

Design Approach

Key View



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Danson Road site frontage - proposed

Design Approach

Key View



Park entrance - existing

Design Approach

Key View



Park entrance - proposed

Design Approach

Key View



Park view looking east - existing

Design Approach

Key View



Park view looking east - proposed

Design Approach

Key View



Design Approach

Key View



Design Approach

Key View



Design Approach

Key View



Danson Road junction - proposed

Design Approach

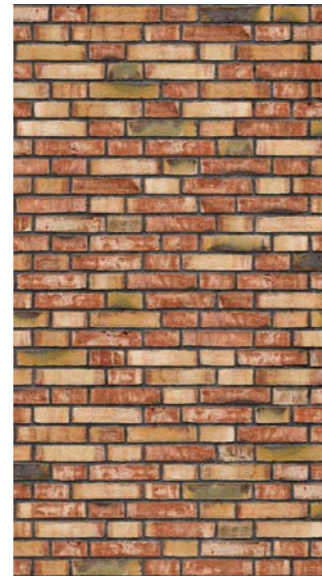
Materiality



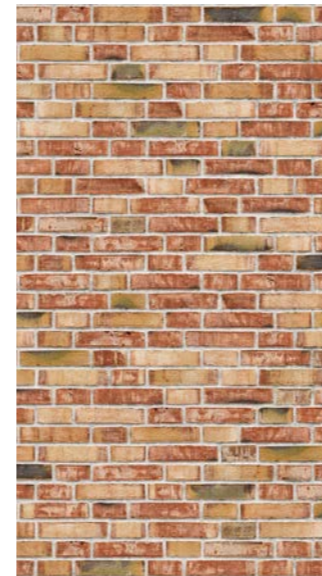
Red/ brown bricks with dark mortar



Red/ brown bricks with light mortar



Red bricks with dark mortar



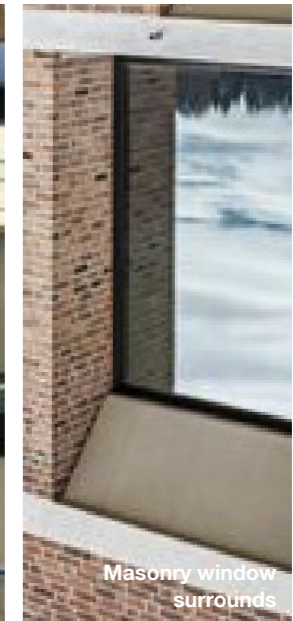
Red bricks with light mortar



Masonry Fins



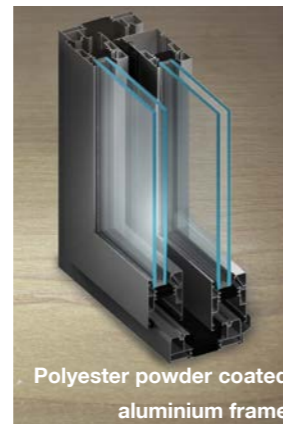
Masonry window surrounds



Masonry window surrounds



Grey zinc Roof



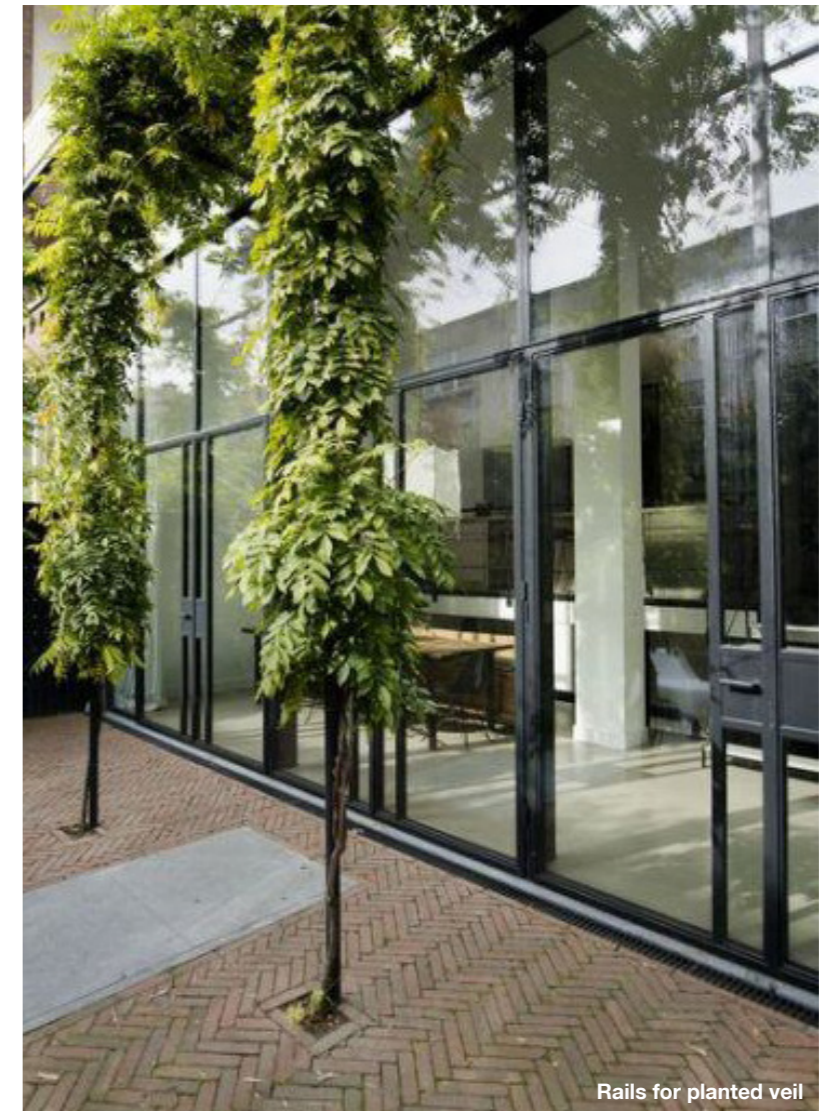
Polyester powder coated aluminium frame



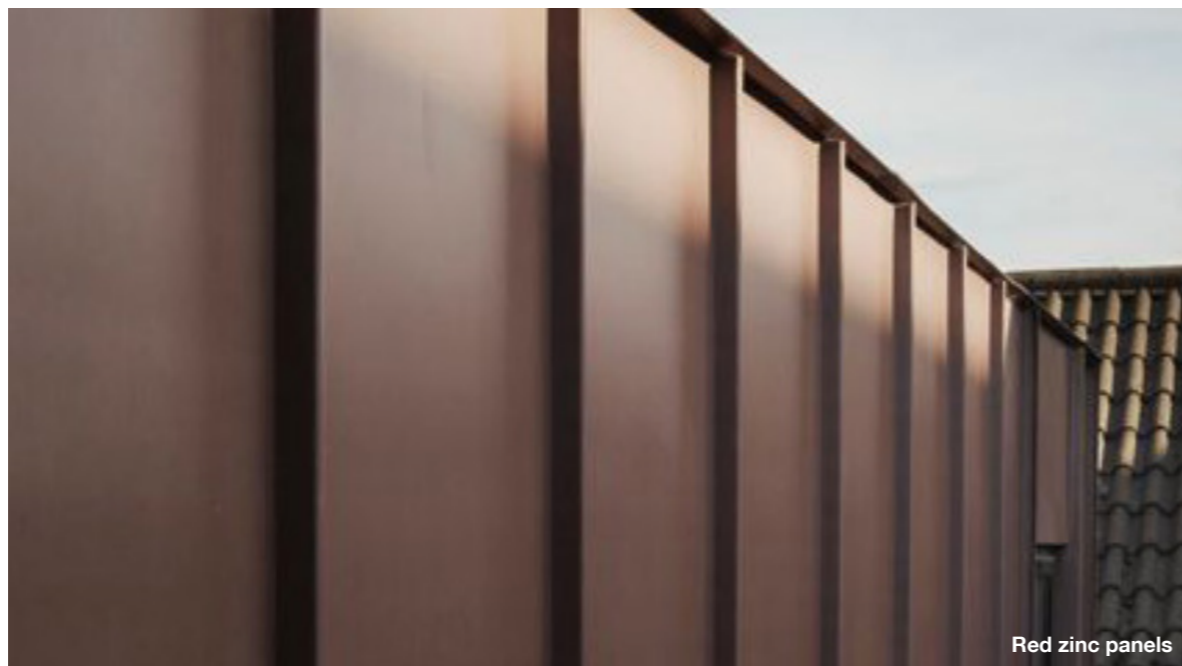
Skylight



Grey zinc roof with brick facade



Rails for planted veil



Red zinc panels



VMZinc Red



VMZinc Brown

Design Approach

Landscape Design

Landscape Setting

