



**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.

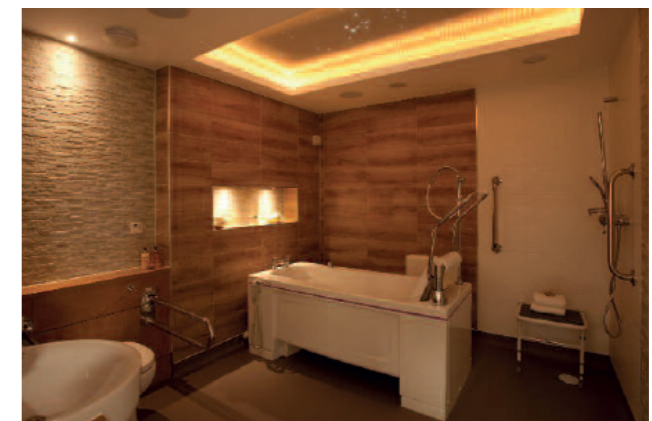
Local community initiatives include:

- 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



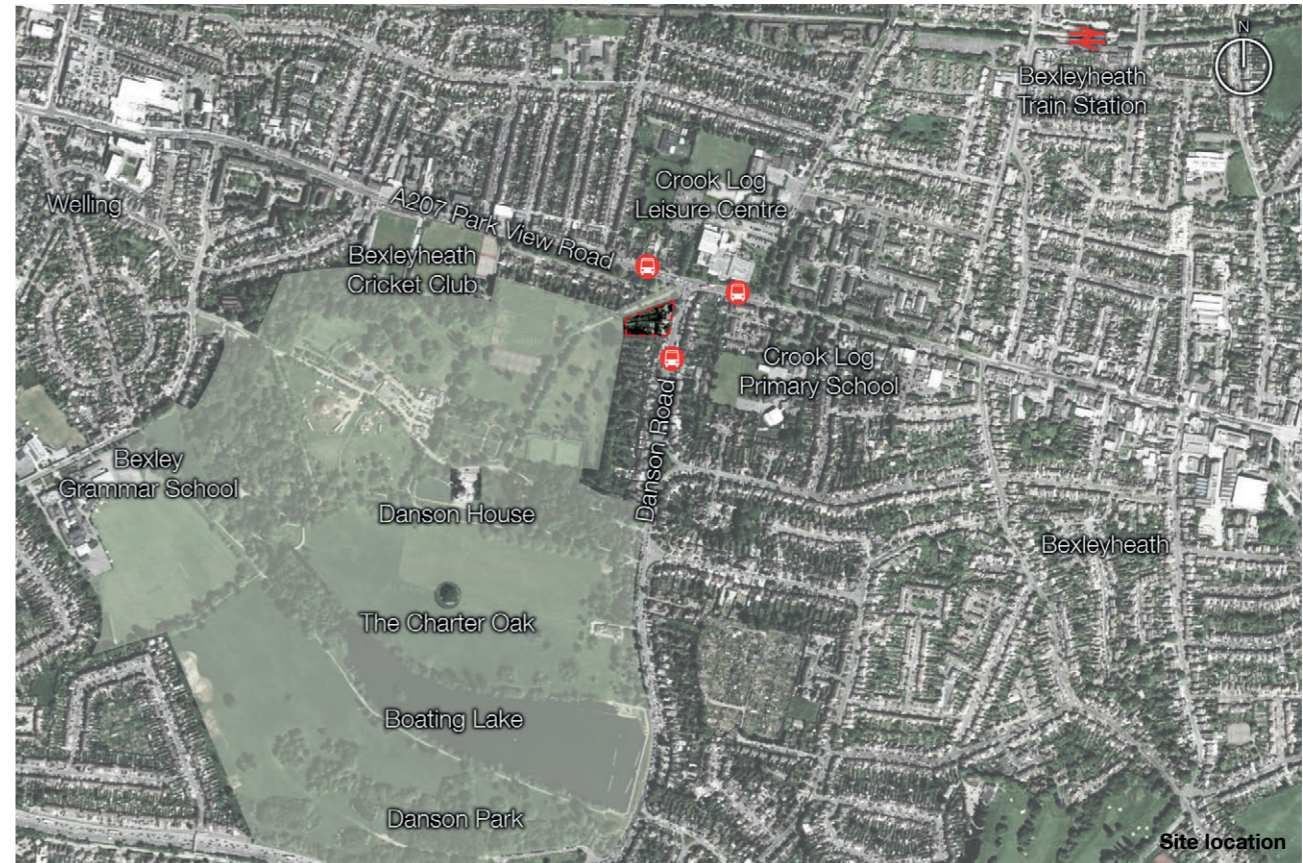
Danson House



Old English gardens



Charter Oak



Site location



Site map

Context

