



Heritage Impact Assessment

Home Farm,
Kemnal, Chislehurst

July 2022 | Project Ref 5474

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1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by Dr Jonathan Edis, Director of HCUK Group, on behalf of Mr Alan Selby. It relates to the proposed reduction of the overall built footprint at Home Farm, partly by way of selective demolition of unimportant buildings. Proposals consist of building a new hydrogen-powered house (Vine House), reconfiguring the Bothy and Bothy Cottage, extending Polo Mews and reconfiguring the principal house in the group, known as Greenacres¹. A viticultural business is also proposed.
- 1.2** The proposed development is within Chislehurst Conservation Area and within the setting of Foxbury, a grade II listed building. Historically, Home Farm was part of the Foxbury Estate. Some of the buildings at Home Farm are locally listed, as described further in Chapter 3. The group as a whole appears on some modern maps and websites as Kemnal Manor.
- 1.3** This assessment should be read in conjunction with the Design and Access Statement by Hollaway Architects.
- 1.4** The author of this assessment has forty years of continuous employment in the heritage sector, including ten years as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved development within conservation areas and affecting the setting of listed buildings. He has been involved in development at Foxbury and Home Farm for several years, including the provision of a new detached dwelling to the south of Home Farm, and, most recently, a successful planning appeal in 2021.²

¹ The building has been called Greenacres for consistency with the Design and Access Statement, but it appears on maps and other documents as Greenacre, Green Acre(s) etc.

² (APP/G5180/C/20/3246812).

2. Relevant Planning Policy Framework

- 2.1** The council is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The council must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.³
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this assessment, preservation equates to an absence of harm.⁴ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.⁵
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 2.6** Historic England has published guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance proposes a stepped approach to assessment

³ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

⁴ South Lakeland v SSE [1992] 2 AC 141.

⁵ Conservation Principles, 2008, paragraph 84.

in which Step 1 involves the identification of the relevant heritage assets, Step 2 establishes their significance, and Step 3 describes how the change within the setting of the assets might affect their significance. In cases where there is a resultant loss in significance, amounting to harm, Step 4 is engaged, requiring the discussion of mitigation.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁶ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁷ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”

2.9 Paragraph 199 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.10 Paragraph 203 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

⁶ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁷ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

- 2.11** Paragraph 203 of the NPPF may be relevant to the locally listed buildings discussed in Chapters 3 and 4 of this assessment.
- 2.12** Local heritage policy has been taken into account in the preparation of this assessment, including a study of Chislehurst Conservation Area, prepared in 1992 and updated in 2008, by Mary S. Holt of the Chislehurst Society. That document informed the Council's Supplementary Planning Guidance (SPG) for Chislehurst Conservation Area, adopted in June 1999 and reissued in an illustrated form in 2001.

3. Statement of Significance

Introduction

3.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates in part to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 4 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.

Chislehurst Conservation Area and the Foxbury Estate

3.2 The application site is in the northern part of Chislehurst Conservation Area,⁸ outside the main built up area, in a part of the parish that seems to have been mainly woodland and pasture until the mid-19th century. The tithe map of Bromley indicates that much of the land in the area was owned by New College, Oxford, around 1840, and that it was described in the apportionment as wood and pasture. It was relatively remote, with few obvious tracks or roads shown on the map. Figure 1 is an extract from the tithe map, showing the approximate future locations of Foxbury and Home Farm. It seems that the southern end of a wood called Ashen Grove was cleared in the second half of the 19th century, in order to make way for Home Farm. As a consequence, Ashen Grove was separated from another wood to the south, called Stock Wells, as can be seen in the O.S. map of 1897 in Figure 2.

3.3 In 1876 Foxbury was built for the wealthy Tiarks family, by the architect David Brandon. This must have had a significant effect on land use in the area, including the creation of what is now Home Farm, to service the estate. This was approached from Kemnal Road at a lodge known as the North Lodge.

3.4 By the time of the O.S. map of 1897 Home Farm was well established, and there were extensive glass-houses along the edge of a walled kitchen garden (Figure 3).

⁸ The Council's SPG describes the application site as being within Sub-Unit 15 of the conservation area, "Kemnal Manor, Foxbury and Surrounds" in paragraphs 3.81 and 3.82, where the rural character is briefly described.

In the following half century there was further development and adaptation of the group, as can be seen on the O.S. map of 1958 in Figure 4. There is an account of the farm in *The Story of Kemnal Road Chislehurst* by Tony Allen and Andrew Thomas, first published in 2007. The following extracts are taken from page 125 of the fifth edition, dated 2020:

"Foxbury was a large estate, and the Tiarks had space to convert part of the estate into a working farm, create stables for horses and carriages, retain woods for shooting as well as developing pleasure grounds and lakes.

The largest part of the estate was given over to farming. There were fields for pasture, and haymaking in the summer. Every year Agnes [Tiarks] noted the start and end of the haymaking on Foxburrow Hill, when the family and all the servants would help to bring in the hay in favourable weather.