The site is located to the north-east corner of Danson Park, Grade II Listed on the Register of Historic Parks and Gardens. Danson Park is characterised by large, open, sweeping lawns, a large lake, copses of trees and avenues of trees along pathways.

The Grade I listed Danson House, a Georgian mansion, is sited within the centre of the park, at a higher level to the site. Other elements of the park include recreation and sports areas (tennis, cricket and bowling green), an Old English Garden, and play areas which are located close to the site in the north of the park.

Tree planting within the park is mature and mainly native. The park is also home to the Charter Oak, one of London's 'Great Trees'.

-  Site boundary
-  Danson House
-  Charter Oak



Danson Park - immediate context



Copse of trees (Poplar and Willow) to the west of the site boundary



Danson Park



Perennial borders in the Old English Garden, Danson Park



Approach to Danson House (Grade I Listed Georgian Mansion)

Design Approach

Landscape Design

Concept Development

The project Architect's have developed a concept that looks at the site in 'Ribbons'. These ribbons form the framework for the urban grain and built form of the building proposals.

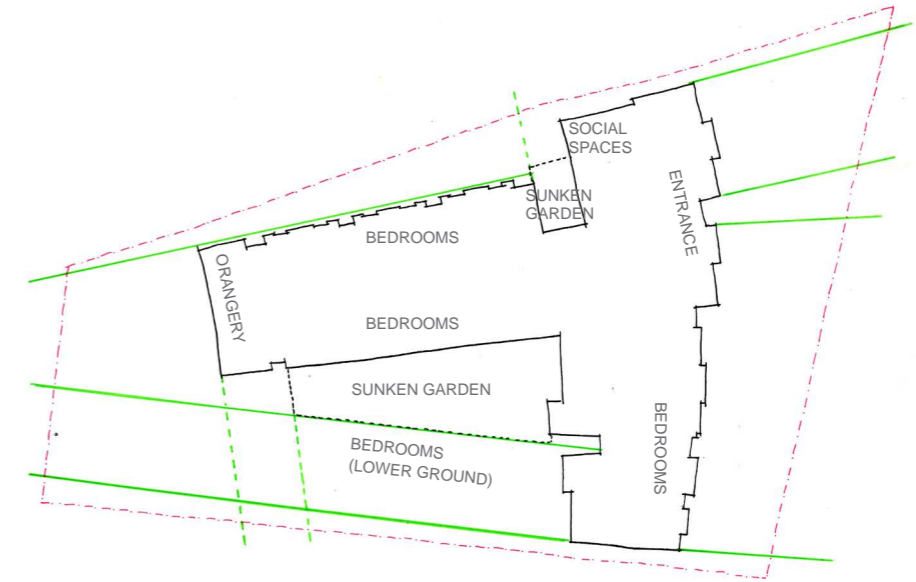
Leading lines from the proposed architectural form extend the idea of ribbons out into the landscape. Areas are defined by the leading lines from the building.

