

STREETS, SPACES & PLACES***1. St Mary's Church & Church Lane***

St Mary's Church was built in the 12th century, and forms one of the historic northern cores to Newington. The wider area also includes a number of farms, mills, oast and school. There is no central open space, with the church set back some way from the street. Older dwellings along Church Lane are typically set almost directly on the street (creating a semi-urban character), with later dwellings set back behind generous front gardens and street planting (creating a more modern suburban character). Regardless of age the majority of dwellings are semi-detached or detached, limited to two storeys in height. Changes in ground level are dealt with in terraced gardens and retaining walls, rather than split-level dwellings.

2. Newington Manor & Callaways Lane

Newington Manor dates from the 15th century, sited broadly 260m south of the A2. Historically the Manor has remained relatively isolated from the village itself, being set back some way from the main road, and accessed via Callaways Lane. As such even now the Manor enjoys a very private setting, with mature trees and brick wall screening it from Bull Lane, and a rear courtyard contained by a range of stables and outbuildings.

3. High Street

Historically the densest part of Newington, development along the High Street (A2, formerly Watling Street) has since become more dispersed in the mid-20th century suburban tradition. Nevertheless buildings are hard up to the street edge at the junction with Church Lane, typically at 2-storeys with some 2.5-3 storey feature buildings.

4. Orchards

Newington has no public green open spaces in the traditional sense within its settlement boundary. It is, however, historically enclosed by the formal landscape character of orchards and managed fruit-farming land. The extent of these spaces has bloomed and died back over the years; nevertheless they represent a valuable and characteristic green space typology closely associated with the history of Newington.

DESIGN GUIDANCE

Proposals should show a positive relationship between buildings and spaces as influenced by context, eg. street ratios.



1. St Mary's Church & Church Lane



2. Newington Manor & Callaways Lane



3. High Street



4. Orchards