The 1911 inventory showed the farm animals at that time. The list included 8 cows, 6 heifers and calves, a boar, 2 porkers, 2 sows, and 18 young pigs, and 250 head of poultry. There were no sheep recorded there, but we know that 25 sheep were bought in 1884, 24 shortly after Henry's [Tiarks] death and 30 in 1913, so sheep rearing was an important part of the farm. The farm became even more important during the First World War, when rationing was introduced, and the farm had to be run on economic lines..."

3.5

Kemnal Road is described in the study of Chislehurst Conservation Area by Mary S. Holt as follows:

"Kemnal Road, one of the longest roads in the Conservation Area, (preserving the name of a manor of Chislehurst), runs north from Bromley Lane, near its junction with Royal Parade, through a mixture of built development and open space, to join the Sidcup By-Pass at the eastern extremity of the Conservation Area. The road divides into three distinct areas with differing characteristics; most of its length is in the Conservation Area and the northern end is within the Metropolitan Green Belt.

Thanks to the survival of a few of the original houses in their own grounds, and the spacious lay-out of the Victorian developments, the general appearance of the road has been maintained to a reasonable extent, with an impression of elegant homes in spacious grounds, particularly on the eastern side where the presence of Green Belt

land, with streams feeding lakes in Foxbury and Foxearth has probably served to inhibit potential developers.

The first section extends from Bromley Lane (near the War Memorial) to the point where it crosses Ashfield Lane, cutting in two a small segment of the Commons. Here there is a footpath on one side of the road only, maintained by London Borough of Bromley.

The main residential section of the road stretches from Ashfield Lane to between Foxearth and South Lodge Foxbury, with a footpath on one side only. Historically it is one of the most interesting roads in Chislehurst and remains among the most attractive residential areas. Even in the second half of the 19th Century Chislehurst was among the most favoured places within easy reach of London, and the coming of the railway in 1865 accelerated the pace of development and many large but lovely houses in very spacious grounds were constructed in Kemnal Road. Destruction of this heritage however began with World War II when the gates at both ends were removed and extensive military traffic badly damaged the road surface. At that time there were only about a dozen houses, mostly very large, whose owners had departed and were replaced until the mid-1950s by bombed-out East London refugees. Foxbury, possibly the finest private house in Chislehurst, was taken over by the Church Missionary Society and is now in the possession of the Woolwich Building Society. [but now returned to private ownership] From the mid-1950s onward most of the ancillary buildings (stables, coach houses etc.) of the large houses were converted into private residences. The spacious grounds surrounding a number of these large Victorian properties have been developed for blocks of flats and cul-de-sac roads with many houses."

3.6 The Foxbury estate has been broken up since the days of the Tiarks family, and it is now in various different ownerships. However, the essential components of Foxbury and Home Farm are still structurally in place, and there is a recognisable connection spanning more than a century of gradual change.

3.7 Chislehurst Conservation Area is relatively large, and it includes a wide range of land uses. It is part suburb and part village, with extensive common land, and wooded areas. Like other outlying groups of buildings, Home Farm has agricultural roots that go back to the 19th century and earlier. This part of the former Foxbury

estate as an area of pasture, grass and woodland of a rural nature, with clear farming origins.⁹ The appearance of Home Farm is still that of an ancillary estate complex, centred on a kitchen garden, the historic purpose of which was to serve the main house. It was located sufficiently far from the main house to be convenient, while at the same time being peripheral to the principal views (Figure 5). One of the buildings at Home Farm has a distinctive spire which, consciously advertises the fact that it was built as an estate farm (Figure 10). Although one is not physically aware of Foxbury when one is walking around Home Farm and its walled garden, one does have an awareness that it probably served a country house at some time in the past (Figure 16).

- 3.8** In terms of heritage significance, the listed building known as Foxbury was, and remains, the principal building in the area. The relationship between Foxbury and Home Farm was once important, and served a practical purpose. As the estate has been gradually disaggregated, Foxbury and Home Farm have become more insular, and more separated from each other.

Locally listed buildings

- 3.9** Some of the buildings within Home Farm are locally listed (Figures 8 and 9). The council's online map in Figure 9 indicates that Bothy Cottage and Bothy House are locally listed, together with the units in Polo Mews. The map also suggests that part of Greenacres is locally listed, but this may be an error (the relevant part of Greenacres is illustrated in Figure 15).
- 3.10** The buildings in question have been converted and substantially reworked in recent decades. The spire, and the courtyard group, have some residual character as a reminder of the origins of the farm and the estate (Figures 10 to 13), but there is relatively little intrinsic interest in the buildings themselves.
- 3.11** It would be open to the council to apply paragraph 203 of the NPPF (non-designated heritage assets) to the locally listed buildings, having identified them as being of heritage significance.

⁹ The Council's SPG describes the application site as being within Sub-Unit 15 of the conservation area, "Kemnal Manor, Foxbury and Surrounds" in paragraphs 3.81 and 3.82, where the rural character is briefly described.

Foxbury

3.12 Foxbury was listed grade II on 29 June 1973, and is officially described as follows:

"Built by David Brandon 1876, in Gothic Revival style. An L-shaped building in stone with mullioned windows, Tudor type chimneys and gables with barge boards. Plinth. (See "The Builder" Vol 41 P 74, P 80-1)."