Existing trees within and around the development are retained and protected. Some trees within the building footprint are removed, and an additional four within the landscape are proposed for removal (Category C and U trees).

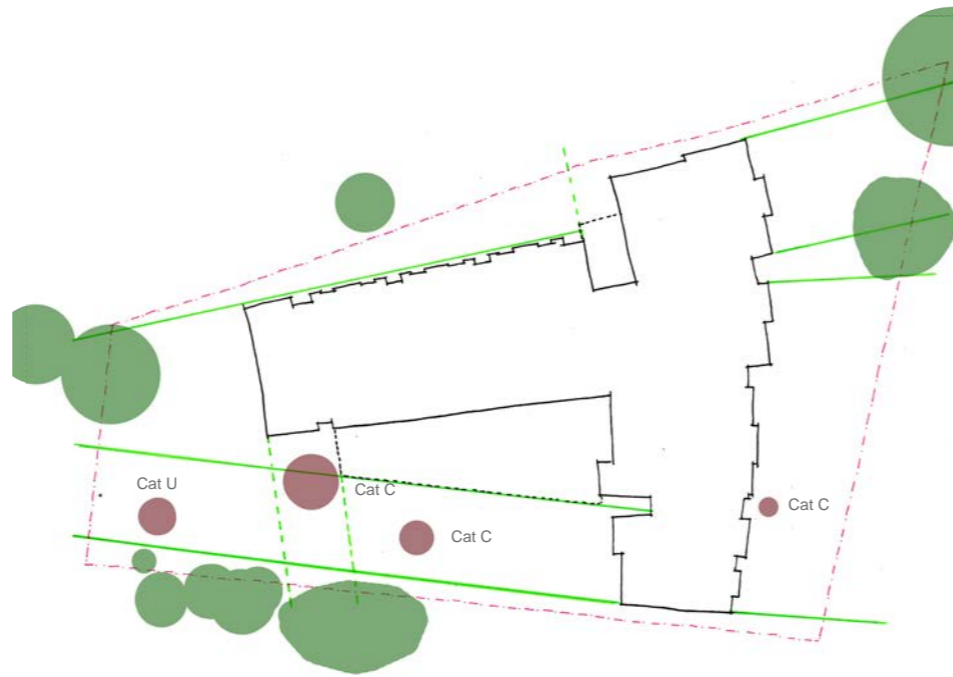
A sun and shade analysis of the landscape with the proposed building shows most of the garden areas are in sun or partial sun, with a more shaded areas along the northern boundary.



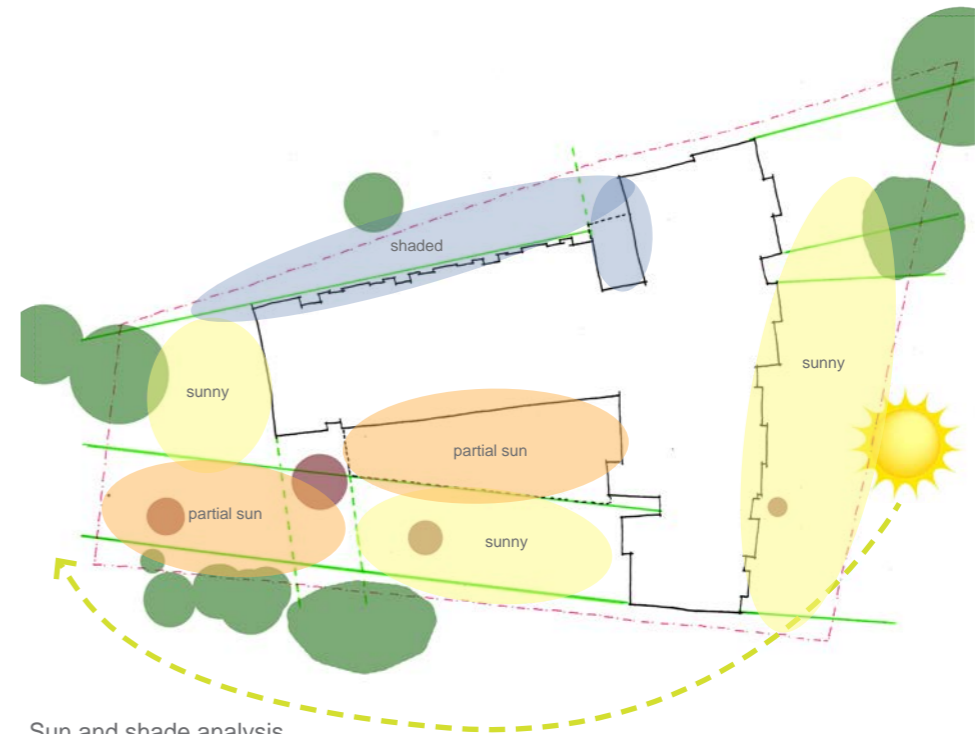
Ryder 'Ribbon' concept for urban grain and built form



Leading lines from the architecture



Existing trees to be retained and removed



Sun and shade analysis

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Spatial Layout

The spatial layout for the landscape is based upon the leading lines from the architecture and the urban grain concept of ribbons through the site. In addition to this the landscape layout has considered the internal building uses and how they flow into the gardens.

