



**Danson Road, Bexleyheath  
Carebase**

**Design and Access Statement**

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## Introduction

This design and access statement has been prepared by Ryder Architecture on behalf of Carebase to support the planning application for a new care home on Danson Road, Bexleyheath.

Carebase have identified a need in the local area of Bexleyheath for specialised/dementia care. The aim of the scheme is to enable the provision of care close to home, providing an opportunity for the local residents to stay in the area, close to family which further enhances their mental well being.

The scheme provides a new care home for specialist dementia and aged care. The development of a care home will also provide associated support facilities such as a variety of communal spaces, activity rooms and staff facilities. The care home will be set within the site in line with the local context and will benefit from a landscaped garden for the residents which will provide a visual amenity to the surrounding area.

The new home utilises a site at the end of Danson Road, a point of transition between the residential street scale and the open junction where larger amenities, such as Crook Lodge Leisure Centre are located.

# Background

## Carebase

Carebase was founded in 1990 and runs a number of nursing, residential and care homes across south east England and East Anglia. The homes combine state-of-the-art facilities, elegant homely decor and, most importantly, a highly trained team of people dedicated to caring.

Carebase makes no compromises when it comes to the quality of their homes or the care of their residents. They continuously develop and invest on their residential care homes to ensure they reach the highest possible standards. This includes their commitment to invest in their people.

Carebase are an award winning employer. They are committed to employing people who are genuinely passionate about caring for their residents. They go to great efforts to develop, reward and support their staff. As a result they have won a number of awards over the years in recognition of the quality service provided by staff.

- 2015 Great British Care Awards (National) Care Employer of the Year
- 2014 Great London Care Awards Care Employer of the Year
- 2012 Top 1000 Care Homes with Nursing for Carebase's Ashbrook Court
- 2011 Great London Care Awards Care Employer of the Year
- 2010 Great British Care Awards (National) Care Employer of the Year

Carebase aims for its homes to become an integral part of the local community through working closely with local businesses, charities, schools and other organisations. The focus of this approach is to ensure that residents can continue to be part of their community, whilst offering the community an opportunity to be involved with the home and the many events that they run.

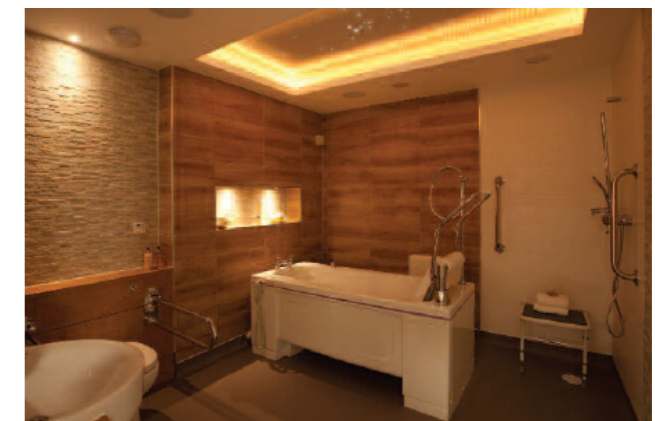
Local community initiatives include:

- A charity of the year initiative is run at all of the homes, where team members and the community come together to fundraise for local causes
- Family information events to discuss all aspects of planning care, working with local experts
- A comprehensive event programme is run each year at all the homes, where they open up the home and invite the local community
- Regular engagement with local schools and colleges to support learning goals

A well as large en suite bedrooms to enjoy quieter more private moments, the homes include other amenities to enrich the day to day life and wellbeing of relatives and their families. These communal areas and lounges include a hair salon, cinema, spa, library and private dining room. Kitchenettes are incorporated into the dining areas where residents can make a cup of tea.

Carebase considers that outdoor space is important so maintain beautiful gardens. These gardens include allotments and raised flower beds providing residents with opportunities to grow plants, fruit and vegetables.

Carebase promotes an active lifestyle as it has proven to have a positive effect on their residents. Each home has a dedicated activities co-ordinator tasked with organising a weekly planned schedule of engaging entertainment and activities. Residents are encouraged to continue the individual hobbies and interests they have always been passionate about as well as taking pleasure from everyday tasks which are familiar. Carebase assists and welcomes participation wherever it will be helpful for the resident.



# Context

## Site Location

### Location

The site lies in the north east corner of Danson Park between Park View Road and Danson Road and to south of a pedestrian entrance to Danson Park.

### Site context

The site lies in the borough of Bexley. Danson Park which borders the site is a Grade II listed park on the English heritage register of parks and gardens of special historical interest. Within the park lies The Charter Oak which is a large oak tree over 200 years old and has been recognised as one of the Great Trees of London. It was under this tree in 1937 that Lord Cornwallis presented the Charter which elevated Bexley from an Urban District Council to a Municipal Borough.

Danson House is a Grade I listed Palladian villa designed by architect Sir Robert Taylor who also designed the Bank of England. It was built by Sir John Boyd in 1766. In 1995 English Heritage identified the house as the most significant building at risk in London as it had fallen into an almost ruinous state. It was restored and opened by HM Queen Elizabeth II in 2005 for the public to enjoy.

The immediate site context is formed almost entirely by suburban housing with the exception of the Crook Log Leisure Centre, to the north of the site, completed in 2005.

### Public transport

Access to the train network:

Bexleyheath train station is a 15 minutes walk from the site and Bexley train station can be reached by a short bus ride.

Access to the bus network:

Three bus stops are within a 2 minute walk of the site they have routes to Woolwich, Lewisham, Blackheath, Greenwich and Orpington.

### Existing buildings on the site

The site comprises of four plots (numbers two, four, six and eight). The existing buildings feature two storey plus roof, semi detached houses, forming the end part of the building line along Danson Road.