3.13 The brevity of the list description should not be taken as a reflection of the heritage significance of the building, which is considerable. It is illustrated in Figures 6 and 7, giving an impression of the extent of the building and its presence within the landscape. The building was described in an article in The Builder of July 1881 as follows:

"The mansion is erected upon an estate of sixty acres, on rising ground to the right of the Kemnal-road, Chislehurst. The external walls are built hollow, with Hassock stone rubble-work, faced on the outside with Kentish rag-stone laid in random courses, with a rock face, and lined on the inside with brickwork in cement. The masonry of the cornices, windows, doorways, &c., is of Combe-Down Bath stone, and the roofs are covered with Broseley tiles. The corridors throughout are of fire-proof construction, upon Fox & Barrett's principle. The principal rooms have been decorated with enriched paneled ceilings and characteristic high mantelpieces of oak, cedar, and walnut, inlaid with other woods, and the walls of the dining-room are lined with wood framing of pitch-pine.

The principal entrance is on the east side, through an enclosed porch, paved with marble mosaic executed by Messrs. Burke & Co., leading into the entrance-hall, which is separated from the corridors and principal staircase by arcades of Portland stone.

The principal staircase, which is 19ft. 6in. square and 27ft. high has a wainscot oak staircase of three flights, protected by balustrades of pierced strapwork, with large newels at the landings, surmounted by heraldic animals after the fashion of those at Hatfield House and other houses of similar date. The staircase windows are filled with grisailed glass, having armorial medallions in the centre of the lights, carried out by Messrs. Heaton, Butler & Bayne.

On the first floor, which is 11ft. high, there are eleven bedrooms and dressing rooms, with three bathrooms, the servants' bedrooms being arranged over the offices. The basement-storey is appropriated for the heating apparatus, wine, beer, and coal cellars, icehouse, &c.

The approach-roads and gardens were laid out by Mr. Milner, and lodges are placed at the junction of the carriage-drives with the Kemnal-road. The stables and kitchen-garden, with gardener's cottage and extensive greenhouses, are arranged on ground to the north-east of the mansion."

- 3.14** While the estate never became a formally designed "park", the surroundings of the listed building were optimised so that it could be seen and appreciated from different directions, particularly the east and west fronts. The extent of this landscaped enclave can be seen in Figures 6 and 7. While Home Farm is, historically and conceptually, within the setting of the grade II listed building, the visual connection between Foxbury and Home Farm is now quite minimal. Figure 6, for example, shows that a car park and a tennis court intervene between the two groups of buildings.

Summary of significance

- 3.15** Foxbury is self-evidently a Victorian country house of special architectural and historic interest, set within a relatively rural part of Chislehurst Conservation Area, which is a place of considerable heritage significance. Home Farm is historically associated with the Foxbury estate, but it has become a separate entity over the years, and the two groups of buildings have almost completely separate visual envelopes. While there is residual heritage interest in Home Farm as a group, the locally listed buildings (Bothy Cottage, Bothy House, and Polo Mews) have been much altered and rebuilt, and are of modest significance.

4. Heritage Impact Assessment

Introduction

- 4.1** This chapter of the assessment describes how the proposed development will affect the setting and significance of the heritage assets identified in the preceding chapter. It equates in part to Step 3 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 3 (Statement of Significance) and with the tabular methodology at Appendix 2.

The proposed development

- 1.5** The proposed development consists of the reduction of the overall built footprint at Home Farm, partly by way of selective demolition of unimportant buildings. Proposals consist of building a new hydrogen-powered house (Vine House), reconfiguring the Bothy and Bothy Cottage, extending Polo Mews and reconfiguring the principal house in the group, known as Greenacres. A viticultural business is also proposed.

Effect on locally listed buildings

- 4.2** The physical effect of the proposal on the locally listed buildings will be small, and the removal of the modern garage in Figure 14 will open up views. The group value will be retained, as illustrated in the Design and Access Statement.

Effect on the listed building, Foxbury

- 4.3** Although there could be said to be an abstract change within the historical setting of Foxbury, the visual change is effectively nil, or close to nil. There can be no suggestion of a significant impact on the setting of the listed building, or a reduction in its significance. Further detail is contained in the GPA3 setting assessment in Appendix 2.

Effect on Chislehurst Conservation Area

- 4.4** The overall reduction of building footprint will have a positive impact on the character and appearance of Chislehurst Conservation Area. In themselves, the reconfigurations of Polo Mews, Bothy House, Bothy Cottage, Greenacres, and their associated structures, will be relatively minor, without loss of heritage significance. The alterations, which are illustrated and discussed in the Design and Access Statement, will be beneficial to the appreciation of the group as a whole.
- 4.5** Vine House, which is the new dwelling proposed on the eastern side of the site, is too far away from Foxbury for there to be a significant effect on the setting of the listed building. Insofar as there will be a change within the conservation area, it will be in the context of the proposed vineyard, which will be consistent with the historical use of the land for agricultural purposes, and the prevailing character.

