



Main Street, Thistleton

Site and Contextual Analysis

March 2024



Contents

Site Analysis Introduction & Brief	3
Site Analysis Views onto site	4
Site Analysis Immediate Context	5
Site Analysis Wider Context	6
Contextual Analysis Materiality	7
Contextual Analysis Scale	8
Contextual Analysis Features	9
Contextual Analysis Proposal Summary	10

Produced by: CC
Checked by: ID
Date: 22/11/2023

» Site Analysis | Introduction & Brief

Land at Main Street
Thistleton
Rutland



This contextual analysis has been produced in line with the Supplementary Planning Document Design Guides for Rutland 2022.

Thistleton is a northern village and civil parish situated in the county of Rutland in the East Midlands. The village comprises of agricultural buildings and residential dwellings and once was extensively mined for ironstone which features prominently in the construction of many churches and other buildings in the local area. There are no planning constraints in the village, no listed buildings nor is it in a flood zone.

The proposed design will consist of 2 no dwellings that will adhere to the style and characteristics of the surrounding buildings and respect the overall context of the village. This document will explore the existing elements which contribute to the fundamental character of the village and how the proposal will follow suit.

The site comprises of 630 sq.m of undeveloped land as the proposal site with an existing dwelling in land also owned by the client to the west. Access to the site comes from an existing gated set back opening within the growing hedges and trees along the frontage of Main Street. This access will be kept for the adjacent house and a new access will be created for the proposed dwellings.

..... Settlement boundary.

..... Proposal site.

..... Land also owned by client

..... Open countryside.

» Site Analysis | Views onto the site



Not to scale



1.



2.



3.