Boating lake



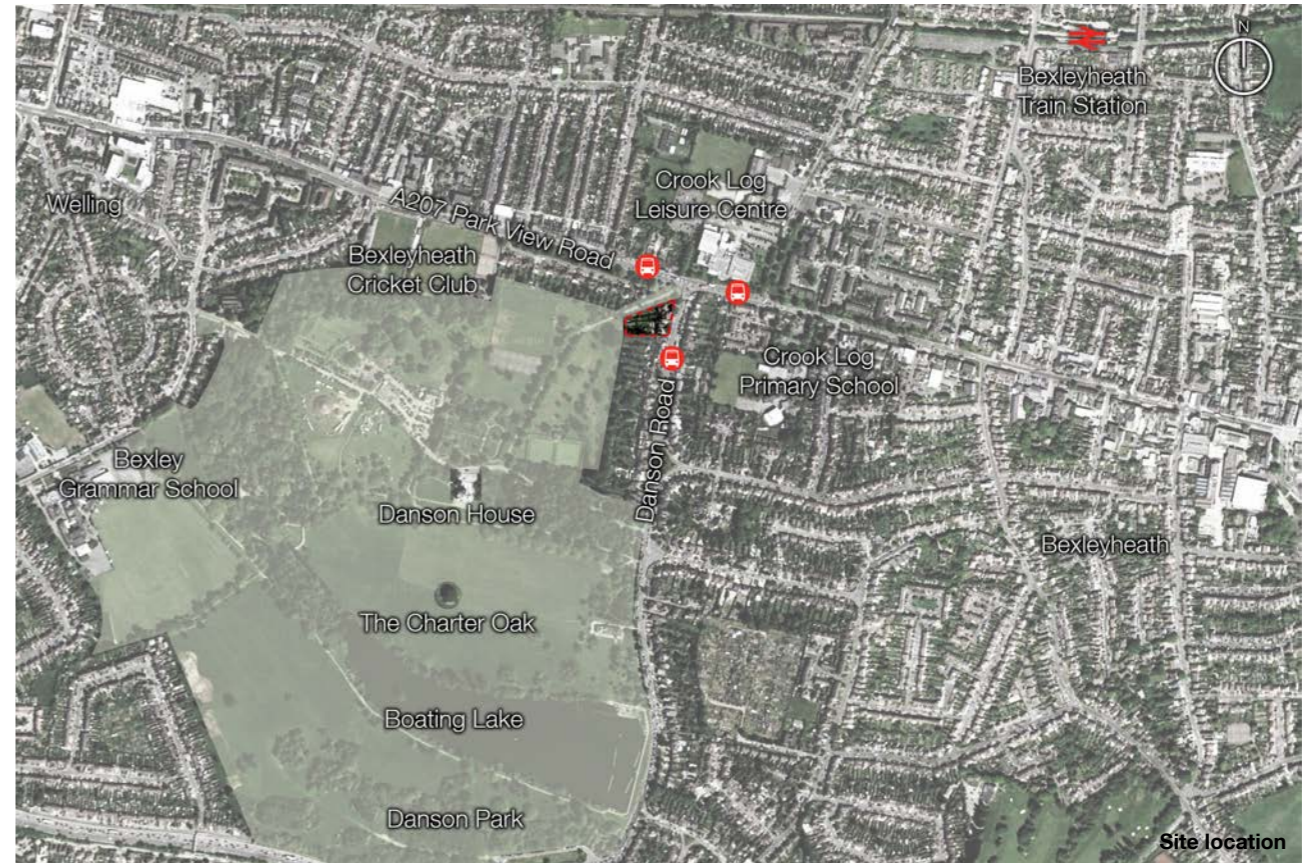
Danson House



Old English gardens



Charter Oak



Site location



Site map

# Context

## Danson Park Community

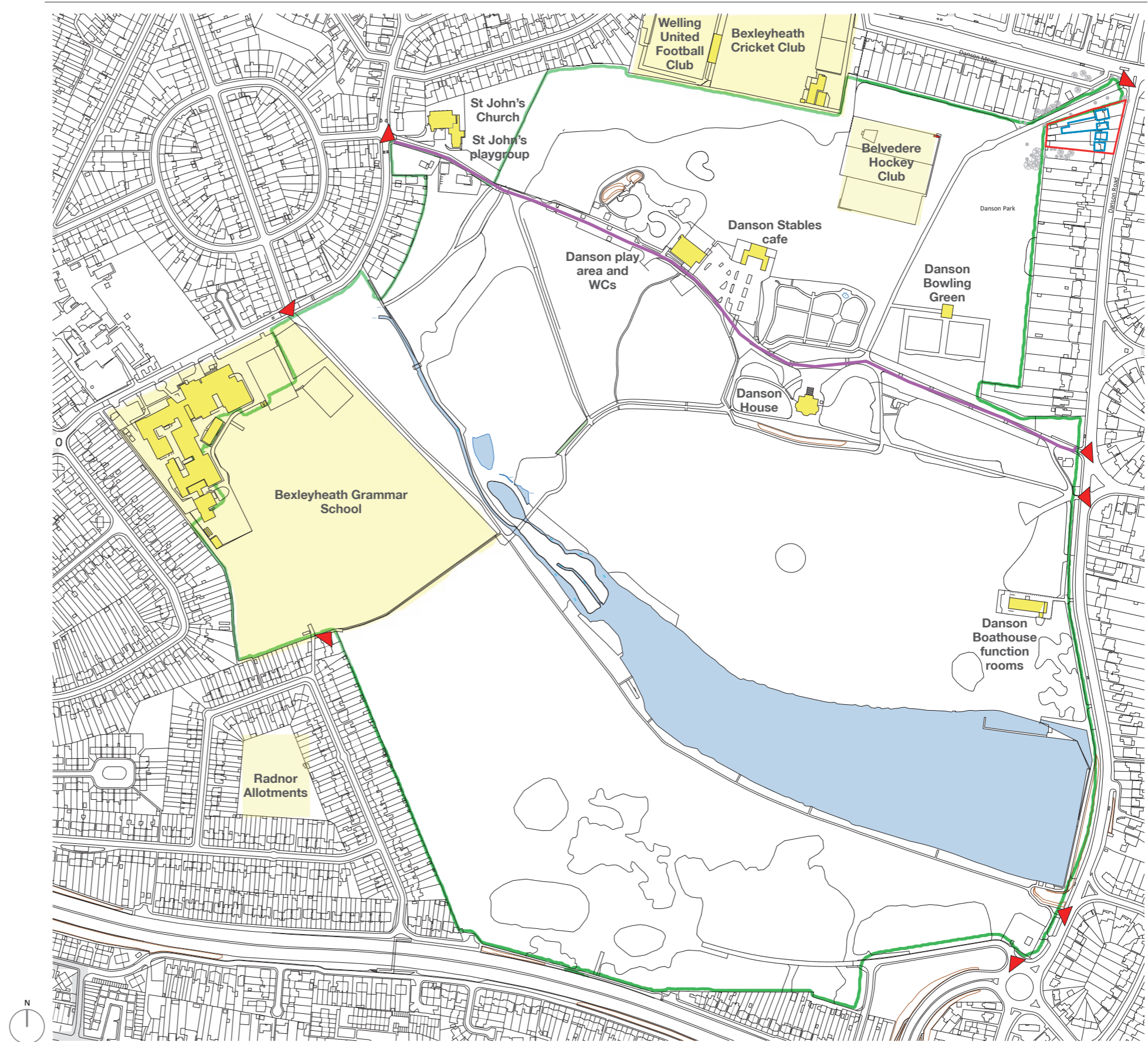
- Community buildings
- Park entrances
- Park boundary
- Primary route through Danson Park
- Proposed building
- Site boundary

### Danson Park

Most entrances to Danson Park are marked with a gated amenity provided for the local community. These amenities are often larger in scale and provide landmarks amongst residential typology bordering the park. Marking another pedestrian entrance to the park the proposed site marks an ideal location for another amenity for the residents of Danson Park.

