

SHEPHERD'S LANE 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.

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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

The Shepherd's Lane ASRC is a series of contrasts; the eastern end is of a real urban character with a busy street scene due to the schools and the relative narrowness of the public space. The western extremity is adjacent to Dartford Heath and is far more rural in character. The streetscape varies travelling west along Shepherd's Lane from individual houses, often set behind hedges or walls (Figure 1), to culs de sac such as Wyvern Close (Figure 2)- 1950's, Roseberry



Figure 1- Typical property at the eastern end of Shepherd's Lane



Figure 3- View along Shepherd's Lane



Figure 5- Typical property at end of Shepherd's Lane

Gardens (1930's) and Sullivan Close (1980's). These are separate enclaves in their own right, and have consistent massing, materials and streetscape away from the main thoroughfare.

In the middle section of Shepherd's Lane, Edwardian terraced housing (Figure 4) and a row of shops contrast with the individual properties south of the road. Here gables and bay windows provide a rich architectural grain.

Once past the junction with Princes Road the streetscape and character changes again, with a very wide spacing between frontages and a wide grass verge to the northern

side of the road giving a slightly less urban feel. Here, individual properties or small groups of similar properties on the northern side (Figure 5) contrast with the consistently large chalet- style properties opposite.

Turning into Heathclose Road, chalet style properties are set within



Figure 2- Wyvern Close



Figure 4- Terraced properties along Shepherd's Lane



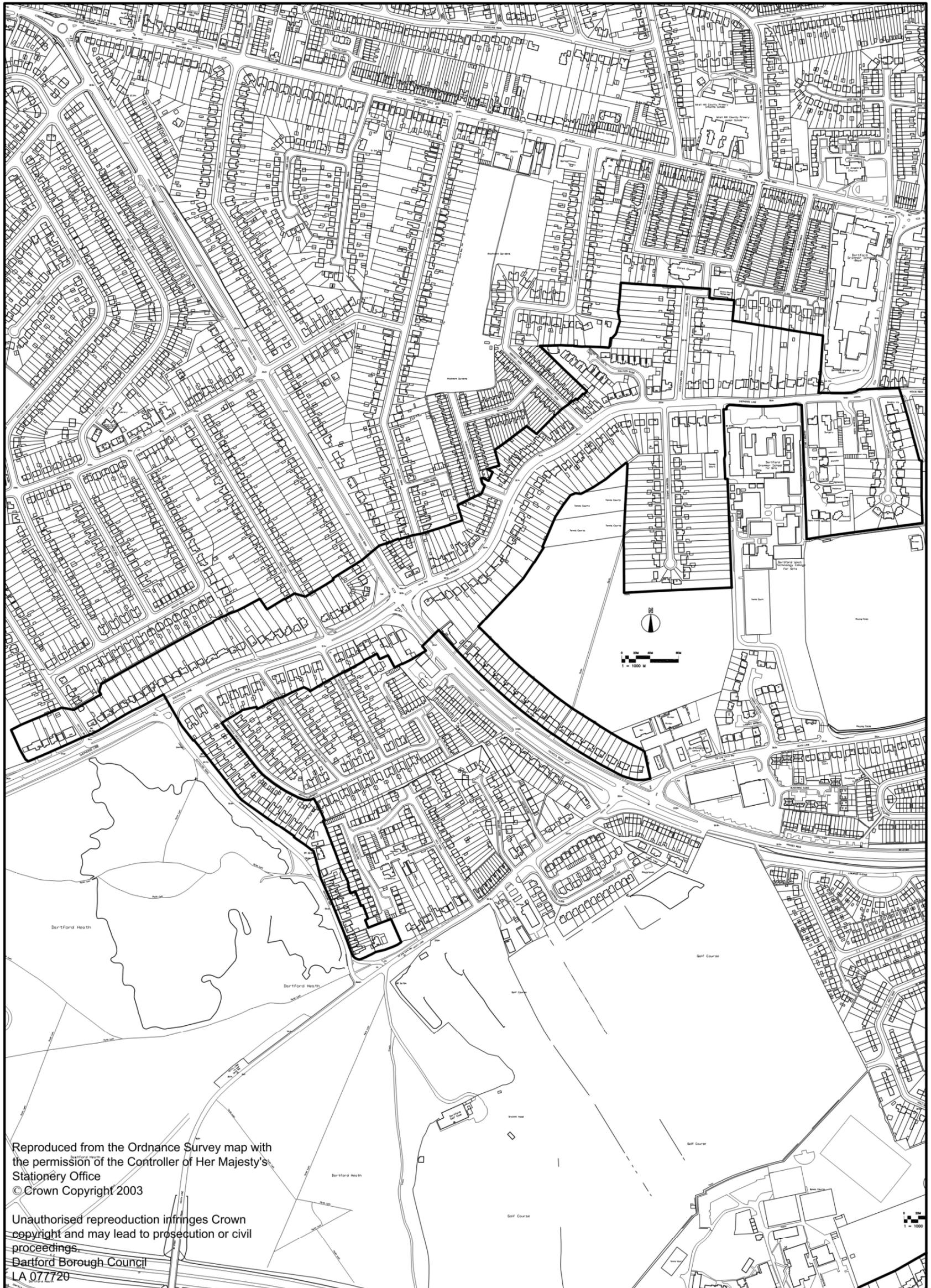
Figure 6- Heathclose Road

a semi- rural street, with no footpath and just a grass verge facing onto Dartford Heath (Figure 6), reinforcing the change of character.

Numbers 237 to 299 Princes Road (Figure 7) echo the western part of Shepherds Lane on this important thoroughfare. They have a more modern vernacular, a wide verge and the majority are consistently detailed. The Borough Local Plan Review now includes these properties within the Shepherd's Lane ASRC.



**Figure 7- 237 to 299
Princes Road**



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SHEPHERDS LANE
 AREA OF SPECIAL RESIDENTIAL CHARACTER