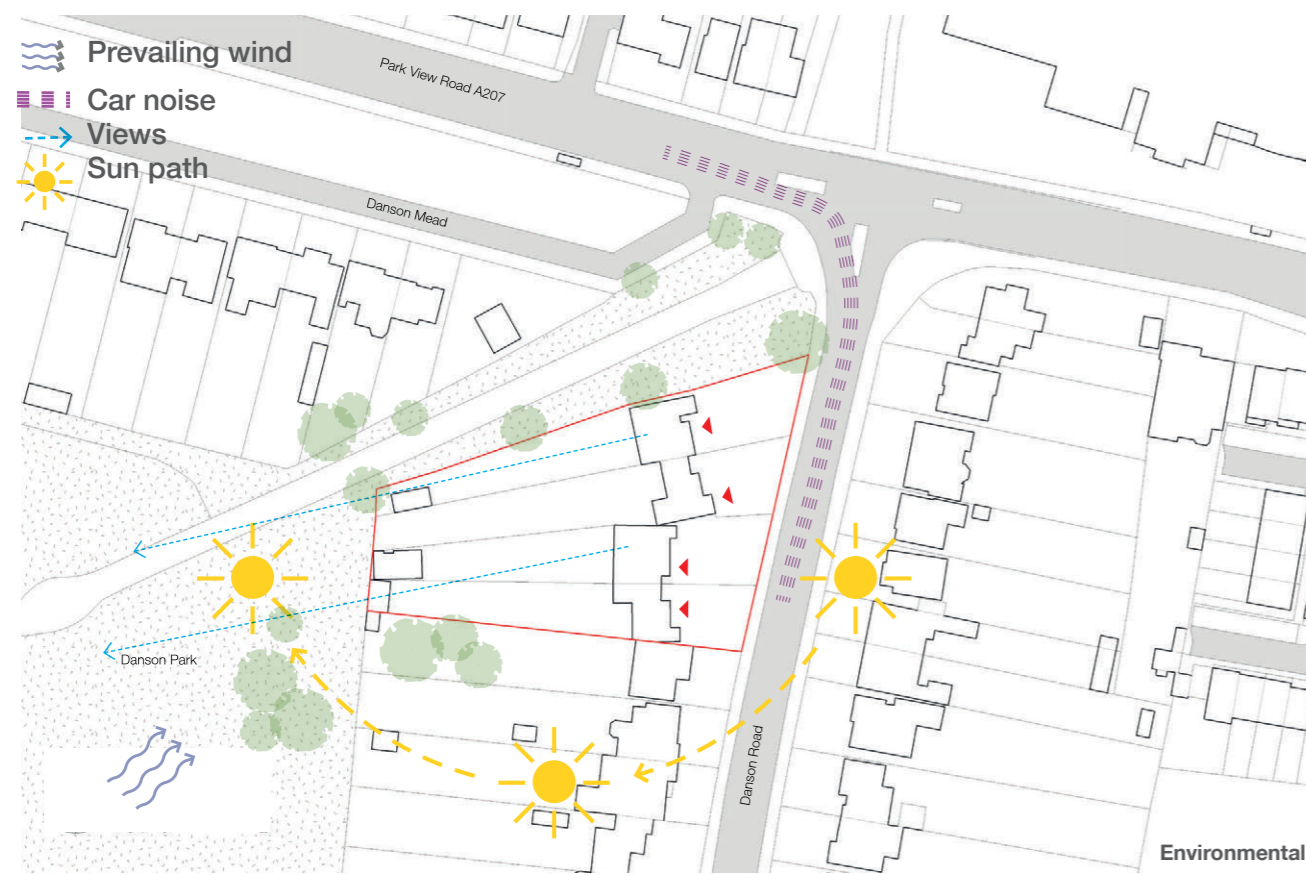


Context Site Analysis



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

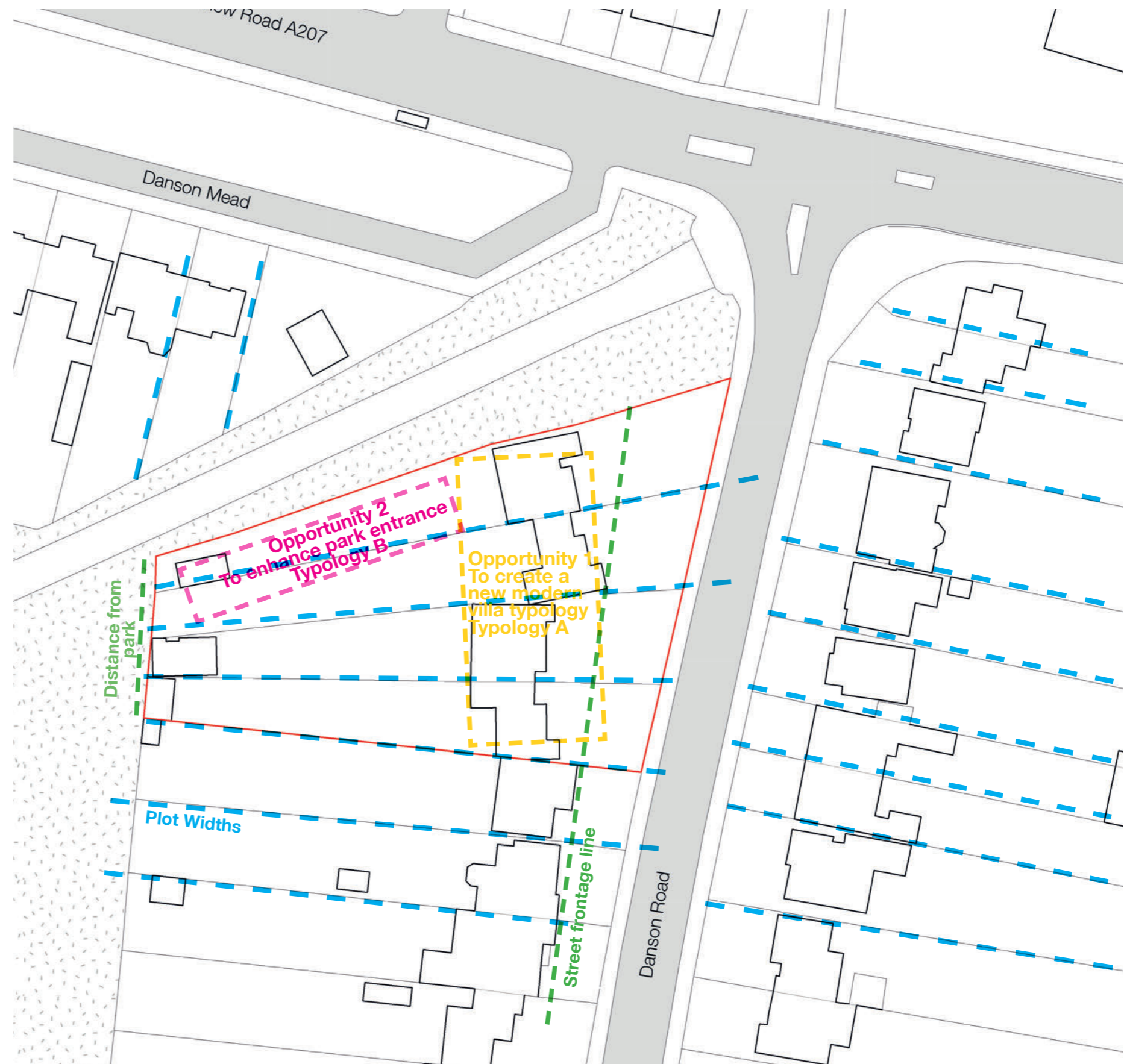
The shape of the site is the result of the adaptation of the suburban plot orientation and the main entrance path to Danson Park. The plot lines should be used as reference for the new building arrangement on site.

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.