### Historic use

According to the maps showing the park in 1936. The north east corner of Danson Park was a patchwork of fences and areas to facilitate community activities. Today some of those facilities for the community have been reduced or moved away.



# Context

## Existing Site Plan





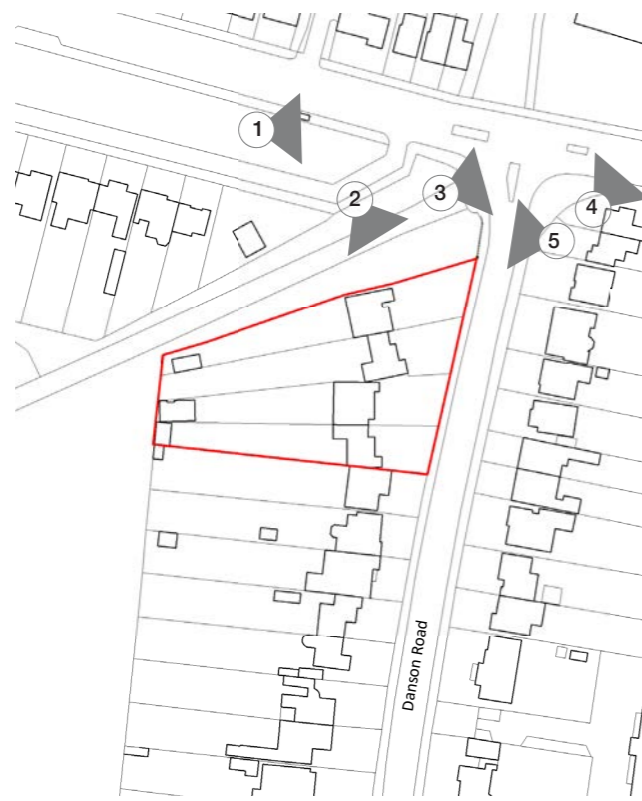
# Context

## Key Views

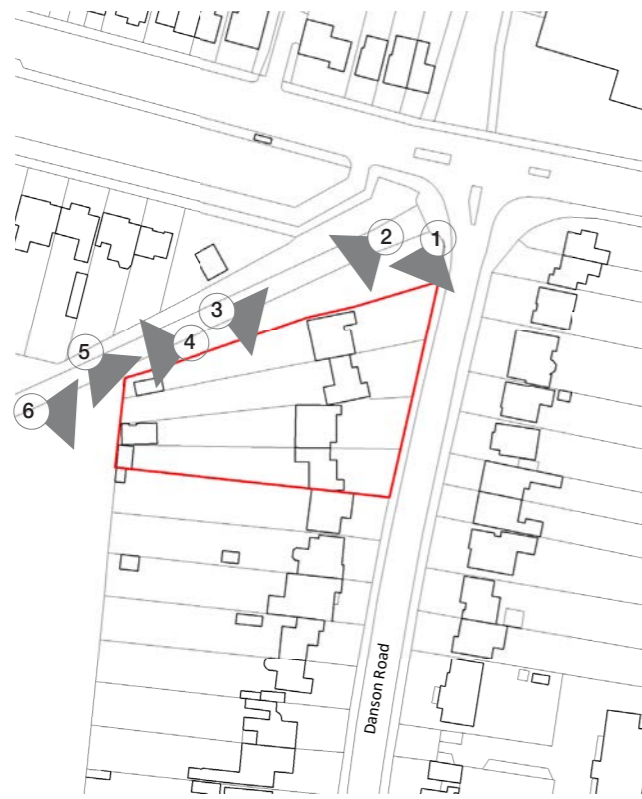


# Context

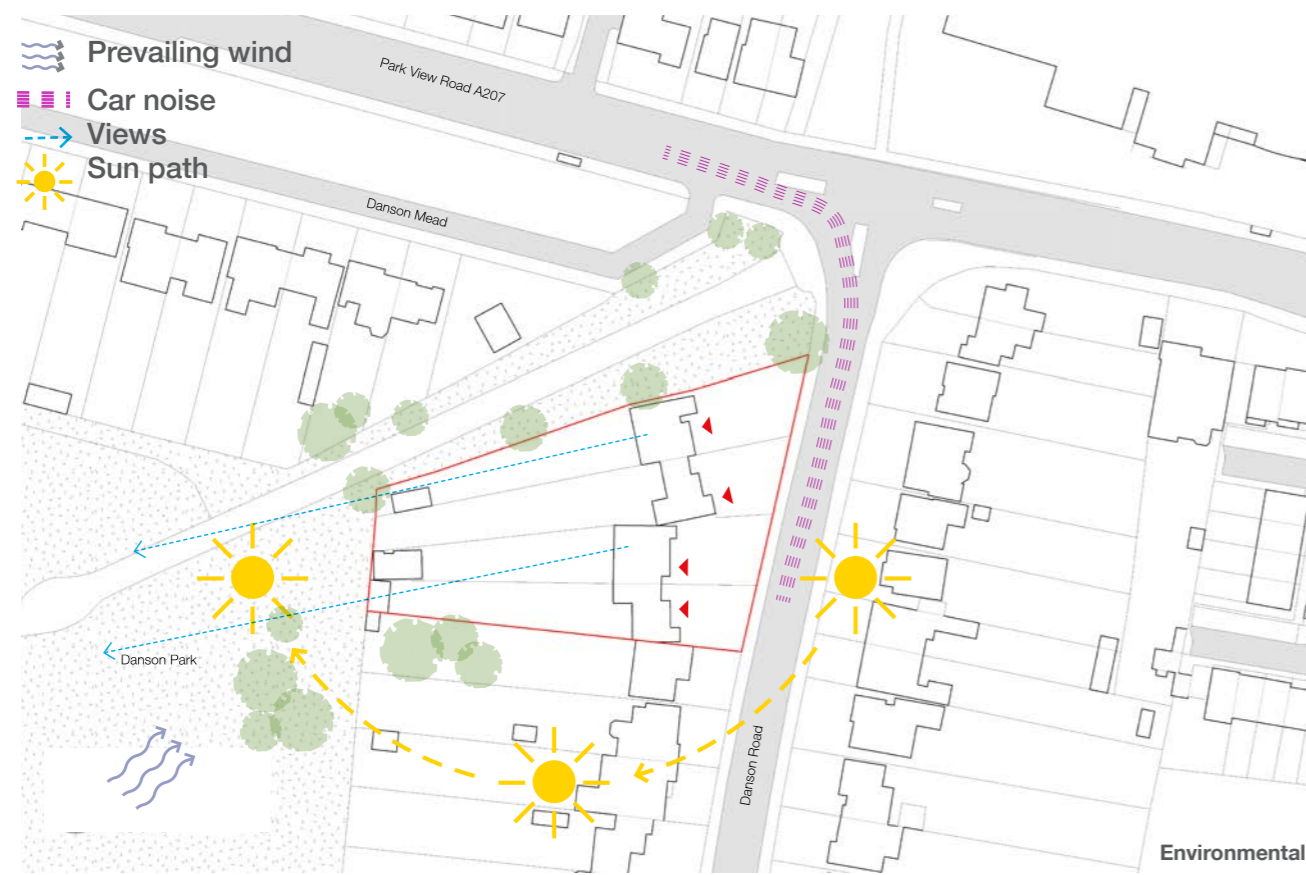
## Key Views



# Context Key Views



# Context Site Analysis



# Design Approach

## Opportunities and Constraints

### Street frontage

The site is characterised by the strong building line forming the suburban frontage to the east of Danson Park. The new proposal should take this line into account and should not reduce the distance to the street.

### Site boundaries

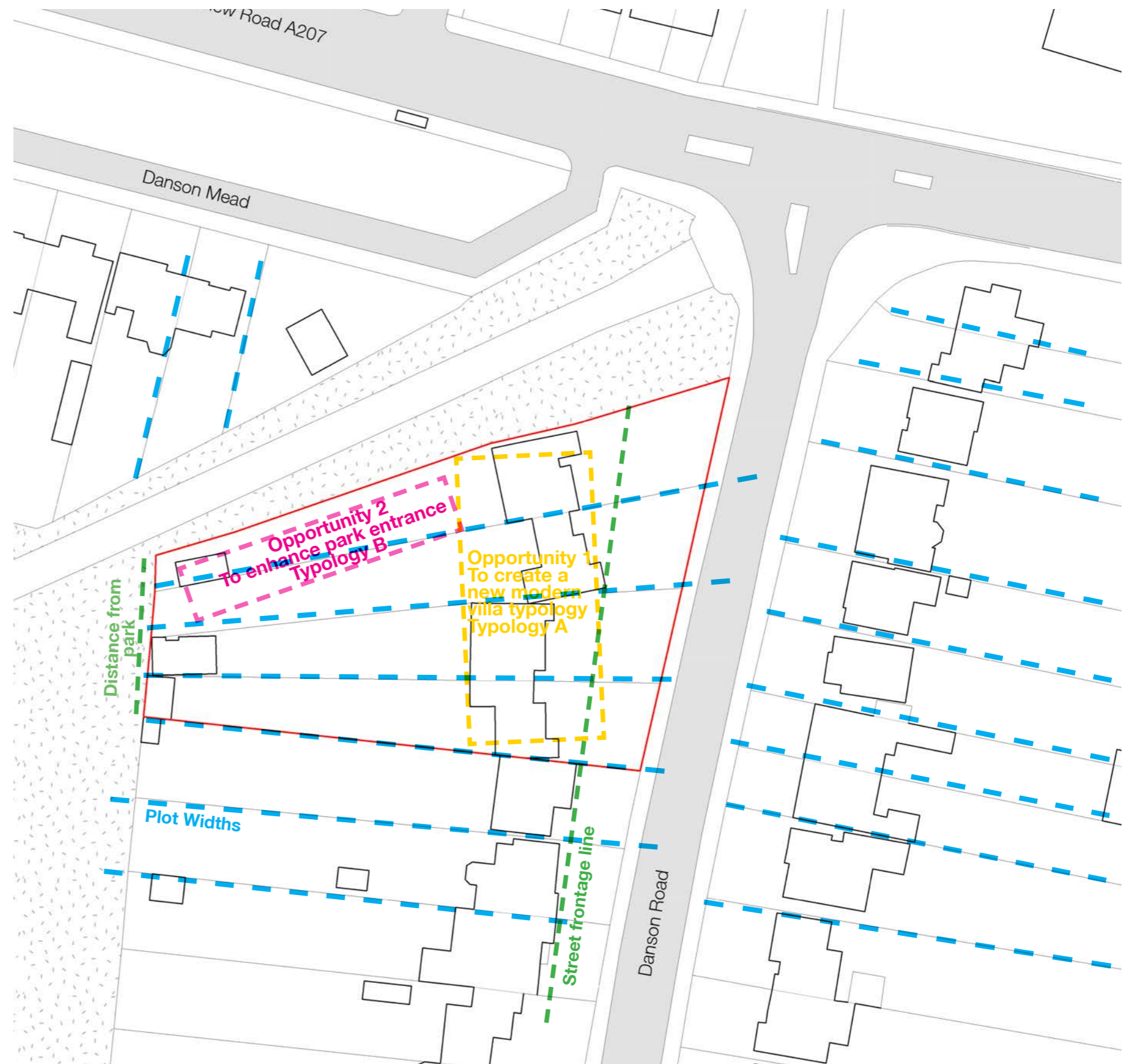
The shape of the site is the result of the adaptation of the suburban plot orientation and the main entrance path to Danson Park. The plot lines should be used as reference for the new building arrangement on site.

The northern boundary of the site lines a secondary pedestrian access to the park. Currently, the relationship between both neighbouring properties to this path ignores the potential such a relationship could create between public and private. The new proposal should seek to address this corner and offer an activated, inviting pedestrian space instead of blank façades with high level overlooking windows.

### Typology opportunities

The site presents two architectural opportunities. The first opportunity, highlighted in yellow, is to create new interventions along Danson Road. This typology should be modern and of the times but informed by the neighbouring villa's typology.

The second opportunity, highlighted in pink, is to create a new intervention to enhance the park's entrance. This new mass could take cues from other architectural typologies that are naturally placed amongst more green, open areas. Such as, stable blocks, almshouses and a mews terrace.



