

Keston
Non-Designated Heritage Assets Proposed by the Swanley Neighbourhood
Plan October 2023

As part of preparations for the Swanley Neighbourhood Plan, the Neighbourhood Plan Steering Group undertook a character assessment of the Town. Below are the site assessments for the Keston and the Beeches.

The Beeches is a non-designated heritage asset and on this basis proposals for its development were refused by Sevenoaks which was upheld on Appeal (see details below and **Appeal Ref: APP/G2245/W/17/3184826**)

The Keston			
Layout	Topography	Spaces	Roads, streets, routes
Relationship between buildings, spaces, and routes and how these elements are arranged in relation to each other.	Landscape setting/ gradient of the local area (flat, sloping, valley, plateau, hilltop)	Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares.	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways.
<p>Large residential house of apparent c.1920/30s construction Sited on left hand side of Hawthorn Place and on opposite side of the road to house called 'The Beeches' of similar construction and age. Presents right hand side of property to the road with front facing towards main road (Swanley Lane – main road between Swanley Town Centre and Hextable). Large plot surrounded by c.8-foot brick walls which obscures any clear view of the site. Property is not as well maintained as The Beeches e.g., older style. Large solid wooden gates providing access to large, surfaced parking area to front of house. Area noticeably quiet (visited c.2pm).</p>	<p>Located c. ¼ mile (c. Halfway) along Hawthorn Place (cul-de-sac). This road is at right angles to Swanley Lane and runs in a gentle gradient downhill from the main road.</p>	<p>Located in what appears to have been an old apple orchard (few old trees remain). Surrounded back and front by private detached residential housing of c.1980/90s construction. This housing obscures views from Keston of farmland (to rear of new development). The Beeches is on the other side of the road (Hawthorn Place) to the right of the property. This and new housing adjacent to it hide the open/amenity space between newer housing and the Archer Way development (also accessed from Swanley Lane). This irregularly shaped space (c. 80 meters at widest point and one hundred meters at longest point) provides clear view of farmland.</p>	<p>Hawthorn Place is a cul- de-sac. Access to the newer housing is sign posted as by way of a private road. Foot access to amenity space is via this private road otherwise from other side of this space i.e., Archer Way.</p>

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Large residential house of apparent c.1920/30s construction Sited on right hand side of	Located c. ¼ mile (c. Halfway) along Hawthorn Place (cul-de-sac). This road is at right	Located in what appears to have been an old apple orchard (few old trees remain) but surrounded on three	Hawthorn Place is a cul de sac. Access to the newer housing is sign posted as by

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Layout	Topography	Spaces	Roads, streets, routes
<p>Hawthorn Place and on opposite side of the road to house called 'Keston' of similar construction and age. Presents left hand side of property to the road with front facing towards main road (Swanley Lane – main road between Swanley Town Centre and Hextable). Large plot surrounded by mixture c.6/8-foot wooden fencing and brick walls which obscures any clear view of the site. Property appears well maintained. Large black metal electronic gates providing access to large gravel surfaced parking area to front of house. Area noticeably quiet (visited c.2pm). Large beech tree to front of property but outside of the boundary fence.</p>	<p>angles to Swanley Lane and runs in a gentle gradient downhill from the main road.</p>	<p>sides by private detached residential housing of c.1980/90s construction. This housing obscures views from The Beeches of farmland (to rear of new development) and open/amenity space between newer housing and the Archer Way development (also accessed from Swanley Lane). This irregularly shaped space (c. 80 meters at widest point and one hundred meters at longest point) provides clear view of farmland.</p>	<p>way of a private road. Foot access to amenity space is via this private road otherwise from other side of this space i.e., Archer Way.</p>

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These assessments indicate the specific nature of these properties and their distinctiveness both in terms of their location and contrast with much of the rest of the housing of Swanley as arts and crafts style dwellings with notable features.

This distinctiveness was confirmed by the decisions made when an application was submitted in relation to the Beeches for its demolition.

The Inspector noted that:

“Both Keston and The Beeches are large imposing dwellings that are clearly examples of the design style of their period, whether or not influenced by the horticultural history of Swanley. Both buildings comprise projecting gables, steep double-pitch, and hipped roofs with tall substantial chimneys, along with pitched roof detached garages.

It is clear to me that The Beeches is a visually striking building that is one of a pair of such buildings. These are large distinctive buildings in their own right.”

I consider that there would be additional harm caused by removing one of the pair of these matching properties as jointly their visual contribution to the character and appearance of the area is significant.”

Appeal Ref: APP/G2245/W/17/3184826 The Beeches, Hawthorn Park, Swanley BR8 7FB
<input type="checkbox"/> The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
<input type="checkbox"/> The appeal is made by Mrs Morwenna McKay of Croudace Homes Limited against the decision of Sevenoaks District Council.
<input type="checkbox"/> The application Ref SE/17/02247/FUL, dated 14 July 2017, was refused by a notice dated 13 September 2017. <input type="checkbox"/> The development proposed is demolition of an existing dwelling and the erection of three dwellings and associated works.
Appeal Decision 1. The appeal is dismissed.
Site visit made on 29 January 2018
by Nicola Davies BA DipTP MRTPI
an Inspector appointed by the Secretary of State for Communities and Local Government
Decision date: 7 February 2018

Inspector Appeal decision re Beeches

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On this basis the Neighbourhood Plan proposes that the Keston also be agreed as a non designated heritage asset.