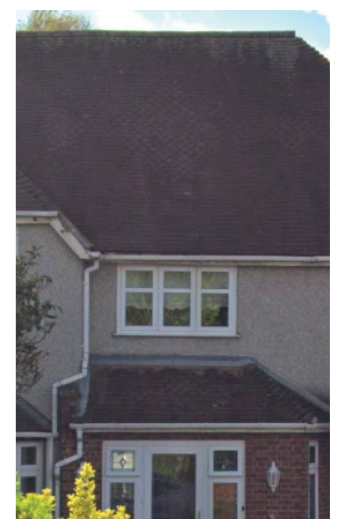
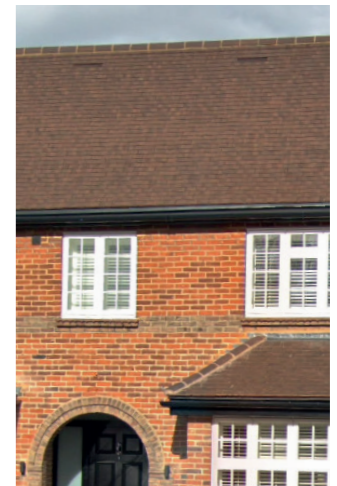
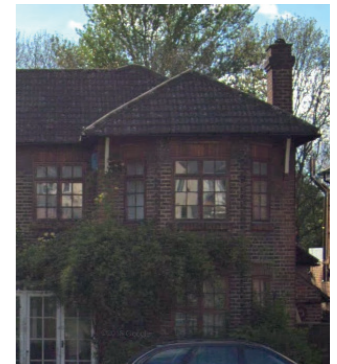
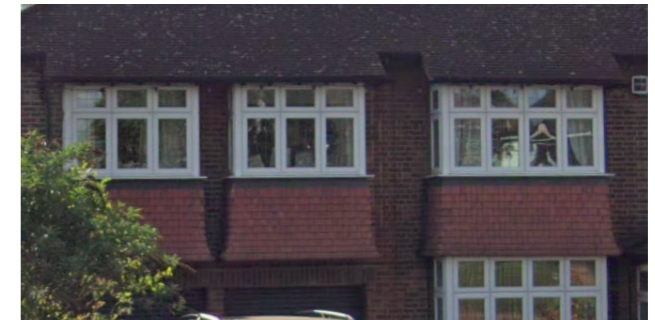
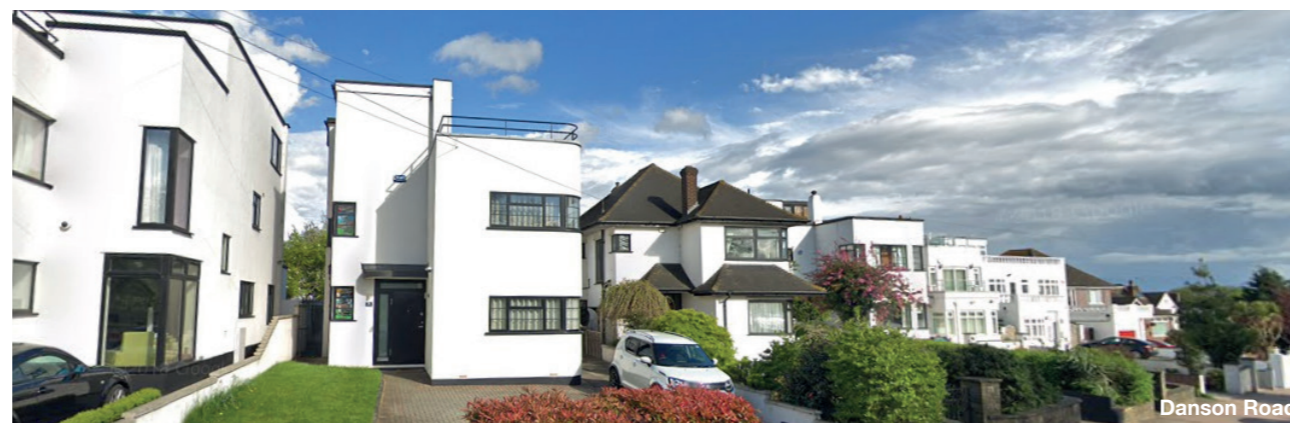
Design Approach

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.

