

HISTORIC GRAIN & GROWTH

Newington is a moderate-sized village sitting broadly midway between Rainham and Sittingbourne on the A2. It has a history reaching back to the pre-Roman era, although its name is broadly translated from the later Anglo-Saxon meaning ‘New Town’. It has a rich history owing to its relationship to the Roman Watling Street between *Durovernum* (Canterbury) and *Durobrivae* (Rochester).

Originally with a recorded history dating from circa 12th century, recent archaeological excavations have given greater evidence of earlier settlement around Newington during the Roman era and as far back as the Iron Age.

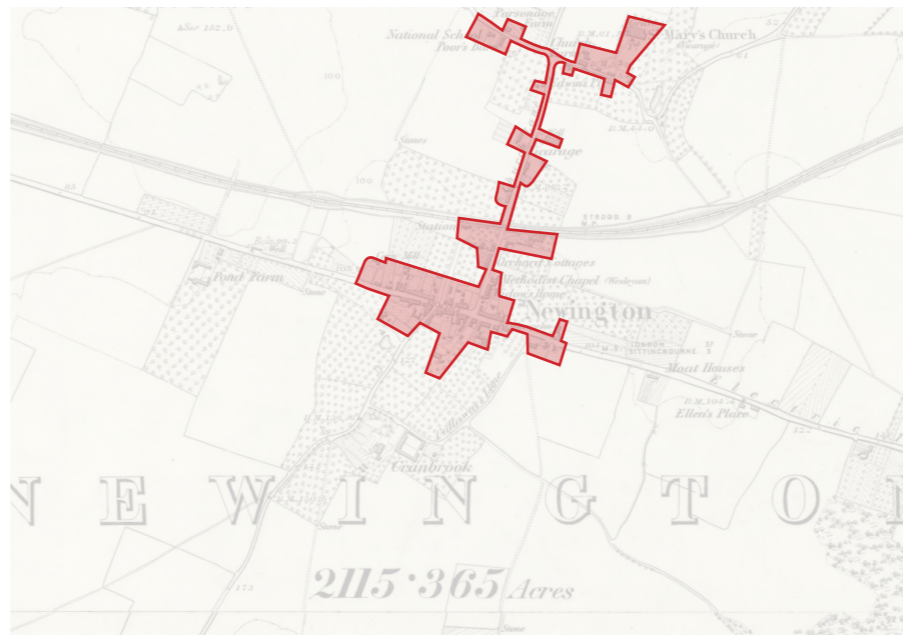
Despite this historic prominence Newington’s growth during the late medieval period was more a moderate consolidation rather than meaningful expansion. St Mary’s Church formed a northern core to the village around which a number of farms congregated, which was linked along Church Lane to a more diverse core of mills, public houses and dwellings around Watling Street. Newington Manor sat further beyond to the south in relative isolation.

The London, Chatham & Dover Railway was run nearby in 1858, with Newington becoming a full station stop in 1862. With this arrived more growth, albeit still comparatively restrained in the context of Sittingbourne and Rainham. During the mid-20th century Newington, like a great many well-connected but modestly sized settlements, was subject to explosive postwar expansion across the neighbouring fields and farms. The pace of this growth provided many desperately needed new homes on land available at the time, but left undeveloped a number of logical areas of expansion along the Watling Street / A2 corridor.

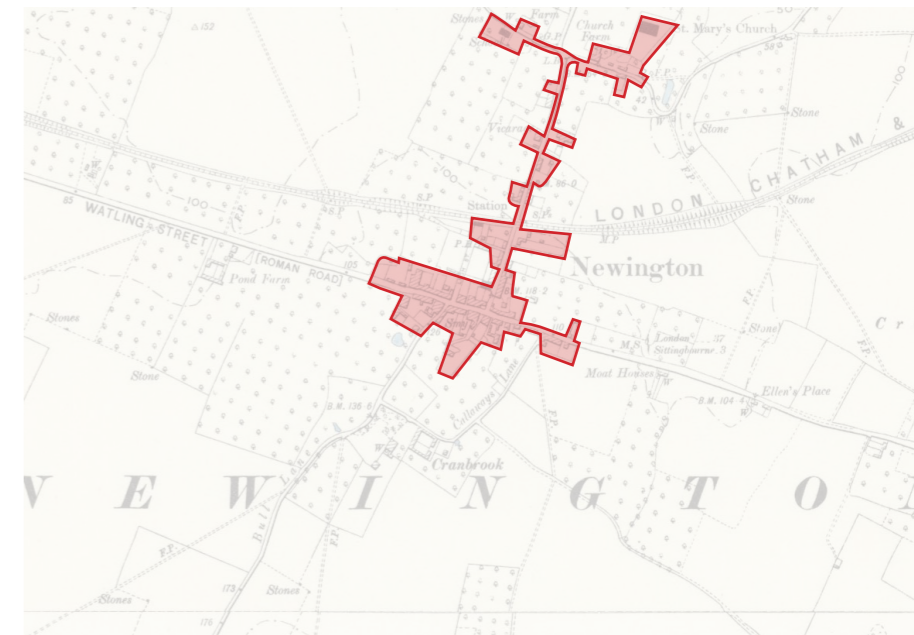
In terms of urban grain Newington has two ‘cores’ around which historic community activity has generated denser patterns of built form: around St Mary’s Church in the north and at the Watling Street / A2 junction more centrally. These cores adequately consolidated the non-residential uses, leaving dwellings to spread in a traditional ribbon form along Church Lane north-south and along Watling Street west-east. Postwar development in Newington is generally in a more modern ‘cul-de-sac’ infill form, creating a lower density suburban character.