Summary of effects

- 4.6** The net impact of the reduction of built form will enhance the character and appearance of Chislehurst Conservation Area. There will be only a small effect on the setting of the grade II listed building known as Foxbury, and no harm to its significance. The group of locally listed buildings (Bothy Cottage, Bothy House and Polo Mews) will be adapted and preserved. Paragraphs 201 and 202 will not be engaged. There will be enhancement for the purposes of the council's duty under section 72(1) of the Act, and preservation for the purposes of the duty under section 66(1).

5. Conclusions

- 5.1** Foxbury is self-evidently a Victorian country house of special architectural and historic interest, set within a relatively rural part of Chislehurst Conservation Area, which is a place of considerable heritage significance. Home Farm is historically associated with the Foxbury estate, but it has become a separate entity over the years, and the two groups of buildings have almost completely separate visual envelopes. While there is residual heritage interest in Home Farm as a group, the locally listed buildings (Bothy Cottage, Bothy House, and Polo Mews) have been much altered and rebuilt, and are of modest significance.
- 5.2** The proposed development consists of the reduction of the overall built footprint at Home Farm, partly by way of selective demolition of unimportant buildings. Proposals consist of building a new hydrogen-powered house (Vine House), reconfiguring the Bothy and Bothy Cottage, extending Polo Mews and reconfiguring the principal house in the group, known as Greenacres. A viticultural business is also proposed.
- 5.3** The net impact of the reduction of built form will enhance the character and appearance of Chislehurst Conservation Area. There will be only a small effect on the setting of the grade II listed building known as Foxbury, and no harm to its significance. The group of locally listed buildings (Bothy Cottage, Bothy House and Polo Mews) will be adapted and preserved. Paragraphs 201 and 202 will not be engaged. There will be net enhancement of the character and appearance of Chislehurst Conservation Area.

Appendix 1

Scale of Harm

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

Appendix 2

GPA3 Assessment

In assessing the effect of the proposed development on the setting and significance of heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

Relevant Considerations

<i>Proximity of the development to the asset</i>	The new development will be between 120m to 270m east of the main east elevation of Foxbury, separated by a car park, two tennis courts, and significant tree cover.
<i>Proximity in relation to topography and watercourses</i>	The land undulates gently in this area, and there are small watercourses, but nothing of significance in the immediate surroundings of Foxbury and Home Farm
<i>Position of development in relation to key views</i>	Key views of Foxbury will not be affected. Note that the east elevation of Foxbury is angled slightly to the south-east, and that Home Farm was sited so as to be out of direct lines of sight to and from the building. Modern structures and trees have further reduced the visual connections.
<i>Orientation of the development</i>	The development is scattered, and does not have an orientation, as such.
<i>Prominence, dominance and conspicuousness</i>	The proposed development will not be prominent, dominant or conspicuous in relation to Foxbury.
<i>Competition with or distraction from the asset</i>	The proposed development will not compete with or distract from Foxbury.
<i>Dimensions, scale, massing, proportions</i>	The dimensions, scale, massing and proportions of the proposed development will all take effect at a sufficient distance from Foxbury for there to be no material effect.
<i>Visual permeability</i>	The proposed demolition of the modern garage will open up views of Home Farm. No issues are anticipated in respect of visual permeability.

<i>Materials and design</i>	Materials and design can be the subject of later detailed approval.
<i>Diurnal or seasonal change</i>	No issues are anticipated in respect of diurnal or seasonal change.
<i>Change to built surroundings and spaces</i>	Change to the built surroundings and spaces around Foxbury will be small.
<i>Change to skyline, silhouette</i>	There will be no change to the skyline or silhouette of Foxbury.
<i>Change to general character</i>	The change to the general character of the surroundings of Foxbury will be almost imperceptible.



Figure 1 – Extract from the tithe map of Chislehurst, dated 1844, corrected so that north is at the top of the map. The wood called Ashen Grove has been shaded green, for comparison with its reduced form (following clearance of the southern part) on the O.S. map of 1897 in Figure 2. The approximate future locations of Foxbury and Home Farm are circled.

“Kemnal” is the building shown as Kemnal Manor on the O.S. map of 1897 in Figure 2.