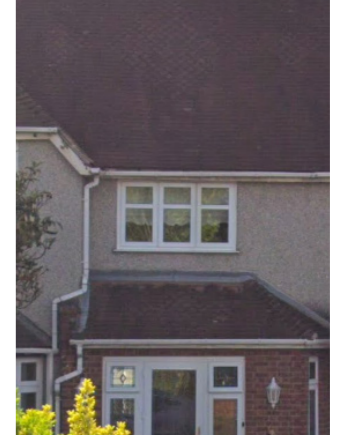
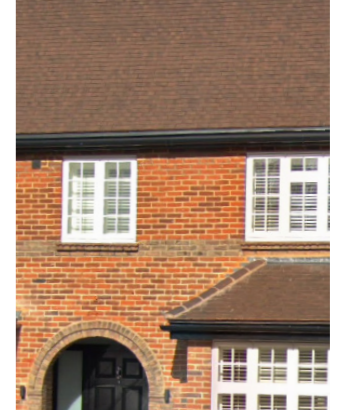
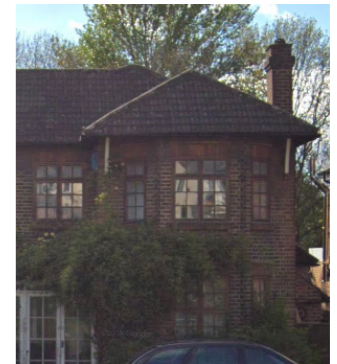
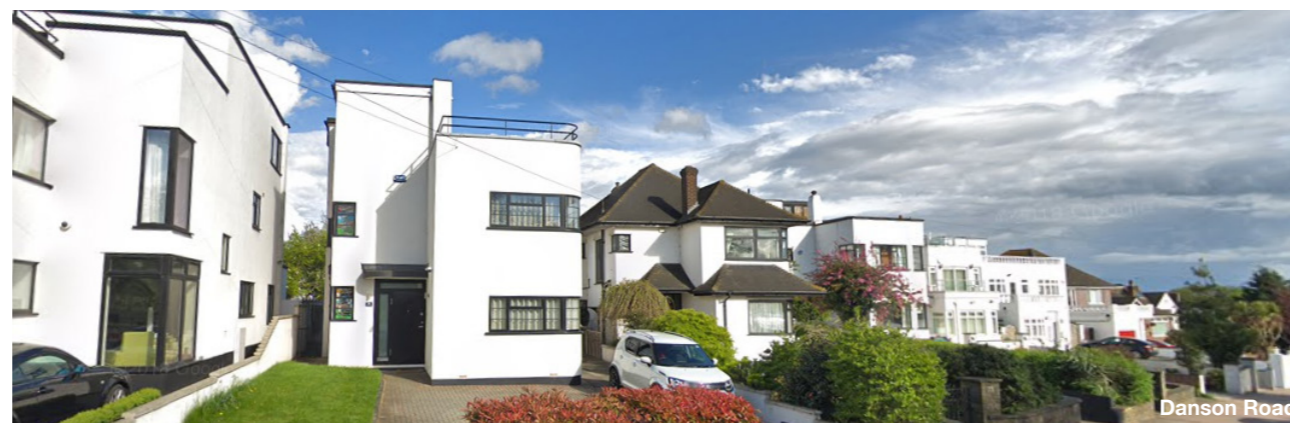
# Design Approach

## Typology A - Contemporary Villa Form

### Danson road

The tapestry of architecture styles on Danson Road can be traced back to its construction in the 1930s. Following the death of the Danson Estate owners the land was placed on the market. Following this a development occurred in a piecemeal fashion between 1922 and 1936. Sometimes a single house would be built, at other times 20 houses would be built at once. Many different developers were involved, resulting in a wide variety of styles and designs, mock Tudor mansions, pebble dashed semi detached homes, whitewashed bungalows and a few, now listed, modernist constructions by architect D.C.Wadhwa.

In this, Danson differed radically from the two other major developments in the area, the Welling Council Housing Scheme, which had 426 homes built by the local authority in 1922, and the Falconwood Park Estate, where more than 2,000 houses were built by New Ideal Homesteads in 1932.



# Design Approach

## Typology A- Contemporary Villa Form

### Variation of typology

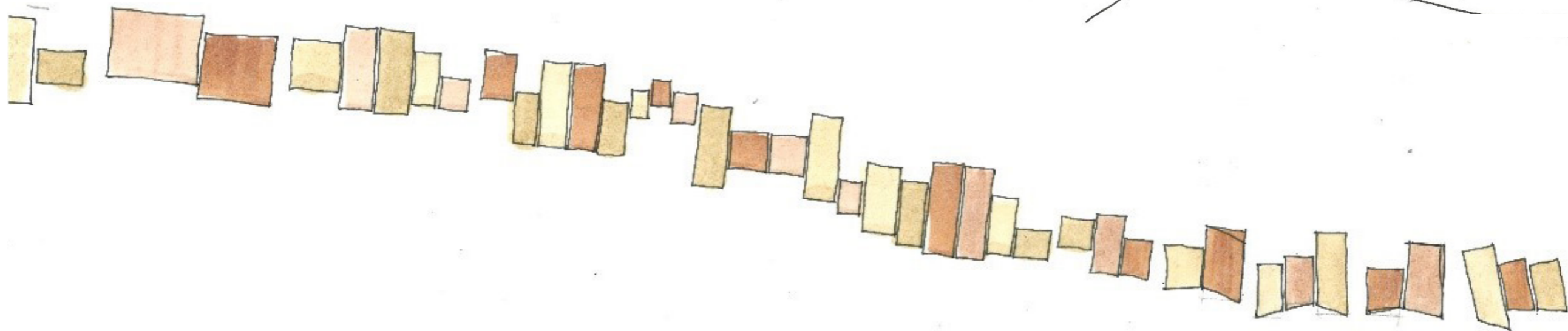
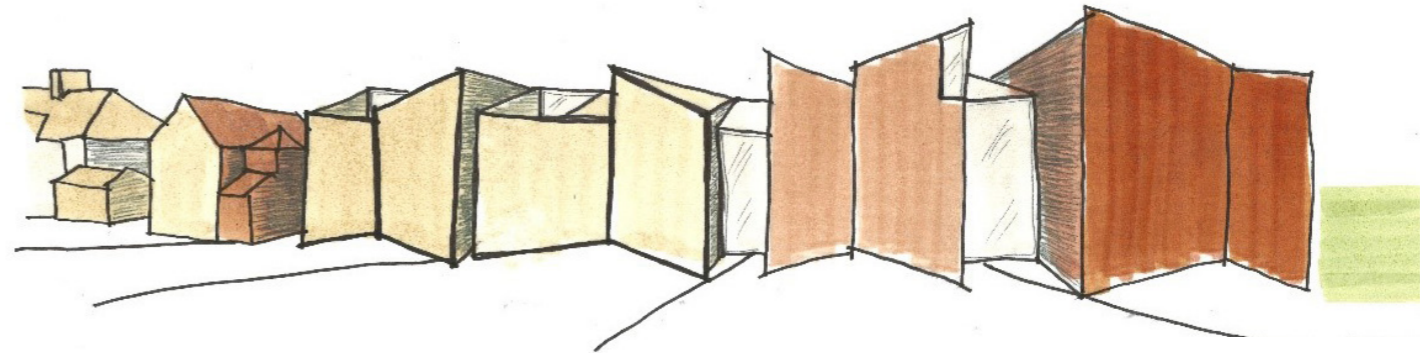
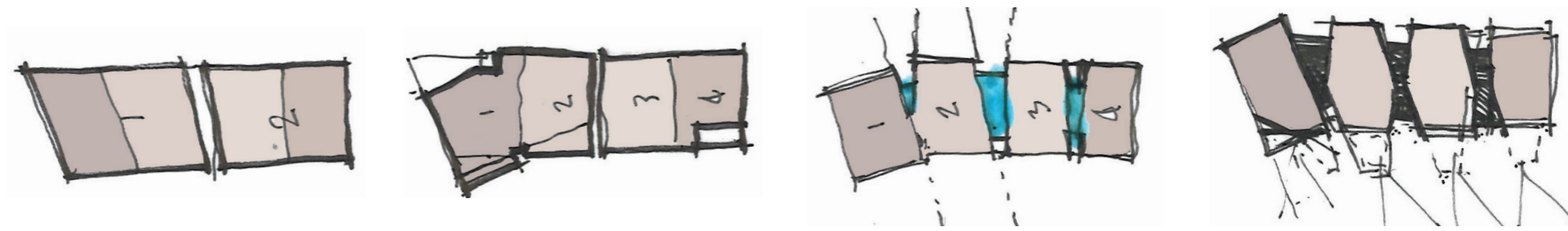
The local typology along Danson Road is a conglomeration of varying forms, pitches and angles. The common factor along the road is scale and height in which our forms should adhere to.