» Site Analysis | Immediate Context

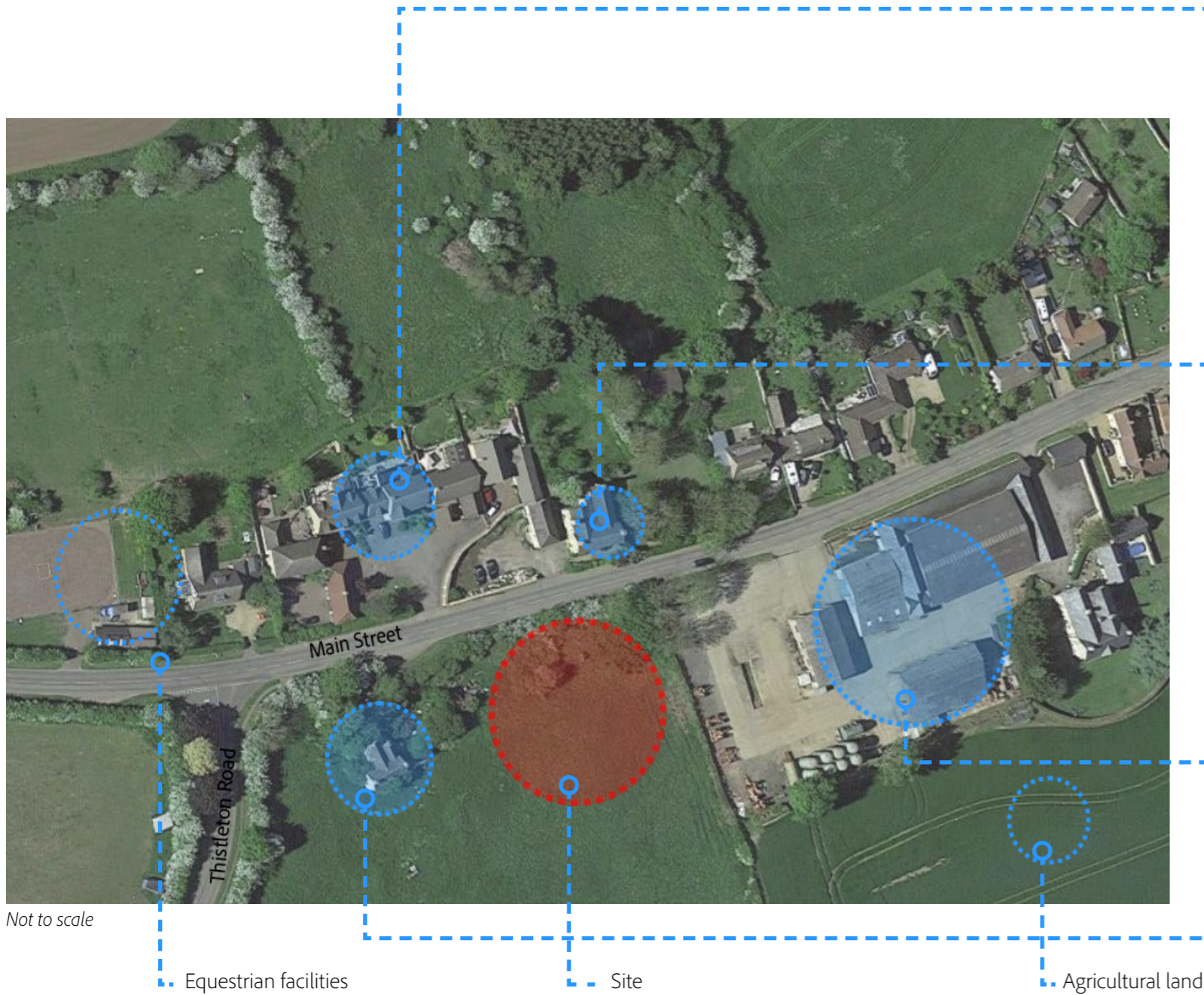


Fig.4

The site is located outside of the settlement boundary to the south west of the village and bordered on the east by agricultural buildings and land. (Fig.6)

North of the site, sits a cluster of detached brick 2 and 1.5 storey houses within The Paddocks. All consisting of tiled roof with soldier course arched details over their windows and either attached or detached garages with driveways. The driveway perimeter features a stone wall with hedging and consists itself of gravel border with fixed paving entrance to each individual house. The detached properties have broken elevations by differing roof heights and are arranged around a central courtyard. (Fig. 4)



Fig.5

Sitting on the same parcel of land is Rosedene, an 18th century grade II listed cottage constructed of coursed rubble stone with stone dressings and quoins and a Collyweston slate roof with moulded stone end stacks. (Fig.7)

Stone wall and hedged boundary treatments are prolific in the immediate context of the site to the north, not on the agricultural site which is only a grass verge and low metal railing. We intend to keep this planting at the access point, only cutting back where required for visibility onto the highway.



Fig.6

A strong example of a hedge boundary treatment is the 2 storey detached dwelling sitting adjacent to the site. The materiality comprises of stone walling, collyweston slate roof with symmetrical chimneys and stone window quoins.

Toward the south west is a private equestrian yard with a ménage



Fig.7

» Site Analysis | Wider Context



Fig.8



Fig.9



Fig.10



Fig.11

Historically, Thistleton was an agricultural village. Many stone barn-like structures remain along main street which now have residential or residential ancillary.

The village consists of a mixture of properties predominantly built between 1800-1900 with some modern day properties. The village is small scale and each property differs whilst maintaining similar materiality (see page overleaf)

Barn Close Cottage (fig. 10) represents a typical older detached dwelling. The varying roof heights, chimneys, slate roof and stone walls, casement windows in a light colour with stone wall boundary treatment.

A recently approved 1.5 storey detached dwelling is part way through build (fig. 8) and this shows a much more modern facade in terms of glazing, with large aluminium framed gable end fenestration.

Planting is integral to the integrity of the village with planting lining the main roads and gardens. A mixture of hedgerows, mature native trees and grasses line main street as well as gardens prioritising shrub and tree planting.

Boundary treatments continue to be stone, hedgerows and some timber fences and gates.

The church of St Nicholas dates back to the 14th century but with parts rebuilt in 1880. The chancel and the south side of the nave are faced with ashlar, the tower and the north wall of the nave being of rubble; the roofs are covered with Collyweston slates. The building is in the style of the 14th century. (Fig. 9)

» Contextual Analysis | Materiality

The use of limestone is copious within the village of Thistleton with only a handful properties opting to use white render on road facing façades. There are also a small number of red brick. As a result of this, our main vernacular will be fabricated from limestone.

Grey slate is used throughout the village, whilst some more modern houses or ancillary buildings have clay pan-tile roofs. As such our design will incorporate grey slate as this is the predominant roof material throughout the village.

From observations throughout the village, timber frame windows tend to be favoured with some modern buildings using uPvc. Light coloured windows of white or beige as seen throughout however a mixture of window styles can be observed. Some buildings have their windows and doors painted in blues and greens (see page 9). The most common seems to be casement with varying levels of glazing bars or lack there of with occasional sash in usage. Although there are many 1.5 storey buildings, there is a lack of rooflights. There are some painted in heritage colours such as green or blue. There is a noticeable contrast between all materials on the older barn style buildings and the contemporary bungalows.