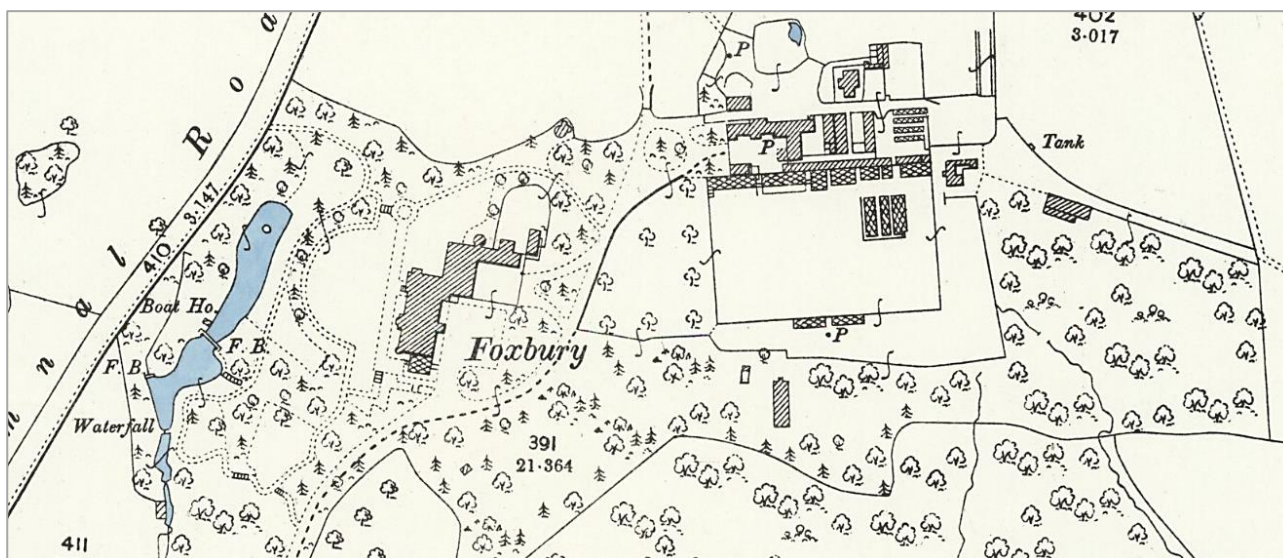
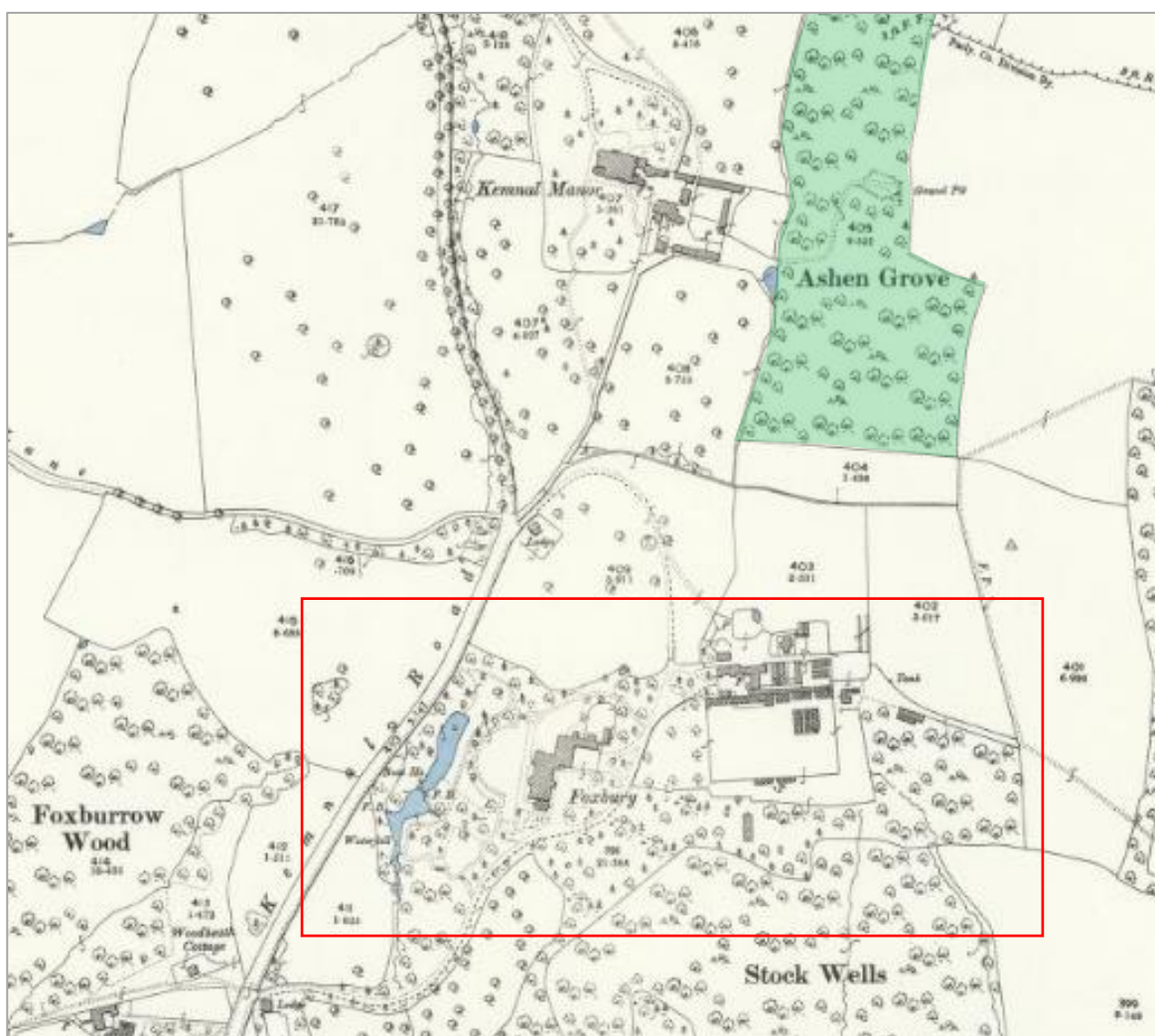


Figure 2 – Foxbury, from the O.S. map of 1897, revised 1895. The inset below shows the relationship to Kemnal Manor and Ashen Grove, shaded green (see also Figure 1).