### Ribbons

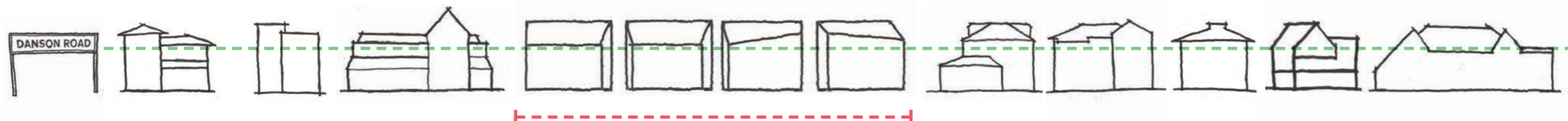
Although the houses along Danson Road vary in style, we found strength for a key design concept when we analysed the plot lines, as an aspect of the villa typology familiar to Danson Road. We visualise these rhythms as lengths of ribbons, weaving colour and variation through the landscape.

### Massing

The new design should be considerate of the massing and scale of the existing context and not tower over the existing building height. The proposed layout facing onto Danson Road should be in line with the rest of the street fronts and take inspiration from the existing plot lines.



Contextual massing



Architectural styles along Danson Road

# Design Approach

## Typology B - Mews Form

### Private ownership of Danson Estate

In the late 1800s Alfred Bean, a railway engineer, owned the estate which appeared much like is shown in the map below. The site at this time was an open piece of parkland with a few planted trees along the border of then, Watling Street. A variety of long and short range views would have been available across the parkland.

After the death of Alfred Bean and his wife Bexley Council bought Danson House and 224 acres of parkland in 1924 for public use.

### Public ownership of Danson Estate

Bexley council sporadically developed parts of the estate, including Danson Road, for housing over a period of nearly 15 years with a variety of styles and sizes appearing.



The park was converted for public use which included the creation of a new pedestrian entrance in 1929. The Morris Wheeler gates adjacent to the site, pictured below, were donated by Alfred Morris Wheeler, a prominent local businessman and chairman of the Bexley UDC.

### The Current Pedestrian Entrance to Danson Park

The site currently bounds an ancillary pedestrian entrance to Danson Park.



The public's current experience of this path could be enhanced. In the present day this entrance way is in close proximity to large blank facades and overlooking neighbouring property and we feel that the proposed development could instead, provide a visual exchange between the public in the park as well as the residents of the new proposal.

### Subsidiary architecture

Almshouses, Mews Houses and Stable Blocks are all subsidiary typologies of architecture. A bit like the typical back land developments of the surrounding villas. These typologies are naturally lower in height and are formed to interact with open grass land as opposed to busy streets.



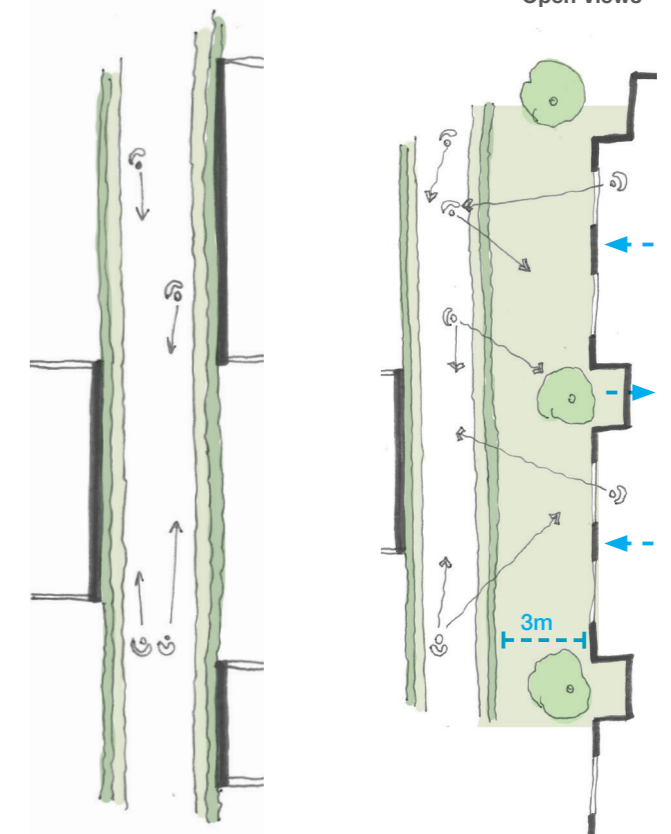
In the will of John Styleman, who lived at Danson Park, money was left to build some Almshouses in Bexleyheath. Inspiration for a similar typology can also be found at the stable block set within the Danson Park grounds. A well liked typology local to the area could create a more meaningful entrance into the park for the public.