The lower ground floor of the building proposes a series of bedrooms underneath the gardens. The extent of the below ground structure is noted on the plan.

The eastern side of the site is defined by frontage planting, the entrance space and car parking. Two large trees are retained in the north-east corner for their amenity value.

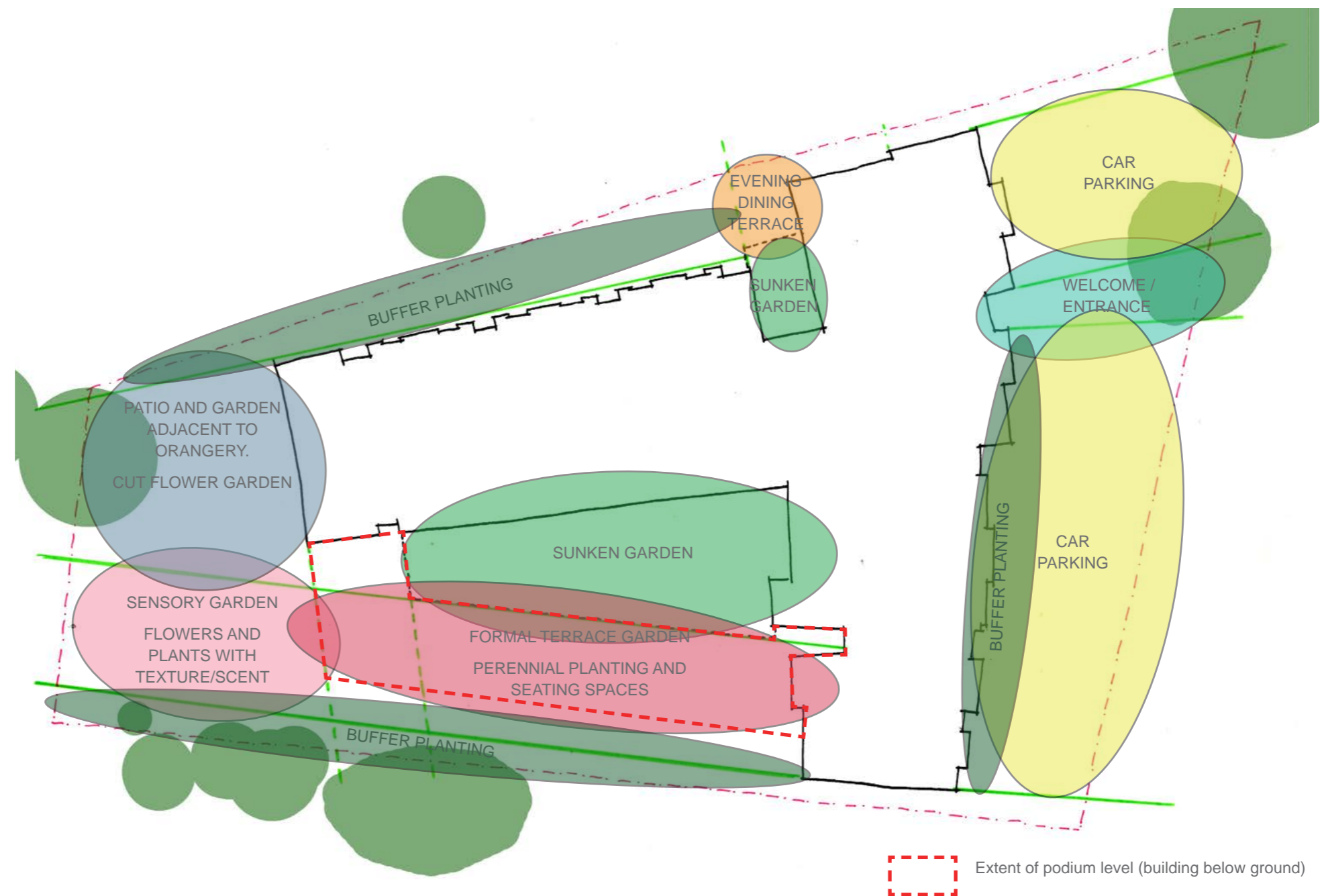
The western side of the site is divided into two key character spaces; a formal patio and planting space to the north, adjacent to the orangery, and a sensory garden to the south. The patio space spills out from the double-height orangery with areas to sit, eat and socialise. The planting in this space will be ornamental with cut flowers and the potential for growing opportunities, perhaps edible plants, for longer-term patients.

The sensory garden is in an area of dappled shade from the existing trees to the southern boundary. This space is more contemplative, with quieter seating areas, feature trees and plants with scent and texture to stimulate the senses.

The terrace is a formal space above the lower ground bedrooms with areas to sit and relax, and overlook the sunken garden below. This area is characterised by raised planters with perennial and colourful plants.

The sunken garden is the central feature space which is both overlooked from above and accessed by bedrooms on the lower ground. This space considers light and reflection, and will use feature trees and water features to enhance to space.

