

BEAN ROAD AREA OF SPECIAL RESIDENTIAL CHARACTER APPRAISAL



SUPPLEMENTARY PLANNING GUIDANCE

September 2000

Introduction

The Adopted Dartford Borough Local Plan identifies 12 Areas of Special Residential Character (ASRC's) within the Borough. Each area has an established, attractive residential character and quality of amenity. In particular, they generally have a relatively low density, often with substantial properties and mature planting. Policy H9 and the associated guidelines in Appendix 8 of the adopted Local Plan safeguard these areas from unsympathetic development which would prejudice their quality and character.

A review of the Dartford Borough Plan is currently underway and provides an opportunity to review both the policy and the guidelines as they apply to the ASRCs, and the boundaries of the ASRC's themselves. Policy H23 and Appendix 7 of the Local Plan Review will replace the existing policy and guidelines for these areas. At the same time, the boundaries of the 12 ASRCs have been reviewed against a set of criteria, reproduced at the end of this document.

The Dartford Borough Local Plan was placed on deposit on 30th March 2000 for a six week period of consultation. At the same time, this set of appraisals were published for public consultation.

This set of appraisals is a non-statutory document designed to assist in the interpretation of Local Plan policy, but it does not set the boundary: that is a matter for the Local Plan. The appraisals support, but are not part of the formal Local Plan, and are known as 'supplementary planning guidance'. However, because of this close inter-relationship between the statutory and informal documents, consultation on them is being carried out simultaneously. Any comments received in respect of the change to the boundary of any ASRC will be accepted as a representation to the proposed changes in the Borough Local Plan Review and will be taken into account by the Council.

The primary purpose of preparing appraisals of the ASRCs is to describe each area's special interest, character and appearance. Where it is proposed to amend the boundaries of a particular ASRC, the appraisals give a brief explanation for any change. The maps accompanying the appraisals show any proposed boundary changes.

Following public consultation about the content and boundaries of these appraisals, the following appraisals were adopted as supplementary planning guidance on 21 September 2000 and will be taken into account in determining proposals for development:

Bean Road, Greenhithe
Betsham
Chaucer Park, Dartford
Darenth Road, Dartford
Green Street Green
Longfield Hill
New Barn
Shepherd's Lane, Dartford
Southfleet

Any omissions of particular buildings, features or spaces should not be taken to imply that the area is of not interest or importance.

Statement of Publicity

This Area of Special Residential Character Appraisal has been the subject of formal public consultation (carried out between 30 March and 12 May 2000) and the views of interested parties have been taken into account in its preparation. A copy of the Cabinet report, which considered the responses received, is available for inspection during office hours at the Civic Centre, Home Gardens, Dartford. This Appraisal was adopted as Supplementary Planning Guidance on 21 September 2000.

For further information please contact:

Planning Policy Team on 01322 343214

Room C3, Civic Centre, Home Gardens, Dartford, KENT, DA1 1DR

john.arnold@dartford.gov.uk

Designation Criteria

The following criteria will be taken into account to designate new ASRCs or review the boundaries of existing ASRCs:

1. Established, attractive residential character;
2. An overall lower density (that is, larger plot sizes);
3. Coherent layout and building line;
4. Consistent scale, height massing, plot width, garden depth and distances between buildings;
5. High quality materials;
6. Large rear gardens, open spaces and mature vegetation;
7. Absence of unsympathetic conversions; and
8. Inconspicuous car parking.

Boundaries will be determined by:

- Changes in the character of development; and
- Other prominent features such as roads and open spaces

This Area is characterised by large properties and steep hill upon which the properties are situated. Bean Road has now become somewhat of a backwater road due to the new dual carriageway built to the west, thereby relieving this section of road of through traffic. The wooded area between the dual carriageway and the Area is of prime importance as a visual and sound barrier and a local haven for wildlife. The Area is divided by Bean Road, with



Figure 2- General view

housing on one side and the wooded area on the other (Figure 2). Some of the major houses were built by Blue Circle for their managers (Figure 3).

They are of stock brick with large projecting eaves and rendered plinths, with a relatively shallow



Figure 1- Ex- Blue Circle properties



Figure 3- Loss of boundaries

pitched roof. These have now been mainly converted into flats and the front gardens amalgamated to make room for modern parking requirements, which has meant loss of some boundary walls and the individuality of the plots (Figure 3). Elsewhere the boundary wall remains an important edge to the road.