### The Potential Pedestrian Entrance to Danson Park

The entrance to the park could be enhanced by increasing visual connectivity and a range of views from the path. This could be achieved by pulling the mass back from the boundary and articulating its facade. By addressing the path the quality of architecture could be configured to create a welcoming and interesting facade.



Open Views



Enclosed entrance

Enhanced entrance



# Design Approach

## Massing development

The design has developed through a number of key principles to minimise the impact of the development on the setting of the historic park and garden.

### Appearance of form

The massing of typology A and B is arranged to respond to the current site. Typology A breaks down larger elements along Danson Road to reflect the existing houses. Typology B is a subservient development, reflecting the add on nature of extensions in the surrounding context. By creating a small cluster of visually disconnected forms the scale of the intervention feels minimal and in keeping with its surroundings thus minimising the impact of the development on the setting of the Historic Park and Garden.

### Park entrance

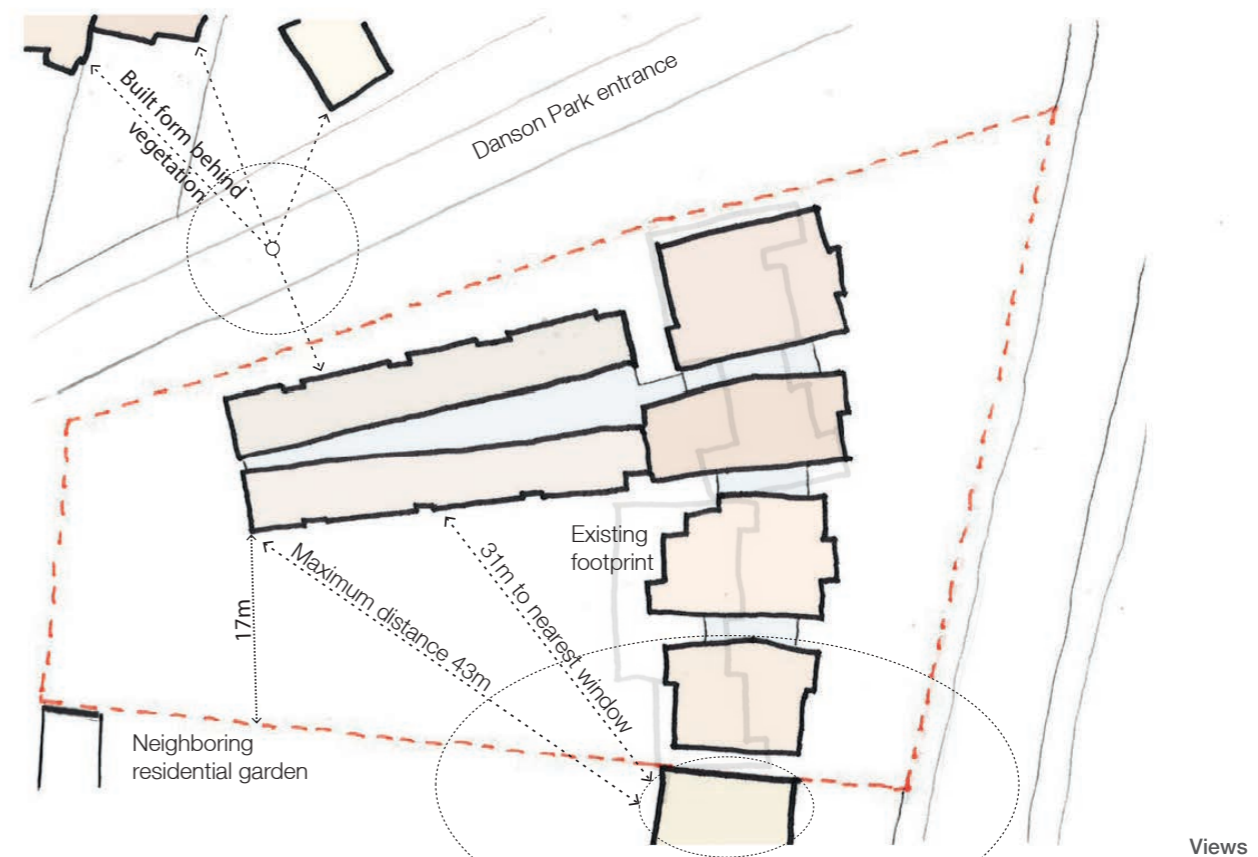
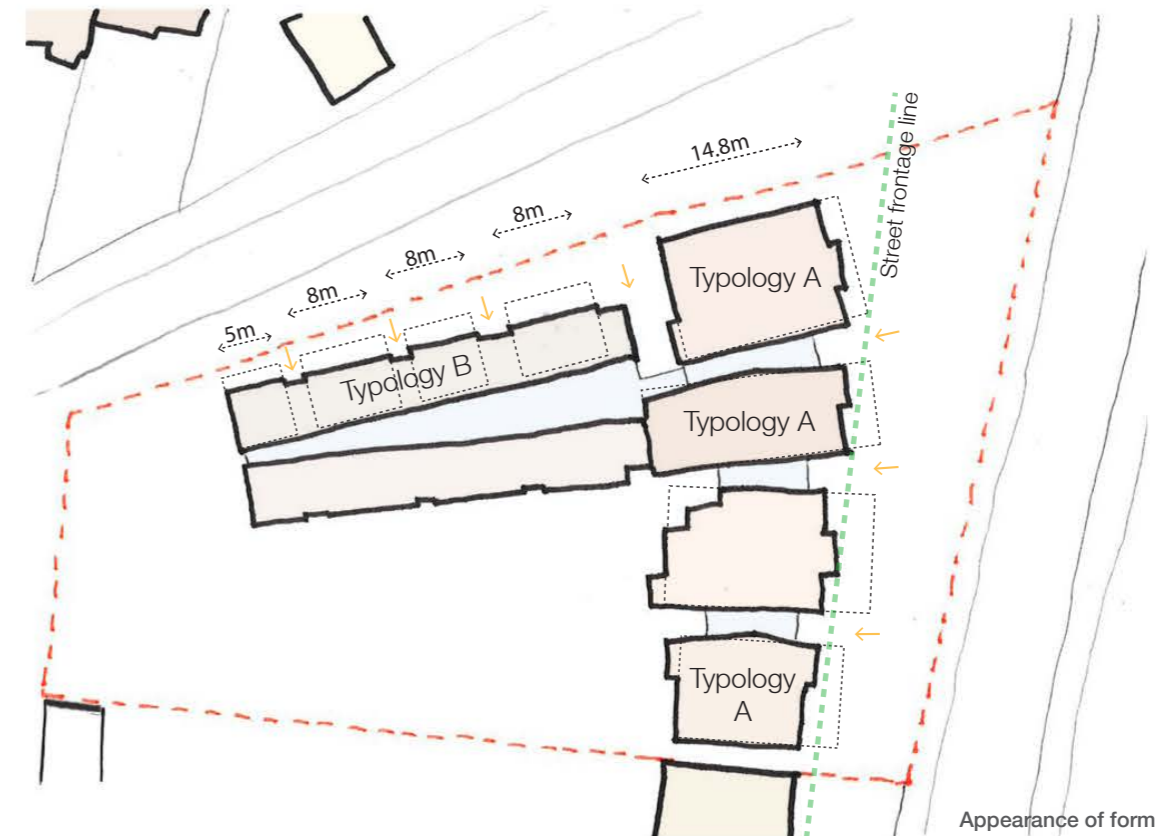
The surroundings of this historic park and garden have evolved and changed over time but the setting generally has a positive contribution to the park and it is this character that we have worked to maintain. The appearance of built form from the Danson Park pathway has been carefully