To the northern side of the building a small evening dining terrace spills out from the internal dining space, and an additional sunken garden with climbing plants provides a breakout space from the lower ground level for the staff.



Spatial layout

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Moodboard

ORANGERY GARDEN



Patio - dining and plant pots



Cut flower garden



Ornamental and edible planting

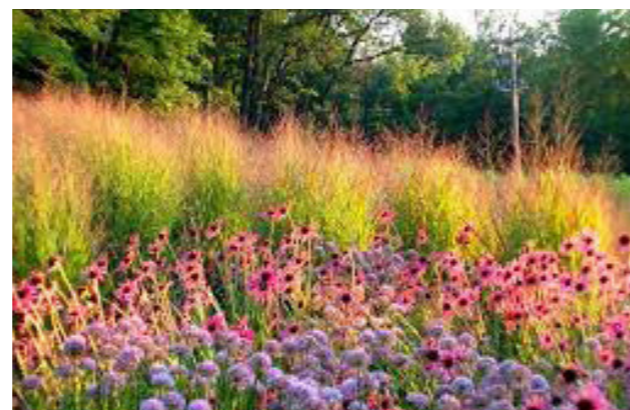
SENSORY GARDEN



Planting beds/pockets

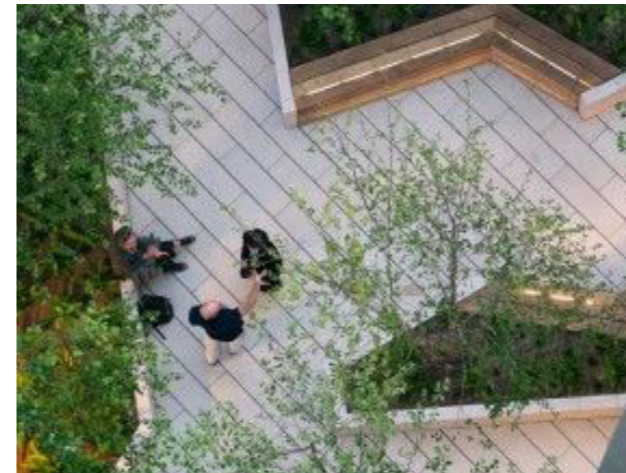


Textured plants



Plants with scents, texture, form and colour

TERRACE GARDEN



Integrated seating and planters



Perennial planting



Space to relax

SUNKEN GARDEN



Water features



Seating around trees



Feature specimens - maples

Design Approach

Landscape Design

Landscape Masterplan

The key principles for the development of the landscape for Danson Road Care Home are set out below.

CARE HOME FRONTAGE

The landscape fronting onto Danson Road is mainly used as access and parking for the residents, visitors and staff of the proposed care home. Two large existing trees are retained in areas of soft landscaping at the north-east corner of the site.

A new pedestrian access route is provided leading from Danson Road directly to the main entrance of the building. This area is paved in a pennant grey permeable paver to demarcate it as pedestrian space, including the route through the car parking area. Two visitor cycle stands are provided adjacent to the main entrance.

The car parking area is surfaced in a permeable paver in a traditional red-brown colour, in herringbone bond. This material demarcates the vehicular spaces, including an area of hardstanding adjacent to the building required for vehicle turning over-run.

The planted frontage both directly adjacent to the building and in the car parking areas will be filled with hardy, robust shrubs that provide year-round interest and colour.

CUT FLOWER GARDEN

To the west of the Orangery a large patio sweeps out from the building providing ample seating opportunities below a large pergola structure. Adjacent to this terrace, beneath the canopy of a large existing Ash tree, four raised planters have been aligned to create a garden for cut flowers.

Residents and staff are encouraged to tend to the plants, which can then be cut and used in vases within the care home. These planters are raised to 700mm above the ground level to allow those in wheelchairs to access the planting.

The plant species within the raised planters has been selected for their blossom, colour and form

to create a variety of flowers for the residents to enjoy, both inside and outside. Annual planting can also be incorporated into these beds to provide further variety, or if a resident would like to grow their own plants.

SENSORY GARDEN

To the south-west corner of the scheme a quieter space has been proposed to house a sensory garden. This space allows residents and visitors to enjoy a more intimate scale garden, with seating and water features provided.

The sensory garden provides a therapeutic space for residents, with planting species selected for their smell, texture, form, seasonal interest, colour and blossoms. Planted areas are mounded to create seclusion, with a native hedge forming the boundaries to this space. Feature trees and specimen shrubs provide height and a green canopy above, creating dappled shade for the seating spaces below.

A large circular water feature sits within the sensory garden, providing the soft splashing noise of a water fountain at its centre. A bench completely surrounds this raised pool for relaxing and socialising.

TERRACE GARDEN

The terrace garden sits in the centre of the scheme, above the bedrooms on the lower ground floor. Raised planters define the edges of the terrace, and breakout spaces are provided along the northern edge to allow views down into the sunken garden on the lower level.

A large pergola with seating spaces below is provided, with native honeysuckle climbers creating a green scented canopy to the pergola. The raised planters provide a buffer to the roof lights and allow for ornamental planting to fill the beds.

A large asymmetric water pool sits between the space connecting the terrace garden to the cut flower garden, and two benches adjacent allow

for a restful space between the two gardens.

SUNKEN GARDEN

The lower ground floor level houses 16 bedrooms and a day room with direct access to the sunken garden. This space has been designed to be viewed from within and above, therefore a rhythm and symmetry to the spaces within the sunken garden has been created.

