does not exceed 75 millimetres; or
- the cutting down or uprooting of a tree, whose diameter does not exceed 100

millimetres, for the sole purpose of improving the growth of other trees (e.g. thinning as part of forestry operations).

In either case, the diameter of the tree is to be measured over the bark of the tree at 1.5 metres above ground level.

Applications to prune/remove trees with preservation orders must be done so on the tree works application form only. If you believe there are some substantial trees around which are located outside of the conservation area the LPA do have powers to protect them as long as they qualify under set criteria and are considered to be a public amenity. Therefore we would look at the condition of the tree, the relative public visibility, retention span (in years), threat level and any other factors e.g. Impact of trees in a group.

If trees in domestic gardens do not have a TPO on them, are located outside the conservation area or do not have a planning condition attached to them there would be no restrictions in removing/pruning the tree in question.

Currently the village has the following Tree Preservation Orders (TPO's)

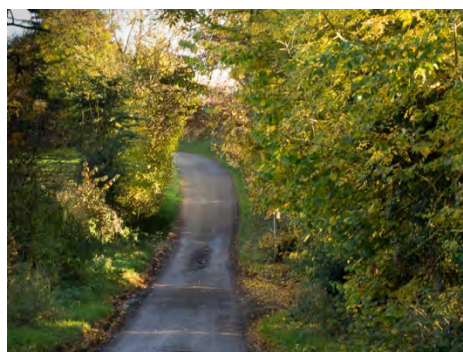
TR. 4.8 Trees at Beechwood, formally Nut Coppice, on Main Street

TR. 4.11 Trees at "Fernleigh" "Clydefan" Main Street and "1 The Gardens"

TR4.298 The Mill, Thurlaston, Church Lane (Silver Birch)

- New and replacement tree planting of appropriate indigenous species should be considered wherever practicable in order to maintain the landscaped character of the village in future years.
- Simple grass verges with trees help retain the rural character.
- There are opportunities for reinforcing existing hedgelines and for new boundary hedges which are more characteristic than open frontages.
- Traditional mixed hedges are more appropriate than leylandii or laurel.

- Approaching the village



from the West

SUMMARY

Thurlaston is a small, attractive, Warwickshire village with a particular character due, in part, to its location on the edge of Dunsmore Heath, overlooking Draycote Water.

It is also unusual in having only one vehicular entrance and exit, which contributes to its feel as a “place apart” with a strong community spirit, despite its lack of a village shop, a public house or sportsfield.

In a small village such as Thurlaston, the countryside is always present and the juxtaposition of open spaces and buildings and the ease of access to the countryside are important features.

It is a village, not a suburb, and as such has developed over a long period of time as is typified particularly by the variety of older properties in the original heart of the village.

This diversity of properties is a particular characteristic, it being difficult to find two properties exactly the same in design and plot layout even amongst those built since the 1970's.

Apart from one or two large, older, properties which are linked together, most of the properties are detached in relatively large plots, although there are a few small terraces of older cottages usually with long rear gardens.

The generally large plots allow the landscaped spaces between and around properties to assume greater importance than in most suburbs or modern estates.

Trees, in gardens and on grass verges, together with boundary walls and hedges are important contributions to the village character.

The widths and layout of the roads and footpaths mainly along the lines of ancient tracks, are also of a particular character difficult to recreate using modern standards.

Development, apart from appropriate barn conversions or house extensions would be strongly resisted on any sites outside the Village Boundary.

Within the Boundary, there are a few opportunities for well designed properties which preserve or enhance the particular character of the village.

PREPARE YOUR OWN ASSESSMENT.

The extension, alteration or “modernisation” of existing properties can have a significant impact on the village character.

If you are considering the alteration of an existing property in any way, it may help to look at it and adjoining properties from some distance, noting down any characteristics and distinctive features.

- **CONSIDER** the age of the property and the style and detailing of that time.
- **STUDY** the details of materials, windows, doors, eaves etc.
- **CONSIDER** if the proposed changes prejudice the distinctive characteristics of the property.
- **REMEMBER** that something relatively simple, such as the installation of a new front door or double glazing with UPVC frames can have a major effect on appearance and character.
- **REMEMBER** that Thurlaston is a small village in the countryside, not a suburb of the town and this should be reflected in any building, boundary treatments and landscaping.
- **ASK** for advice from the Conservation Office at Rugby Borough Council.
- **CONSIDER** restoring your property to its original design.

Acknowledgments

Many people were involved in the preparation of this Village Design Statement among whom we would like to thank:

Rob Parker Gulleford
Graham Stokes, Brian Spann and Bob Hobday
Myra Platt, Cyril Holcroft and Mo Steer
Val Shadforth
Jennie Cooper and Jayne Oglivie
Peter Wilson and John Hall

If we have left anyone out, please forgive us.....

*Mike Sharp, Brian Day and Bob Brooks
March, 2003*

This document was originally produced in 2003.
Your current Parish Council consider it to be a great document.
The original issue has been reviewed by the TPC (2015) and amended, where appropriate, to recognize developments within the village.
2015 photographs excellently produced by Andrew Henning
The document is very active and is used by RBC planning authority in consideration of all planning applications within the village.

If you have any comments on this revision or the original content, then, contact your parish clerk at

parish.clerk@thurlaston.org.uk