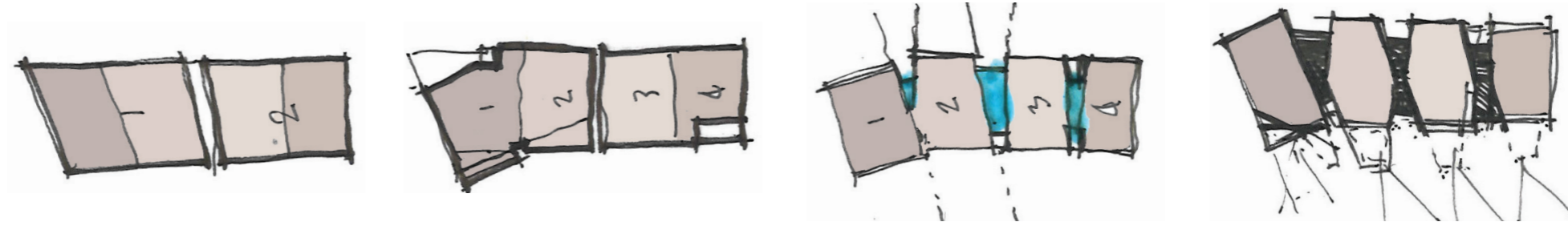


Design Approach

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.

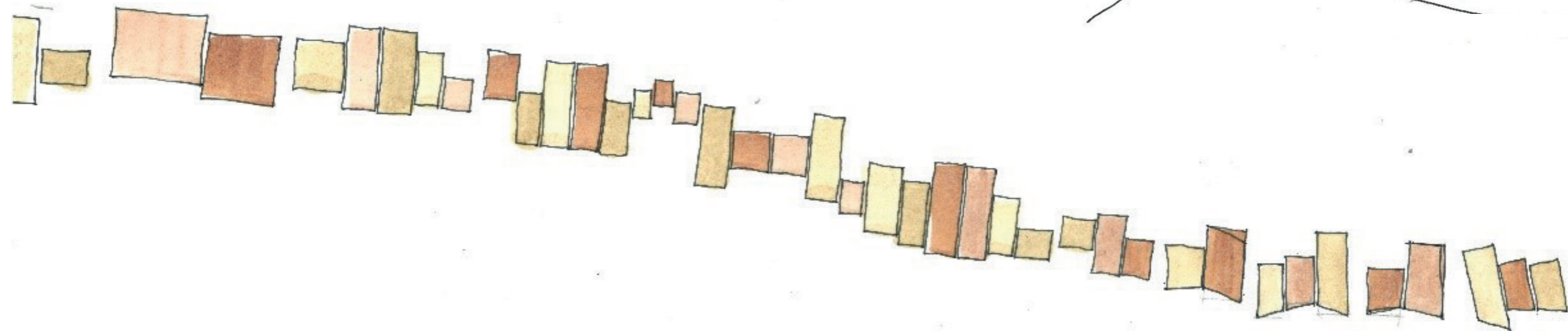
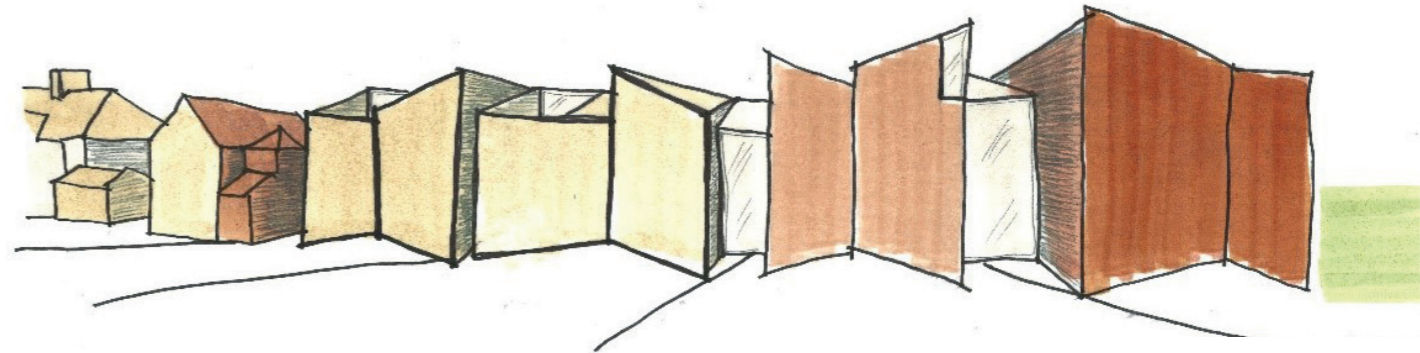