A large feature silver birch tree sits proudly in the centre of the space, with seating below and around the base of the tree. Ornamental planting beds with feature specimen shrubs create interest on either side of the centre, followed by raised water features reflecting light and sound into the sunken garden. The space is bookended by planting beds with multi-stem downy birch trees, their white bark and open canopies creating lighter vegetated spaces.

A secondary sunken pocket garden sits along the northern facade of the building, providing breakout space from the staff rooms. This space utilises shade-tolerant climbers to provide a green wall effect, with long bench seating allowing space for relaxation and socialising for the staff.

KEY

1. Entrance space with visitor cycle stands
2. Car Parking
3. Evening Terrace
4. Sunken pocket garden with seating area and planter
5. Private patio terraces
6. Seating areas with Pergolas
7. Cut Flower garden
8. Sensory garden with seating, water feature, and feature trees
9. Terrace Garden: raised planters with ornamental shrubs around roof lights and seating
10. Sunken garden with feature trees, water features and seating
11. Existing trees to be retained
12. Bicycle shed, secure storage
13. Area of hardstanding to vehicle over-run

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Hard Materials and Furniture

The hard materials and furniture palette has been chosen to complement the proposed architecture as well as fit into the wider residential context. Both surfacing materials and landscape elements have been selected and designed to be robust, easy to maintain, and visually appealing.

Surface Materials

- The scheme has a limited palette of permeable concrete pavers in three hues, Traditional, Harvest and Pennant Grey. The Traditional hue has been used within the site frontage to match the existing residential vernacular. The natural tones of the Harvest paver complement the architecture. Feature banding provides pattern and rhythm to the garden paving.
- Permeable self-binding gravel has been used in the sensory garden and the sunken garden to create a 'cottage garden' feel with the crunch of gravel underfoot providing noise and texture.

Furniture

- The furniture elements within the scheme have been kept simple and contemporary, whilst also keeping to the natural colour scheme
- Timber benches are both free-standing and integrated within large raised planters on each level of the landscape. Benches are provided with both backrests and armrests.
- Raised timber planters are created using chunky timber or recycled sleepers within the cut flower garden and terrace garden. Narrow raised troughs provide climbing plants along the southern facade in the sunken gardens.
- A large timber pergola provides a shade structure in the terrace garden, and complements the pergola feature adjacent to the orangery
- Visitor cycle stands are provided at the main entrance, and a secure cycle parking area is provided along the southern boundary.
- Several raised water features incorporating ponds, pools and fountains are provided on both garden levels. One or more of these features may also contain fish.



