



DESIGN-ITUDE
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Project | **Church Lane,
Newington, ME9 7JU**

Heritage statement

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By

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Introduction

DiA | Design-Itude Associates is a studio with an **inclusive** and **innovative** design approach, dedicated to developing socially safe, appealing, and exciting places, buildings, and interiors.


Our design creativity, unique insight, and position at the **forefront of architecture and interior design** enables our clients to provide stunning spatial experiences. We thrive on projects across sectors including residential, workplace, hotels, and restaurants, which offer **complex and often overlapping** challenges.

Our worldwide experience allows us to develop concepts which are both **current and visionary**. From our studios in London, and our regional studios in Kent, UK and Cairo, Egypt we support clients and **projects worldwide**.


Designing a space is more than just art . . .

It is *Science & Art!*



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1.0 Proposal Introduction

1.1 – Introduction


Moat View cottage and the associated land is situated on the outskirts of Newington, Sittingbourne. The existing dwelling is a 1970's style cottage, with 4 bedrooms split over 2 floors. The land associated is quite vast, spanning 0.768 hectares along Iwade road.

Currently, the land is all but unused, housing some horses & a stable for them, and is occasional used for parking & storage.


The neighbouring chalet bungalows (The Cloisters) were proposed and built in 1988, the land used was once a part of Moat View Cottage's curtilage & ownership. Moat View still owns the land between The Cloisters & The church yard.

1.2 – Photographs



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2.0 Assessment

2.1 – Asset Significance

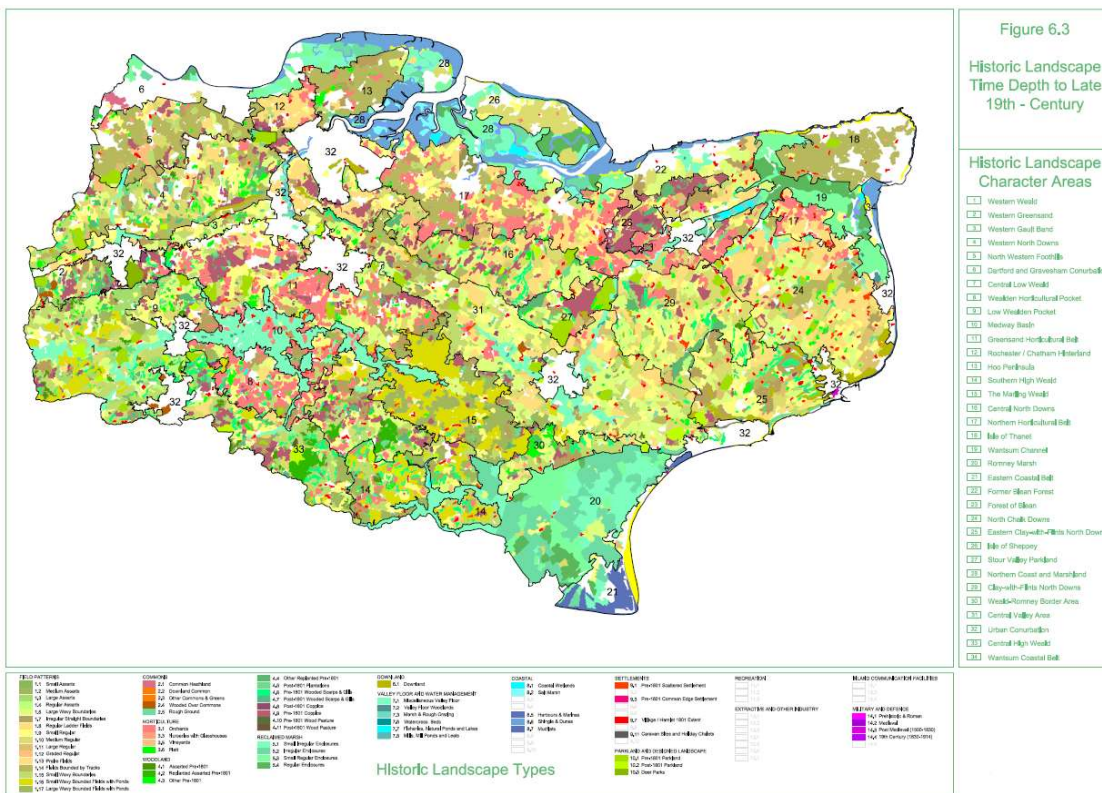
The asset building & associated land is of little historical, architectural, or archaeological significance.

