



## **Bendigo Wharf: Planning Guidelines**

### **Description**

Bendigo Wharf lies within the Greenhithe Village conservation area. The 0.1 ha site has a 45 m frontage along the River Thames with good views across the river to Thurrock. The flood defence wall defines the northern boundary of the site. Pier Road lies to the east, the Frobisher Way housing development to the west, with a light industrial site (occupied by Access Controls) and residential properties fronting the High Street to the south. The site is currently occupied by a former industrial building, (use class B2) a pair of shiplap-boarded cottages (Neptune Cottages), and the former village hall.

### **Planning policies**

#### **Adopted Dartford Borough Local Plan (April 1995)**

Bendigo Wharf is not allocated in the Plan for a specific use although it lies within the Greenhithe conservation area.

B 1 - (Built Environment: new development) Proposals must have a high standard of design, good quality materials and direct frontage access from a road. Proposals must not detract from the amenity of neighbouring properties.

B8 - (Conservation areas) Proposals must respect the special character of the area

B9 - Proposals that involve the demolition of unlisted buildings in conservation areas will not normally be permitted

RT5 - (Sports and recreation) Proposals that enhance the accessibility of the River Thames and help realise its recreational potential will normally be permitted.

#### **Local Plan Review (March 2000)**

HI(3) - (Housing provision) Bendigo Wharfsite is allocated for housing

BE1 - (Demolition of unlisted buildings in a conservation area) The site is in a conservation area: demolition of buildings that make a positive contribution to the character of a conservation area (eg Neptune Cottages) will not be permitted.

BE2 - (New development in a conservation area) The scale, volume, form and materials must respect the conservation area; high quality of design is needed; and local vernacular architectural features should be included

LT15 - (Improvements to footpaths etc.) A riverside footpath is required

T4 - (Cycle routes) Proposals should incorporate the NCRI cycle route

NR7 - (Tidal flood zone) Within the Tidal Flooding Zone there should be no living accommodation below the flood risk level (as defined by the Environment Agency); no single storey accommodation; and access should be provided to upper floors; there should be no development within 15m of a flood defence wall (subject to the views of the EA)

RT1 - (Built development by the Thames) There should be a high quality of design; buildings must face onto the river; they must incorporate a riverside cycle way and footpath; existing views and skylines must be protected; any nature conservation value must be protected; important waterside features must be incorporated  
RT3-6 -(other Thames-related policies) Proposals must seek to enhance the accessibility of the river for recreation etc, protect nature conservation interest, and not interfere with tidal defences.

### **Conservation area Appraisal**

The main observations in this document are as follows:

- The neglected condition of Bendigo Wharf and Neptune Cottages have a negative impact on the former village club, which is much in need of repair
- Traditional materials and built forms are to be used, heights are relatively consistent in each group of buildings; new buildings should be in keeping with these.

### **Main Planning Principles**

#### **Access**

- > vehicular access should be obtained via Pier Road
- > however, if Access Controls is eventually redeveloped, access may be provided through this site from the High Street if this proves feasible. In this eventuality the vehicular access obtained via Pier Road shall be extinguished once the new access from the High Street becomes available.
- > pedestrian access must be facilitated as follows:
  - o along the river frontage, connecting both to the east and west
  - o from Pier Road
- > If any river related facility in the village hall involves the storage of boats, suitable boat access must be provided to the causeway (without reopening an extinguished vehicular access from Pier Road)

#### **Site features**

The following site features need to be respected and maintained

- > Neptune Cottages must remain in situ and are to be refurbished as part of any development
- > The village hall (subject to structural stability) is to be refurbished. Part or all of this building may also be used for local community activities compatible with adjoining residential use, including river-related recreational activity
- > Both the above buildings contribute to the character and heterogeneity of the conservation area
- > The general scale of surrounding buildings: 2 to 3 storey domestic architecture
- > The river aspect should be taken advantage of. Views from living accommodation should be possible over the sea defence wall
- > Adjoining development to the west
- > Views towards the village from the east

#### **Statement of publicity**

Public consultation on this document was carried out as part of a wider community involvement exercise in Greenhithe village in September 2000. A copy of the Cabinet report which considers the public response is available for inspection at the Civic Centre, Home Gardens, Dartford. These Guidelines were adopted as Supplementary

Planning Guidance by the Council on 19 October 2000.