Ribbons

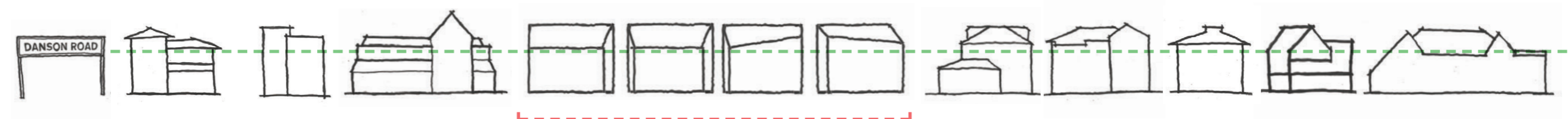
Although the houses along Danson Road vary in style, we found strength for a key design concept when we analysed the plot lines, as an aspect of the villa typology familiar to Danson Road. We visualise these rhythms as lengths of ribbons, weaving colour and variation through the landscape.

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

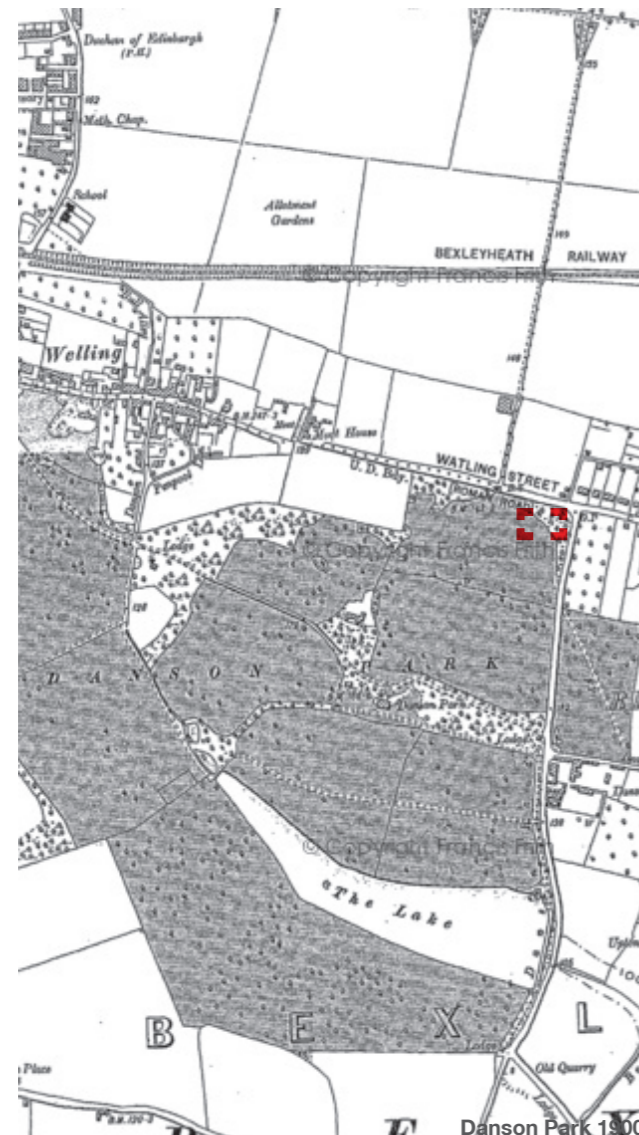
Private ownership of Danson Estate

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 creation of a new entrance

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.