2.2 – The local setting

Historical

According to a report produced for Kent County council. The historic landscape is characterised as the “Northern Horticultural Belt” With the closest large towns of Maidstone, Rochester & Sittingbourne being classed as “Urban Conurbation”

From this same report we can see that there is little evidence of any substantial, hamlet, village, or settlement within the immediate vicinity of the site. Based on the division of the county below we can see that the area surrounding Newington & Sittingbourne is mostly fields, downland, the occasional orchard and Marshland closer to the coast.



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Architectural

The area has been in constant development presumably from when the church was built until today, there is an eclectic mix of architectural styles throughout the town of Newington.

The plot of land Moat View cottage is situated on has been divided into separate dwellings (Being Moat View cottage and The Cloisters), presumably it was once a farmyard or a part of the church yard and has been sold off to a number of private owners throughout the years.

In terms of the character of the building, it was built in with a distinct 1970's style, and in comparison, to some similar aged/styled properties, Moat View Cottage is rather sparse of detail and adornments, the cottage is rather simplistic.

Archaeological

In November of 2010 an archaeological report, and dig, was conducted at one of the neighbouring farms, less than 1 mile down the road, by SWAT Archaeology and was overseen by a member of Kent County Council.

This report found no buried archaeological features, and no archaeological finds were retrieved.

Due to the proximity of this site, and the findings of the report, it is safe to assume that the land at Moat View is of little to no archaeological significance.


2.3 – Nearby Heritage Assets


Within close proximity to Moat View there are a number of listed buildings:


Church of St. Mary the Virgin – **Grade I** (Entry No. 1069347)

Church Farmhouse, Church Lane – **Grade II** (Entry No. 1116065)

Oast House, adjacent to Church Farmhouse – **Grade II** (Entry No. 1343906)

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2.4 Church of St. Mary the Virgin

The parish church, dedicated to St Mary the Virgin, is a grade I listed building. It was built between 1163 and 1177 by Richard de Lucy, with additions being made in the 13th and 14th centuries.


One of our main aims with this proposal was to create a seamless addition to the local area, with this in mind, the positioning of the proposed annexe was a key decision. We have located the annexe behind the existing tree line, to hide it from the view of passing traffic & pedestrians. The annexe is set back from the boundary of the property to aid with this, as the perspective of setting it further back will make it appear smaller and less imposing, this also allowed for more of the property to be obscured and hidden by the tree line.

The church is situated above at a higher elevation than Moat view, we are proposing to keep the roof line at less than 6m tall, meaning that any of the views from the church yard will be unaffected. Additionally, along the edges of the church yard, there are also tall trees & hedges, the position of these will conceal the proposal almost entirely from on-lookers, and people attending the church's gatherings.


Views to and from the church will be maintained with our proposal.

Below we have superimposed our proposal onto images of the street view, directly in front of the property.



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3.0 Justification


3.1 Justification

We consider our proposal to be a respectful and considerate addition to the local setting. The design is simple, traditional with a few modern touches, and matching with the neighbouring dwellings. We have used materials that are common in the area, that can be locally sourced, to fit in with the local character.


Great care and thought has been taken to ensure that the proposal is positioned in a way that does not impose on the local landscape and is small enough that it will have minimal effect on site lines. Views into and through the site will be largely unaffected, to the rear of the property there are tall trees and shrubs blocking views into the property from the church, and the flora to the roadside in front of the property will also hide it from passers-by.

We are proposing to make minimal changes to the landscape itself, with our only additions being some tarmac/driveway alterations and some paving slabs, details of which are laid out in our Design & Access statement.



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