designed to enhance the green alley between tall hedges that currently exists. Unlike the current sheds and outhouses which are built on the boundary line, we have pulled the façade of the two storey extension away from the 2m high hedge line to reduce its appearance. While trees and additional planting on this façade face itself create further layers of vegetation which veil the built form the public passing by.

Following a pre application meeting we have also significantly reduced the length of this façade and stepped the frontage to provide a rhythm of form behind the veil of vegetation.

### Views

The development minimises the impact of overlooking and overshadowing to and from neighbouring properties. The bulk of the mass is in line with the existing footprint. The additional mass is on the northern boundary providing a maximum distance from neighbouring properties.



# Design Approach

## Massing development

### Distance from Danson Park

The current situation on the proposed site comprises of a number of sheds and outbuildings imposing on the green open space of Danson Park. This current situation is illustrated in the aerial view below.

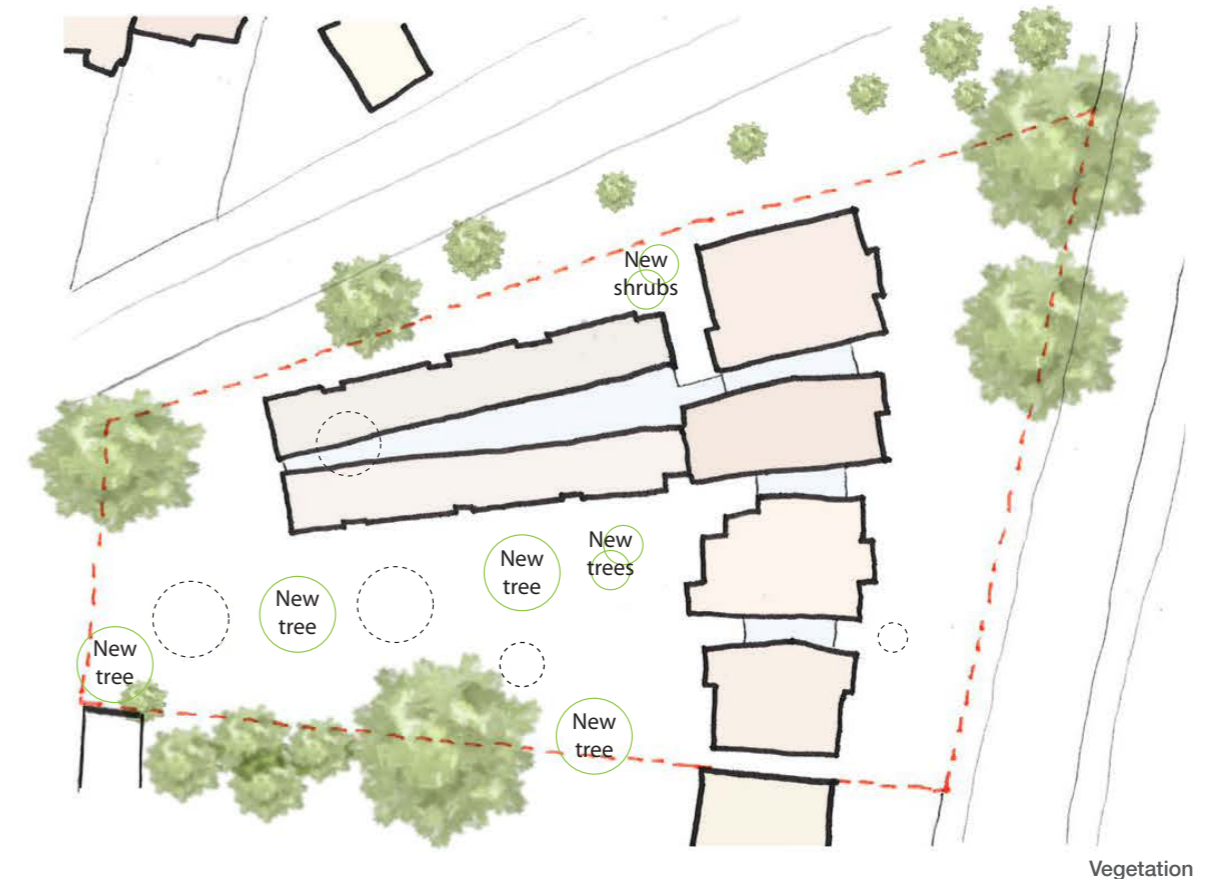
Our proposal aims to reduce the built form on the park boundary and shift it back into the middle and front of the site so it sits, instead, within the area of massing created by the neighboring properties. Following the pre application meeting, we have shifted the building mass further still away from the site's western boundary and the edge of Danson Park. In the adjacent diagram the massing taken to the pre application is highlighted in blue. This new proposal for the site will reduce the amount of built form visible on the boundary to the park from short and long distance viewpoints as the current outbuildings on the border will be removed.

### Vegetation

The pre application confirmed our understating of the importance for ecology on this particular site. Following this initial advice we have worked closely with the landscape in response to outcomes of an arboriculture survey and an ecological survey. The building is designed with this in mind and the mass is formed around the trees of importance on the site which provide exceptional amenity value as well as a number of other trees within the historic park and garden which will also be retained. Only trees that have been deemed unsuitable for retention or those of low quality within the site boundary have been proposed to be removed and replaced with healthier specimens. Along with a careful landscaping plan to improve the net biodiversity, the proposal promotes a better quality of vegetation in the park surroundings.



Current view of site



Vegetation