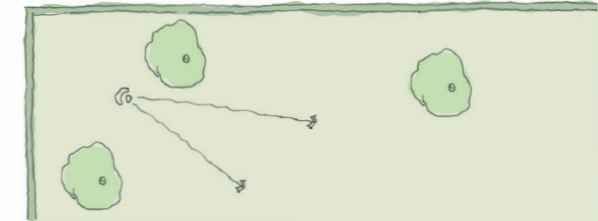


Current facades on Danson Park entrance

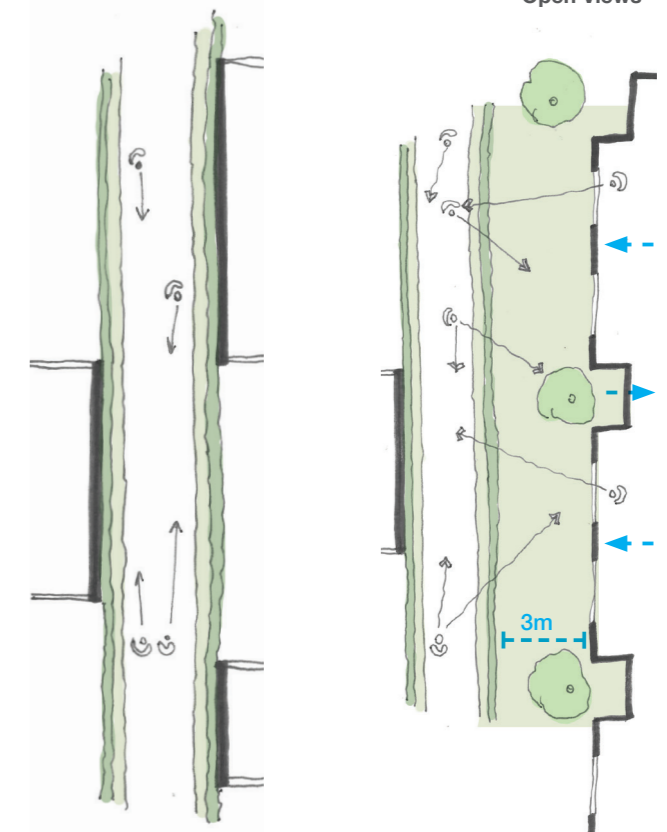
In the will of John Styleman, who lived at Danson Park, money was left to build some Almshouses in Bexleyheath. Inspiration for a similar typology can also be found at the stable block set within the Danson Park grounds. A well liked typology local to the area could create a more meaningful entrance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

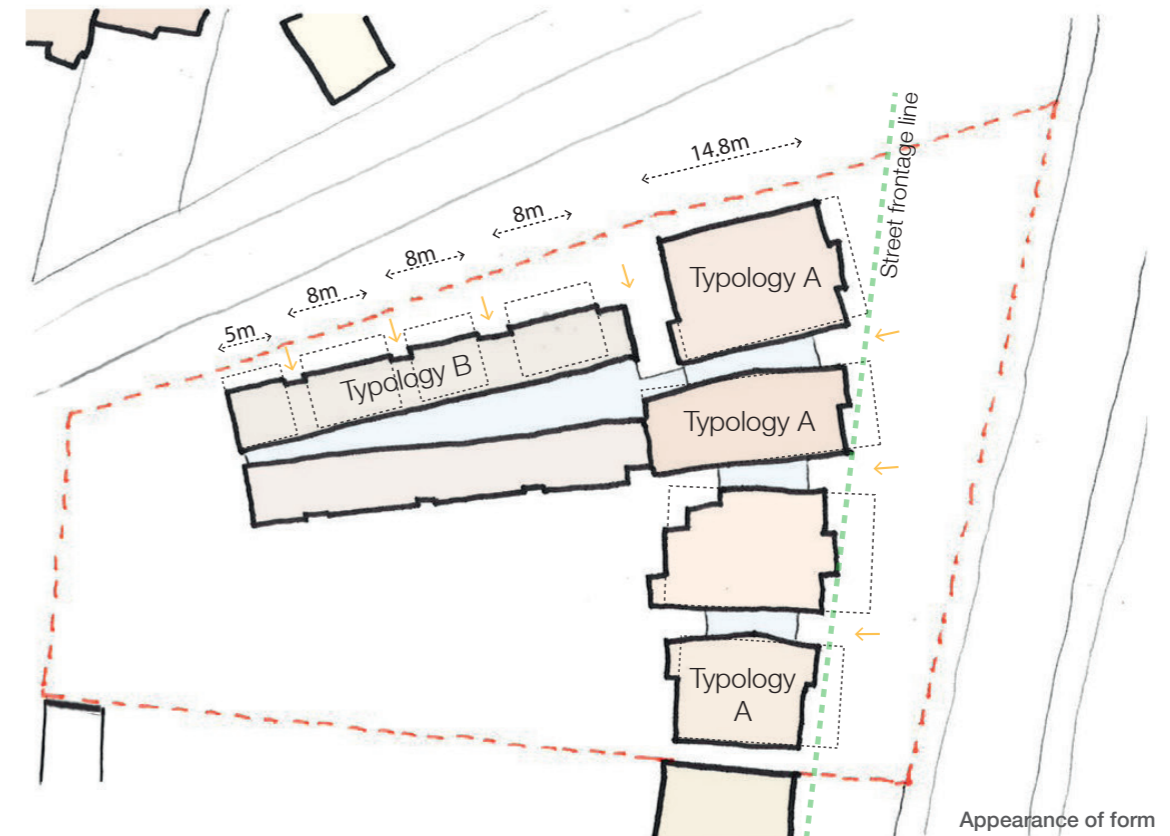
The surroundings of this historic park and garden have evolved and changed over time but the setting generally has a positive contribution to the park and it is this character that we have worked to maintain. The appearance of built form from the Danson Park pathway has been carefully

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.