Another contrasting facade is shown in fig 14 which includes render, large panels of glazing frames with white uPvc and timber cladding to the gable end.



Fig.12

Bungalow with white render, large uPvc windows with timber cladding and timber fencing

2 storey dwelling with stone walls, timber casement windows with transoms and mullions, red pan tile roof with stone wall boundary treatment



Fig.13

Limestone Slate roof Timber windows Hedge



Fig.14

Dark aluminium windows White render Limestone



Fig.15

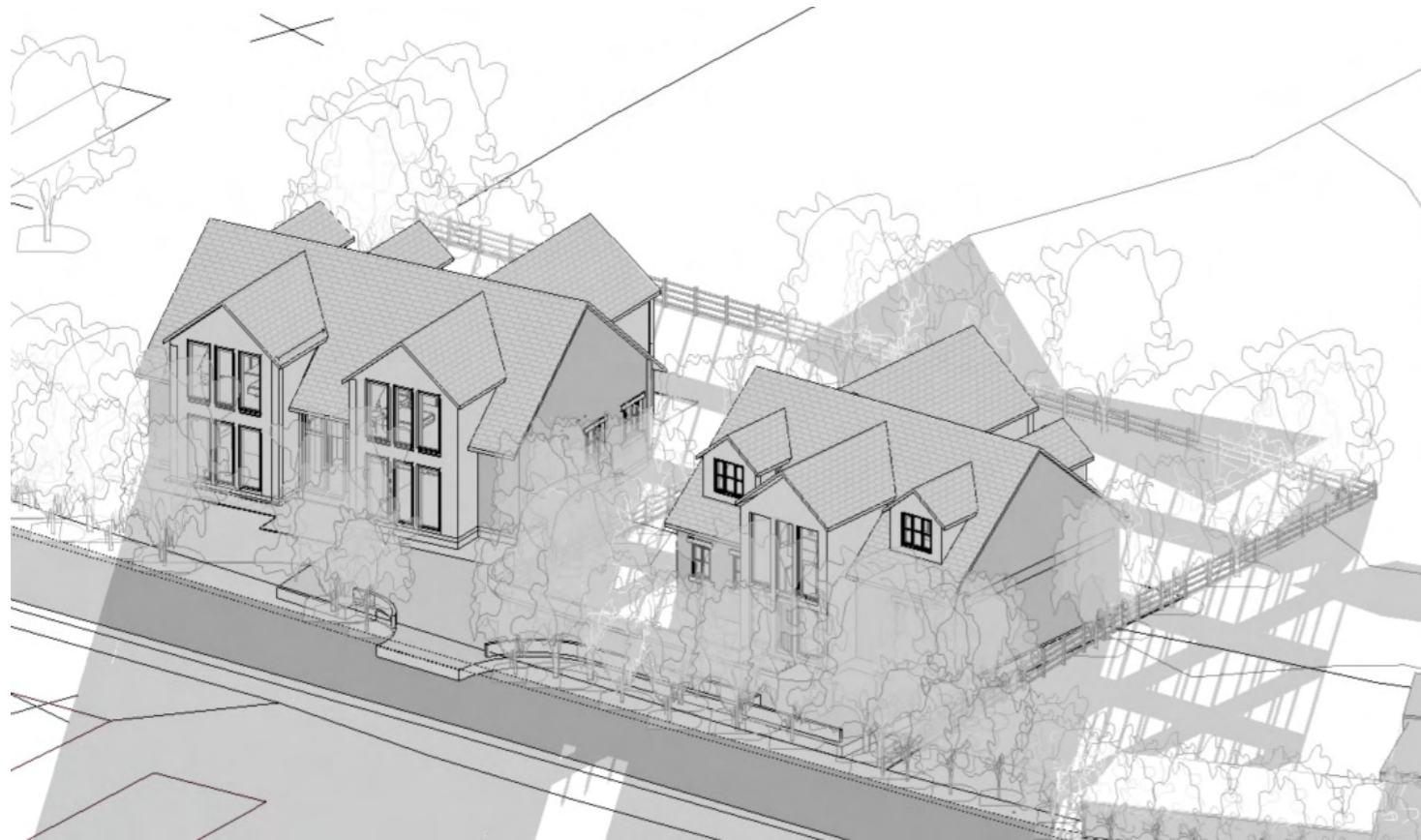
Stone boundary wall Red Pantiles Slate roof Timber windows Timber lintel

» Contextual Analysis | Scale

Properties are a mixture of 1/1.5 and 2 storeys with many dwellings comprised of a 2 storey main house and 1.5 or single storey extension.