Permeable paving setts - Traditional



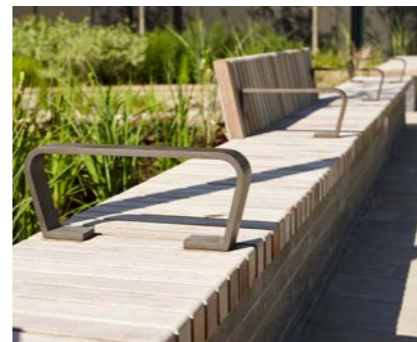
Permeable paving setts - Harvest



Permeable paving setts - Pennant Grey



Self binding gravel



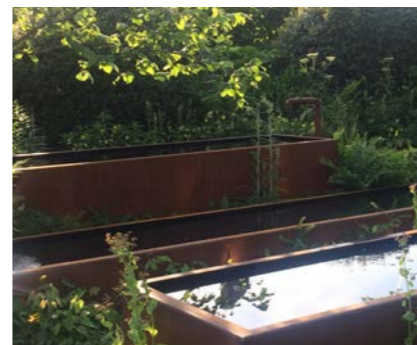
Timber benches



Benches integrated with planter



Pergola with climbers



Raised water features



Garden sundial







Circular bench



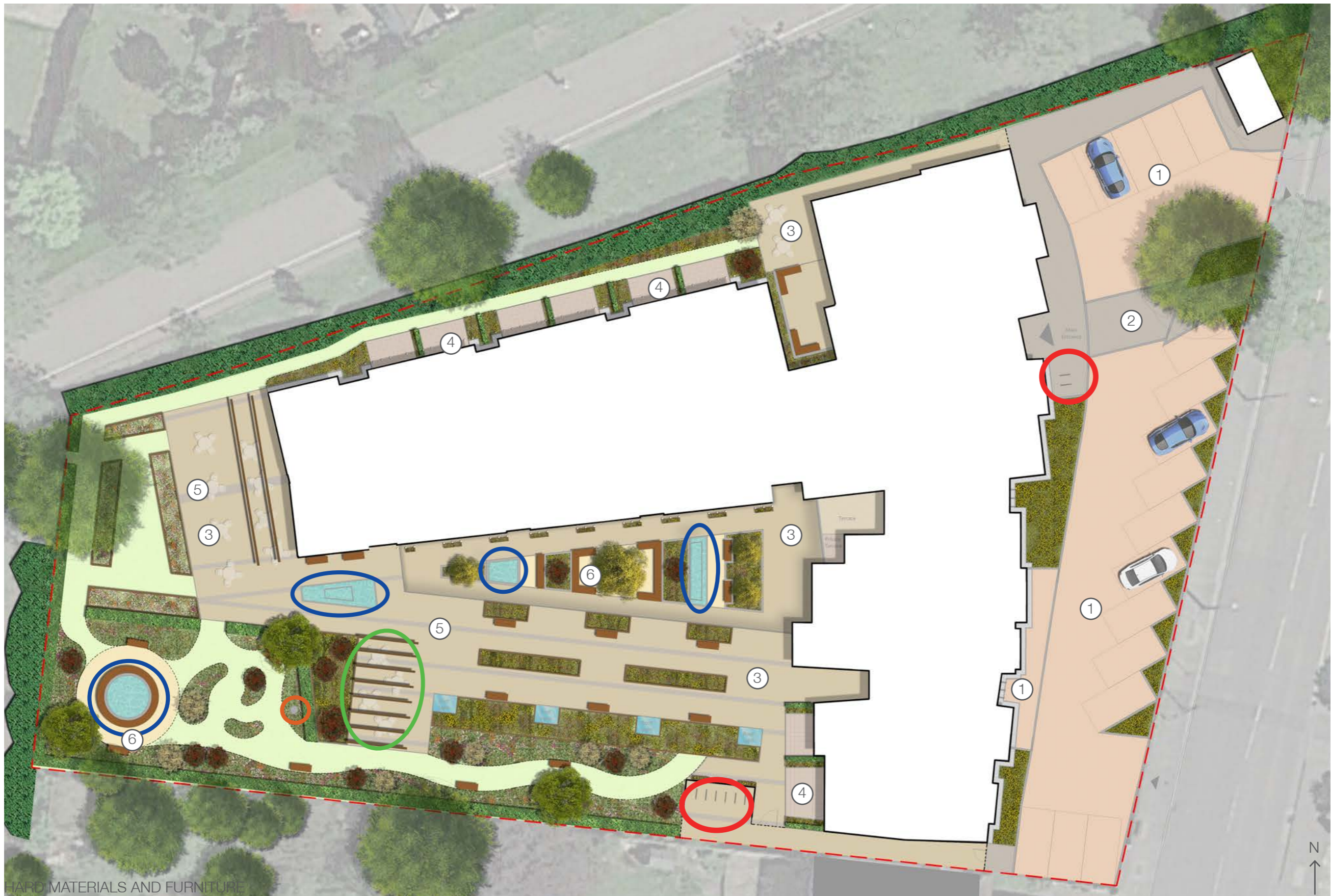
Raised timber planter

KEY

- Permeable Tegula Priora concrete pavers to car parking areas, colour: Traditional. Bond: herringbone
- Permeable Tegula Priora concrete pavers to pedestrian routes, colour: Pennant Grey. Bond: herringbone
- Permeable Tegula Priora concrete pavers to gardens, colour: Harvest. Bond: stretcher
- Permeable concrete pavers to private patios, colour: Natural. Bond: stack
- Feature banding to rear gardens, permeable Tegula Priora concrete pavers, colour: Pennant Grey. Bond: stretcher course
- Permeable self binding gravel to sunken garden and around water feature, colour: Natural

-  Cycle parking / cycle stands
-  Water features
-  Pergola with climbers
-  Location for sundial / birdbath

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Soft Landscape

The soft landscaping palette has been developed to enhance biodiversity, connections to nature and to be sympathetic to the local context and character of the scheme. Species have been selected to match the anticipated microclimate, to define spaces and gateways, to enhance ecological diversity and provide visual interest and colour throughout the seasons.

The planting palette has been divided into mixes that define certain areas of the scheme. The 'sensory mix' sits in the south western corner within the sensory garden. These planting areas are playful and sensory, and includes grasses, shrubs, perennials and herbs which provide year-round texture, colour, scent and interest.

The 'cut flower mix' sits within the raised planters adjacent to the Orangery patio and includes species which can be grown and cut for vases by the residents. These species are colourful, bright, textured, scented and grow to a variety of heights for interest.

The 'ornamental mix' sits predominantly in the terrace garden and sunken garden. These species have been selected for their robust nature and seasonal interest. Plants here are hardy, colourful, have winter seed-heads and provide nectar for pollinators.

The 'shade tolerant mix' sits along the northern facade of the building and includes species which can grow in partial sun or deep shade. Species such as ferns and hostas complement the hedge planting.

The 'sunken mix' predominantly includes climbers and low-growing evergreen perennials to create a green wall effect along the walls of the lower levels of the building.

The 'car park mix' provides plants for the building frontage along Danson Road. These plants are hardy, robust and low growing to retain visibility splays and sight lines for drivers and pedestrians.

Native feature trees and specimen shrubs provide a green canopy and height to the gardens, creating visual focal points and providing shade.



Wild Cherry



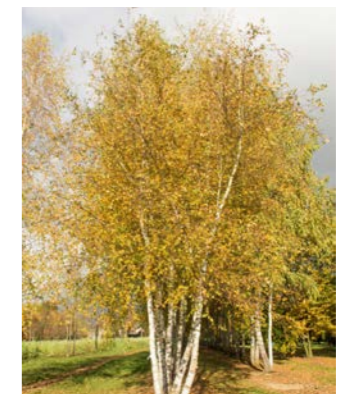
Bird Cherry



Crab Apple



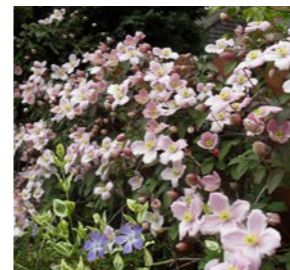
Silver Birch



Downy Birch



Honeysuckle



Clematis



Hellebore



Instant hedge - native mix



Instant hedge - Photinia



Windflower



Pink Doris



Coral Bells



French Rose



Jerusalem Sage



Maiden Grass



Yarrow



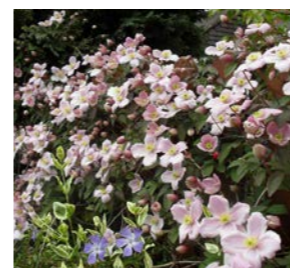
Wild Garlic



Coneflower



Fennel



Design Approach Landscape Design



Sustainability

The sustainability strategy for the proposal at Danson Road focuses on creating a thermally efficient building envelope which will reduce the energy consumption of the building. The building has been designed to satisfy the London Plan energy efficiency targets.