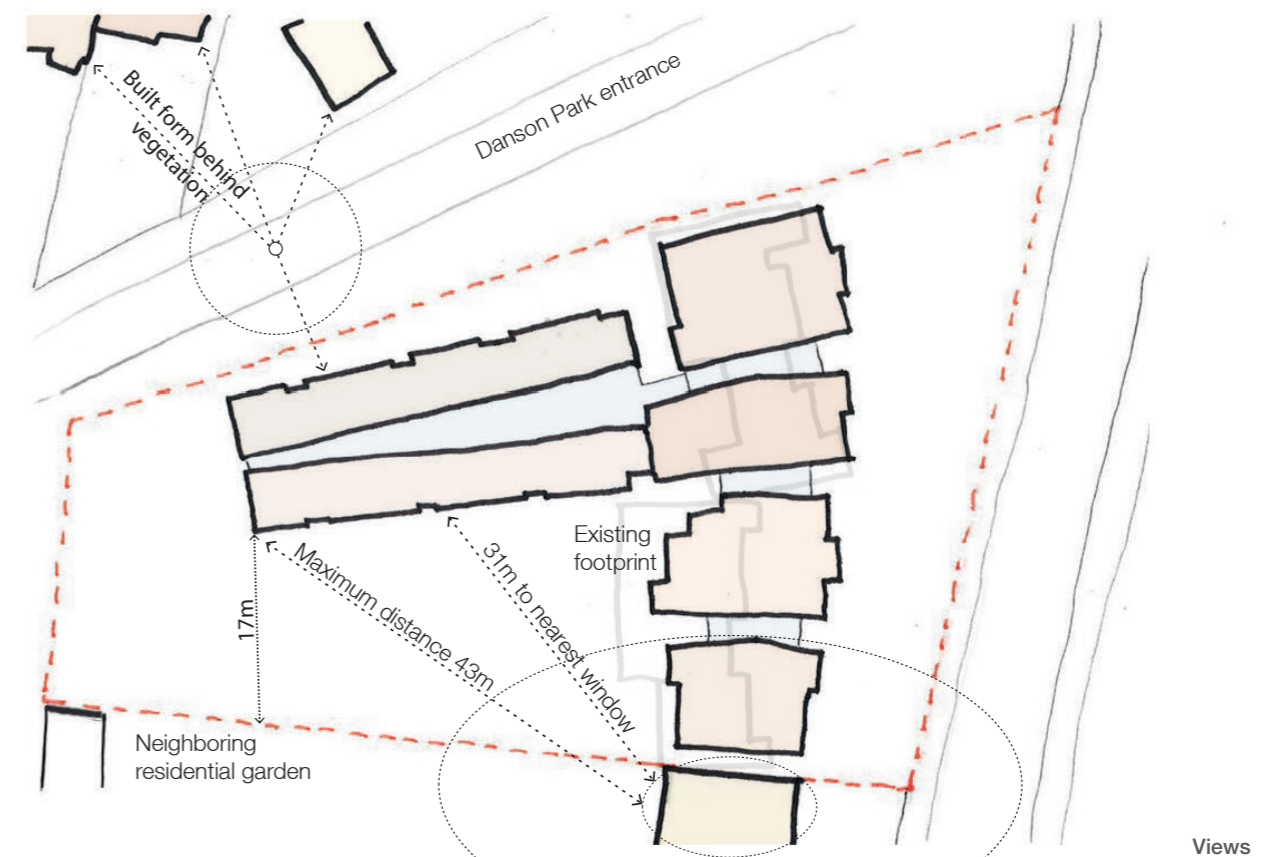
Following a pre application meeting we have also significantly reduced the length of this façade and stepped the frontage to provide a rhythm of form behind the veil of vegetation.

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.



Appearance of form



Views

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.