DESIGN GUIDANCE

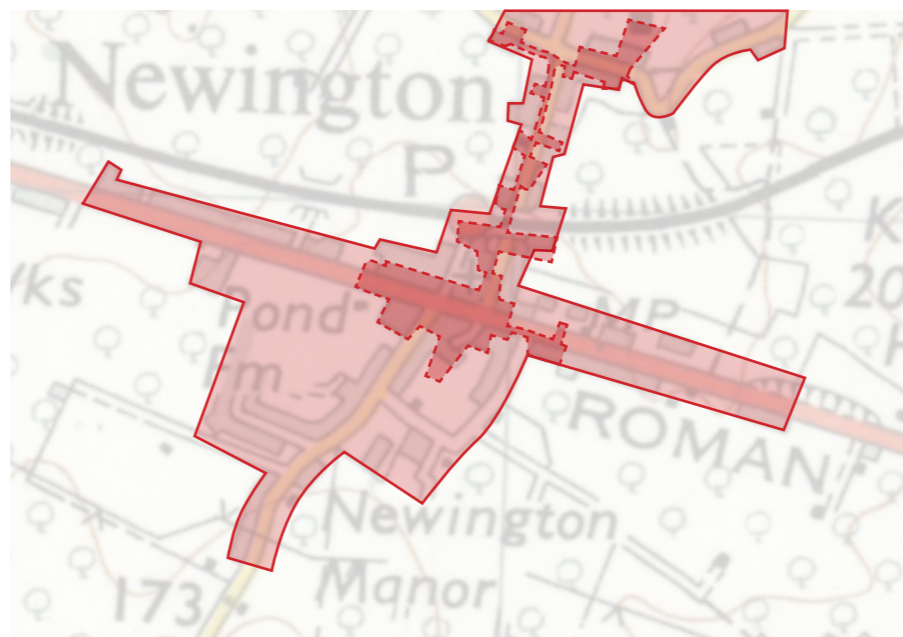
Proposals should be mindful of local urban form and block patterns, and be respectful of wider context as it is and as it was.



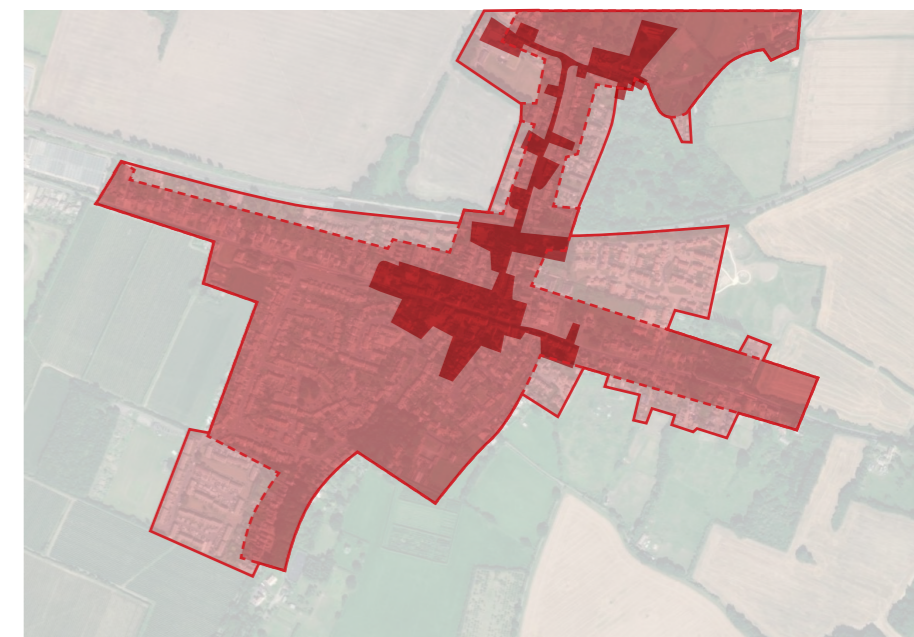
1. Ordnance Survey 1830-1880



2. Ordnance Survey 1888-1913



3. Ordnance Survey 1955-1961



4. Satellite Imagery 2021, showing ‘growth rings’