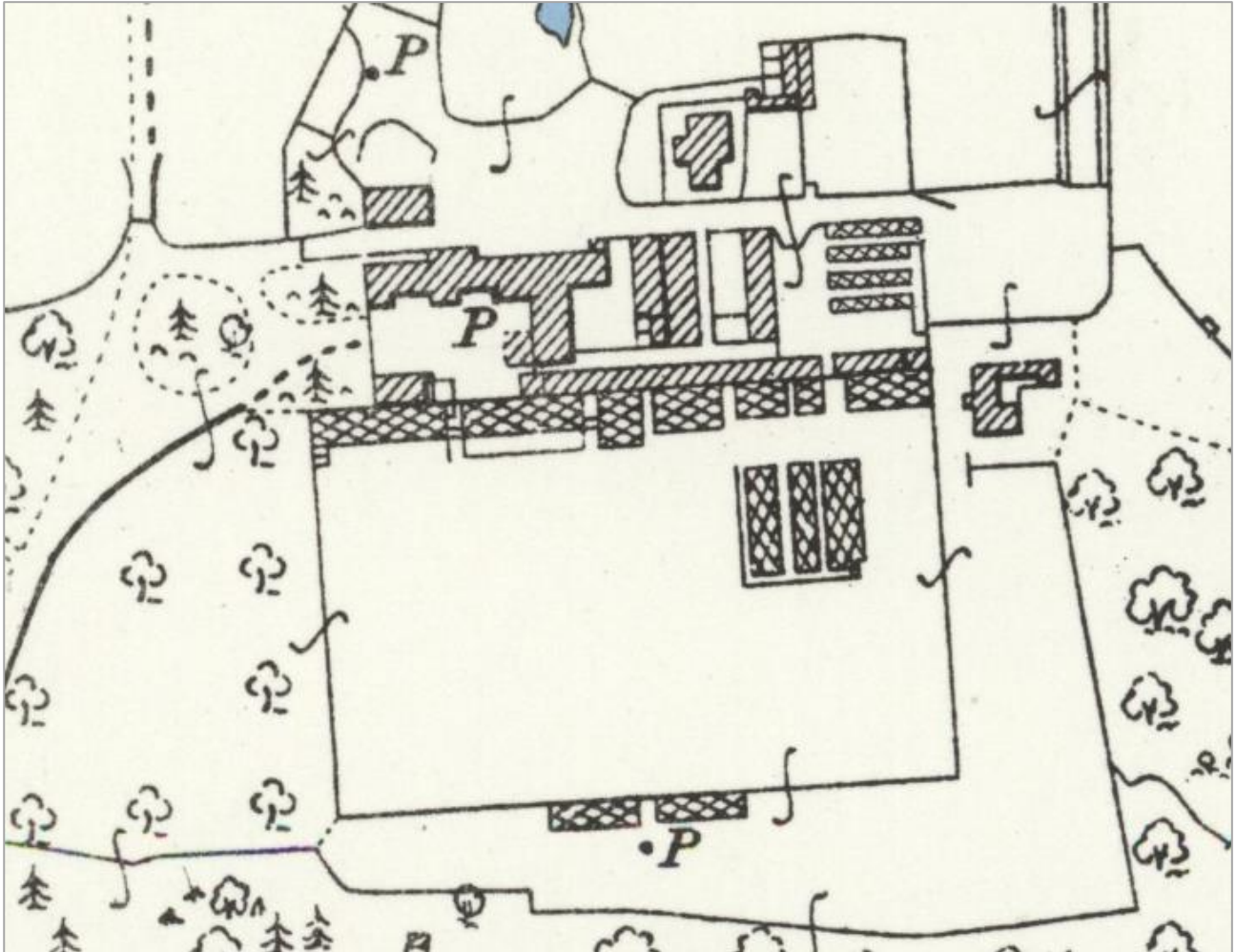


Figure 3 – Detail of Home Farm from the O.S. map of 1897.