Most of the properties are set back and higher than the road and are imposing both in scale and massing (Figure 4). Some properties built in the same stretch of road echo the scale of



Figure 4- Other properties



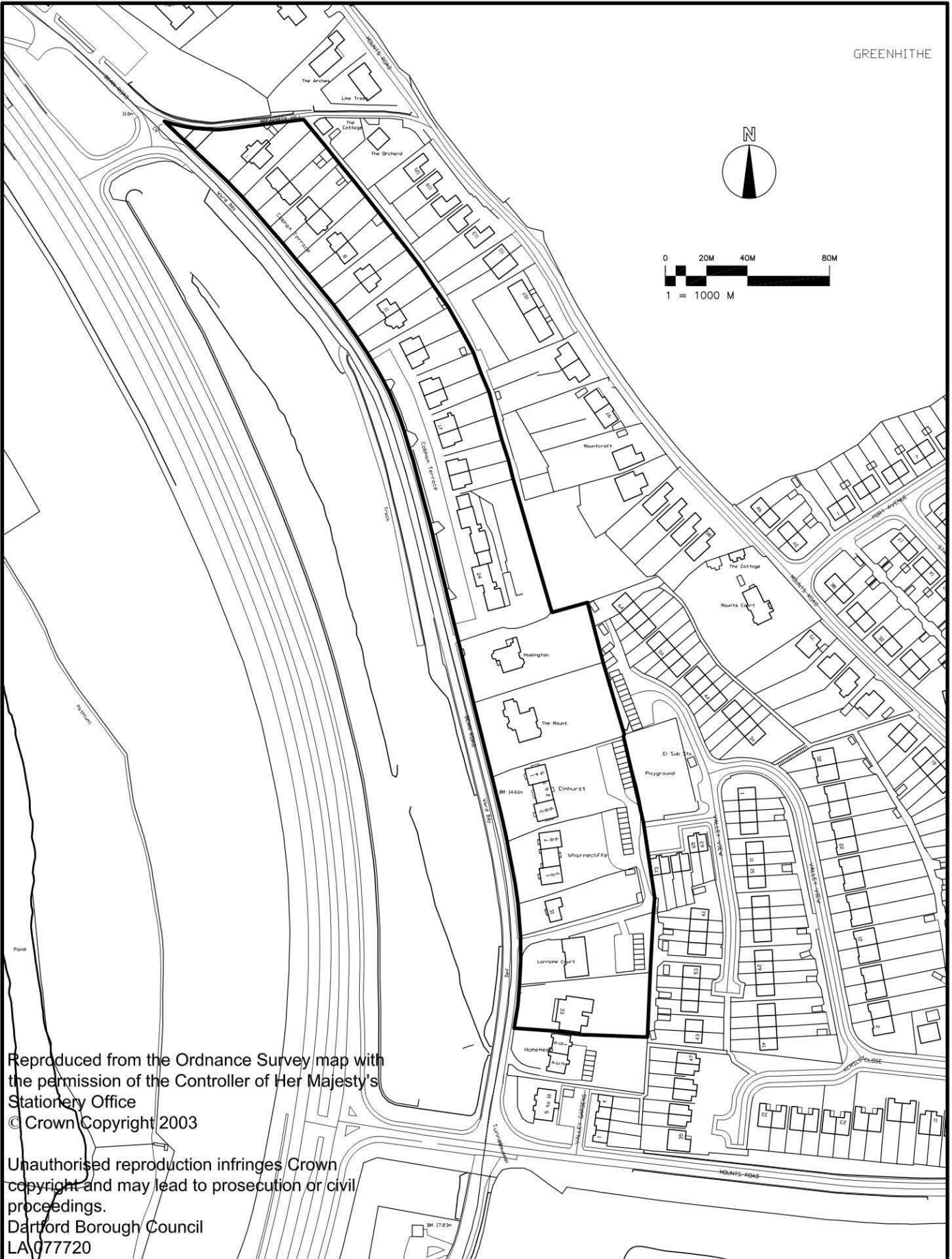
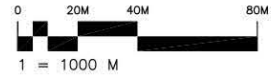
Figure 5- Other properties

the ex-Blue Circle properties, but are of different design and more individually detailed. Nearly all have a large visual impact from the road which means they are key buildings in the landscape (Figure 5).

On the northern edge of the Area, St. Mary's Church and the new McDonalds restaurant (Figure 6) vie for dominance in the landscape. Here there is a need to resolve the visual quality of the common boundary between the properties and the church hall to provide a more integrated landscape from the main road.



Figure 6- St. Mary's



Reproduced from the Ordnance Survey map with
the permission of the Controller of Her Majesty's
Stationery Office
© Crown Copyright 2003

Unauthorised reproduction infringes Crown
copyright and may lead to prosecution or civil
proceedings.
Dartford Borough Council
LA 077720



ROB SCOTT
DIRECTOR OF ENVIRONMENT
CIVIC CENTRE, HOME GARDENS,
DARTFORD, KENT, DA1 1DR

Date Feb 2003

Dwg. no.

Scale 1:2500

Drawn

Chkd

Title **BEAN ROAD**
AREA OF SPECIAL RESIDENTIAL CHARACTER