A summary of the key sustainability objectives for the project are outlined below.

Orientating the habitable spaces such as dining spaces and day spaces away from the north facade means these spaces will enjoy sunlight throughout the day. Spaces which do not require direct daylight such as storage areas, assisted bathrooms and plant room are located away from the south elevation envelope.

The home will be designed to be naturally ventilated using sliding doors and opening windows. This passive design measure will allow users of the building to control the temperature when desired and avoid the excessive energy use of mechanical heating, cooling and ventilation system.

Maximising the use of natural daylight has been considered where possible and the large extents of glazing not only provides for well day lit spaces but also affords great views across the gardens and towards the park.

The building envelope will be well insulated to reduce heat loss and ultimately reduce energy used in heating the internal environment. LED lighting throughout the building will further reduce energy consumption.

All forms of renewable energy generation have been considered. The appropriate form of renewable energy for this location is air source heat pump and photovoltaic cells. As there are no high rise buildings around the proposed site therefore, no risk of overshadowing that can have a detrimental impact on the photovoltaic yield.

Materials with a low environmental impact will be specified where viable and available. Materials from the demolition of the existing building will be reused or recycled where possible.

Ecology is promoted by introducing bird nesting features, including nest boxes suitable for swift and house sparrows. This will also act as an educational tool for the residents.

The existing hard standing on site is positively drained through gullies and down pipes. The proposed scheme seeks to make efficient use of water resources and promote the use of Sustainable Drainage Systems (SuDS) to minimise the risk of flooding and water pollution. A porous paving system to the car park and soft landscape will be used to reduce water run off from the site reducing the risk of local flooding.

The area of green infrastructure on the site will be retained and through a planting plan will increase the habitat opportunities, enhanced biodiversity, reducing the

To reduce the need to travel in the borough by car, and to support and promote public transport accessibility, and safe walking and cycling. The proposal promotes the use of minibuses and bicycles for staff members in order to reduce private car usage.

Access Statement

Internal movement

Access is restricted to one main point into the building for visitors. The main entrance to the proposed building is towards the north of the Danson Road elevation. The entrance is highlighted with a clear and direct route from the car park by a shared surface with additional landscaping. The new entrance is highlighted by an addition of height and a large glazed double height space.

Upon entry a secure line is established beyond the bistro and reception desk. After this secure line, access is established to the whole floor while keypads secure access to further floor via staircases and lifts. The main communication stairs to the upper floors are located at the end of each wing of the building while the lifts and main staircase to the lower ground floor centralised in the plan.

Most communal activity rooms are located in the centre of the plan to minimise travel distances. While smaller break out spaces help to separate the surrounding clusters of bedrooms into groups of four to six.

Inclusive design

As a community of care, inclusive design is at the heart of the proposal, as such it incorporates the following elements:

- All floors are accessible via two lifts and three staircases. The lifts are sized to transfer people in wheelchairs.
- Corridor widths have generally been designed to accommodate people passing by those in wheelchairs
- Each floor has been furnished with accessible bathrooms for both staff and residents to use
- The home has been designed to have single bedrooms, meeting the needs of the resident group, to provide privacy as well as clear view lines to the bed from the doorway if necessary
- Signage and interpretation leading to and within the building will be designed in consideration of visual impairments
- Dementia design principles are adopted
- As a home providing care for people with a varying degree of need and mobility it is a key

principle of the design that all spaces are level access

- Every floor has level access to communal external space

Site levels

Site levels have been configured to provide a level access for all building users from the car park into the new elderly home, avoiding the use of ramps and working with the existing levels where possible.

General access

The new elderly home in this application is located to the North end of Danson Road. The current four points of vehicular entry and exit to the site are to be reduced into a single direction point of entry and exit with a separate pedestrian entrance. 17 parking spaces are provided including one disabled bay to accommodate parking requirements.

The refuse and recycling store is placed close to the service platform lift in the proposed building and close to the site exit to facilitate its collection by a medium sized truck. The refuse truck and fire tender vehicles can use the single direction flow within the car park as currently provided.

Public transport

The site is a short walk from Bexleyheath Station and a short bus ride from Bexley Station which has connections to London Victoria, Charing Cross and Woolwich Arsenal, as well as Dartford and Gravesend. Currently many different bus services attend the three nearby bus stops all within a few minutes walk of the site and these provide public transport accessibility to Slade Green, Bexleyheath, Greenwich and Lewisham.

The proposed elderly home can also be accessed by bicycle. 12 long stay and four short stay cycle storage spaces will be provided on the

site to encourage visitors and staff to cycle to the site. This is compliant with the London Plan.

A separate travel plan has been prepared to support the application.

Security

The development as a whole has been carefully planned so that it takes due account of recognised good practice relating to its overall design and relationship to the outside. All parking areas will be overlooked with windows from the elderly home. There will be appropriate internal security measures with window locks and doors appropriately alarmed throughout. Blank corners or blind spots are avoided wherever possible. The extension uses an external lighting scheme which improves the quality of the external spaces after dark.