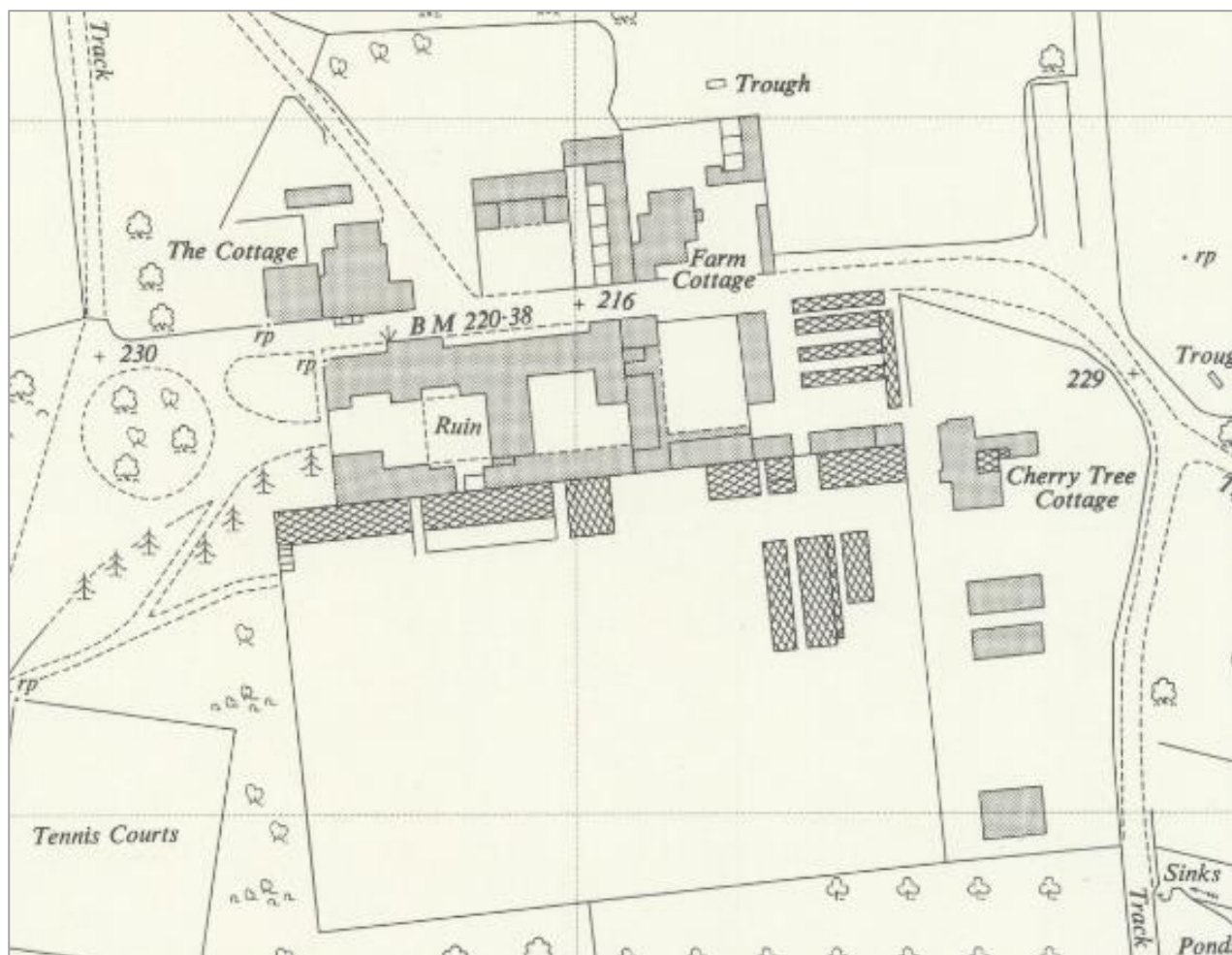


Figure 4 – Home Farm, from the O.S. map of 1958, surveyed 1957.



Figure 5 – The relationship between Foxbury (left) and Home Farm (right), seen looking northward.



Figure 6 – Foxbury, seen from the south.



Figure 7 – Foxbury is seen from the east, in the aerial view above, which can be compared with the Victorian watercolour of the east elevation below.





Figure 8 – Aerial photograph of Home Farm from the south. The locally listed buildings are enlarged in the inset below (see also Figure 9).