Common massing include rectangular houses with projections such as lean to sections or 1.5 storey projections whilst others are L-shaped or C-Shaped orientated around a central courtyard. These tend to be the barn style dwellings and older homes within the village. In order to coincide with the more compact, 1.5 storey style, our proposal consists of 2 no 1.5 storey height

There are some a small number of bungalows in the centre of the village and to the north of Main Street. These do not fit in with the streetscape in terms of scale, materiality nor features and are a modern addition.



Massing of the proposal show the two plots at 1.5 storey height but dormer windows, gable detail glazing and varying ridge heights on each dwelling.



An example of a 1.5 storey more recently built dwellings and accompanying single storey garage.



An example of a property with single, 2 and 1.5 storey elements and an additional porch at the front. Creating varied roof heights

» Contextual Analysis | Features

Properties in Thistleton possess many traditional features, much like many villages in Rutland.

Window types vary throughout the village however almost all of them have stone or painted timber lintels. Many are casement style windows with differing levels of glazing bead detail with a handful of properties housing sash windows. Our proposal will feature casement windows.

Fascias are not prevalent throughout the village with the top floor windows immediately abutting the eaves, hence our reasoning for the proposal. Modern dwellings within the village tend to follow this style and so will the proposed design.

Boundary treatments include hedgerows and stone or brick dwarf walls. The proposal will leave the majority of the existing hedging boundary treatment, apart from the new access. This will provide a high level of screening from Main Street.

Chimney stacks are featured on some properties within the village, however are not a prevalent feature, especially in the barn-style dwellings.

Dormer windows are a common feature on both the older and more modern buildings, they are either pitched or hipped.

There is a mixture of frontages, some older buildings sit up to the road with a small verge, others are set back with dwarf walls, hedges and gardens between the road and building.



•• Large frontage bounded with hedge

•• Hedge and stone dwarf wall boundary treatment



Sash and casement windows with stone surround



•••• Hipped dormer windows with painted timber casement windows

•••• Stone quoin and window surround details.



A view of houses along main street- a mixture of window styles (sash, dormer, stone lintels, casement). Varying ridge heights within the village.



••• Chimney

••• Dormer windows

••• Differing roof heights

••• small verge between building and road

» Contextual Analysis | Proposal

The proposal will complement the character of the surrounding area reflecting materiality and scale of surrounding structures. Existing boundary treatment hedging will remain as integral to the greenery of the village and new treatments will include box hedging and dwarf walls. New planting will compliment the existing foliage and also provide screening to the neighbouring buildings toward the east and west. Smaller native planting will be situated near each dwelling to include bushes and flowers.

The proposal will be of 1.5 storey in height, to remain subservient to the adjacent existing building, Rosedene cottage. This proposed height will also mirror most of the buildings within the village, both older and the more contemporary.

Gravel will be used on the new access to both dwellings. A gravel trap will be situated at the access point to avoid gravel spillage onto the highway.



Location plan- not to scale



Site plan- not to scale

» Contextual Analysis | Proposal

Stone is the predominant building material used within the village of Thistleton which is most often complimented with grey slate, much like our proposal. White render will feature on the protruding gable end elements.

The proposal will have a traditional pitched style on all roofs in both dwellings. Light is brought into the buildings through larger gable end windows, the style can be seen on a recently built dwelling to the north of the site.

Architectural features within the proposal correspond to similar styles within the village, such as stone cills and lintels and casement windows. Whilst some houses in the village have chimney stacks, it is worth noting that those that follow the architectural style that this proposal seeks to achieve do not. A feature timber front door will sit centrally on the facade on each plot.

Notably, the village does not have porches or fascias commonly used, hence the exclusion of these on our proposal.



Plot 2 North elevation - not to scale



Plot 1 North elevation - not to scale



Plot 2 South elevation - not to scale



Class Q Ltd

 [classq-ltd](#)

 [ClassQLtd](#)

 info@classq.co.uk

 www.classq.co.uk