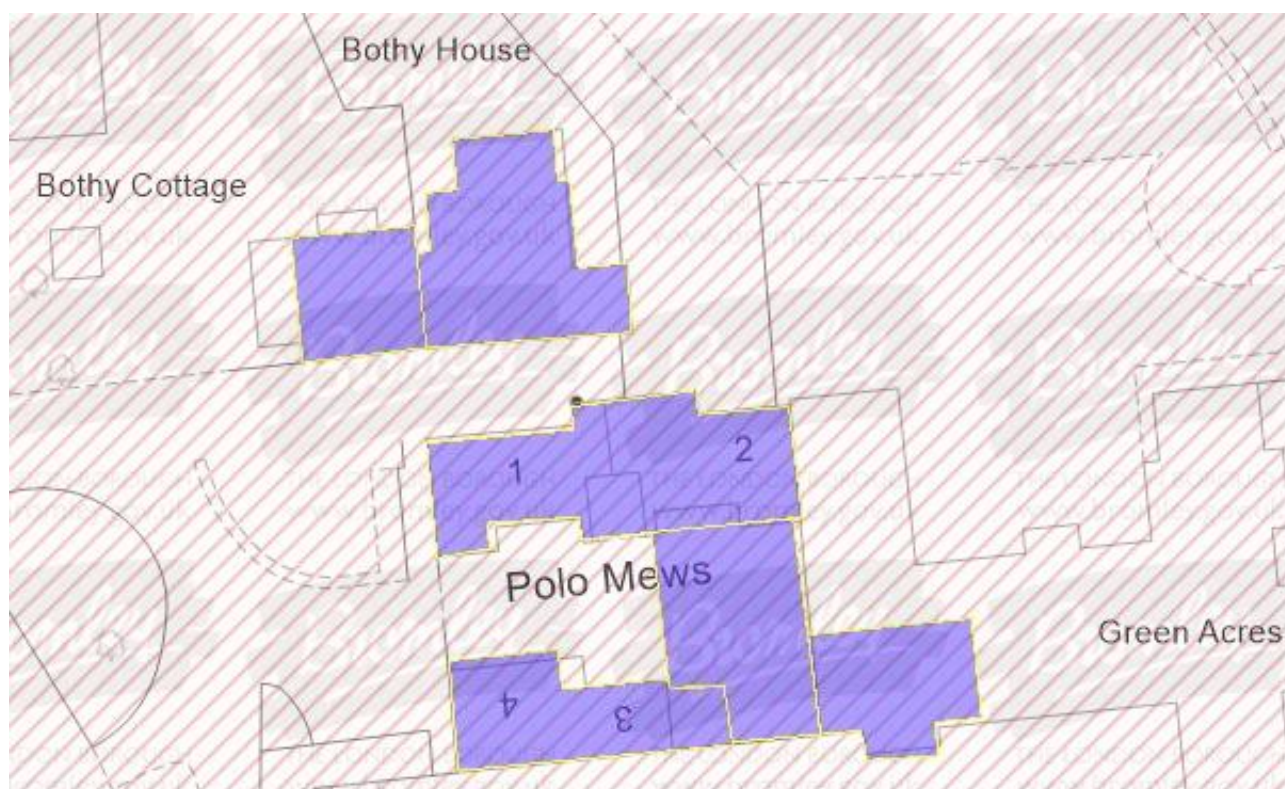


Figure 9 - Extract from the London Borough of Bromley's interactive map, showing locally listed buildings at Home Farm, namely Bothy House, Bothy Cottage and 1-4 Polo Mews. For the wider spatial relationship with Foxbury and Greenacres, see below.

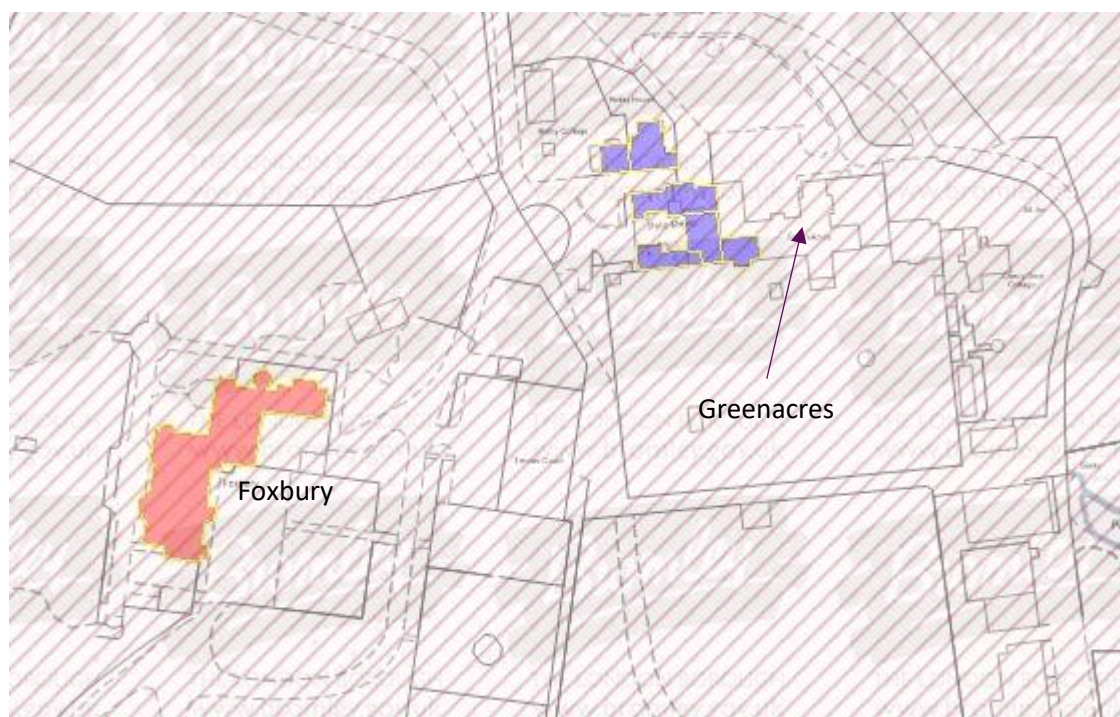




Figure 10 – General view looking east towards Polo Mews, with Bothy Cottage and Bothy House to the left.



Figure 11 - General view looking east towards Polo Mews, with Bothy Cottage and Bothy House to the left.



Figure 12 – Bothy Cottage and Bothy House, with Polo Mews to the right.



Figure 13 - General view looking south-east, with Polo Mews on the left.



Figure 14 – Looking north, so that Bothy Cottage, Bothy House and Polo Mews are out of view to the right. The modern garage on the right of the path will be demolished.



Figure 15 – The south-western part of Greenacres, looking east (and slightly northward).



Figure 16 – The walled garden, looking west in the general direction of Foxbury.