Danson Park Community

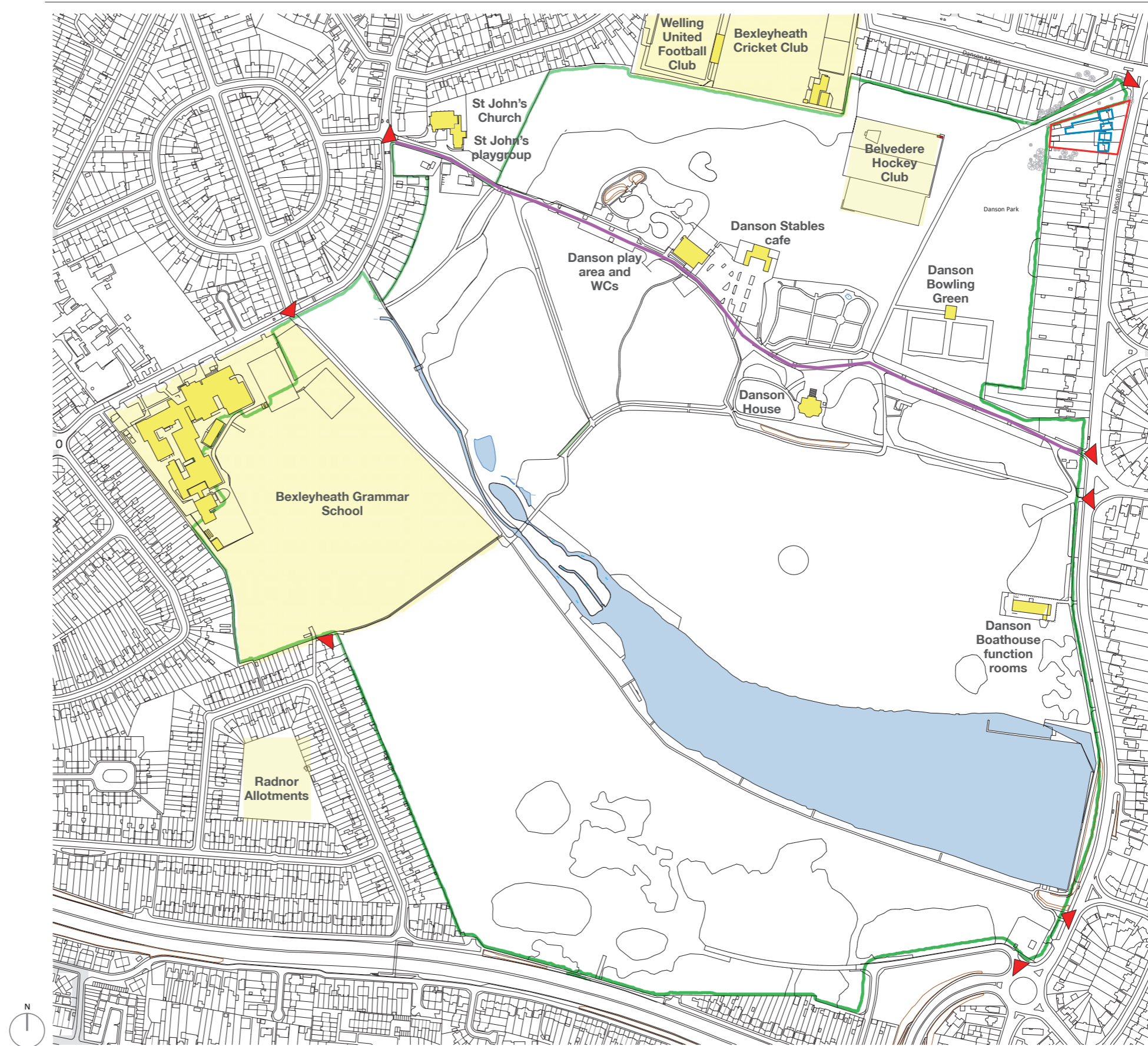
- Community buildings
- Park entrances
- Park boundary
- Primary route through Danson Park
- Proposed building
- Site boundary

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

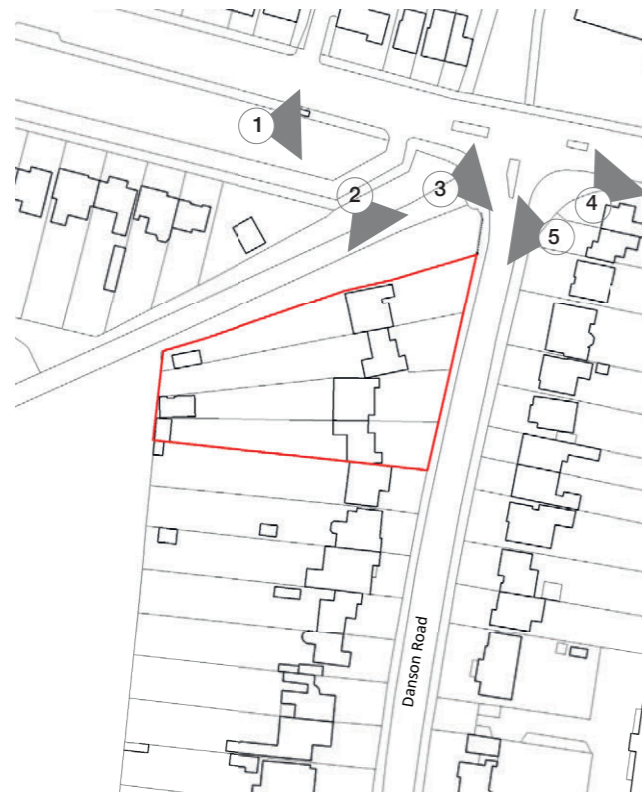


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Context Key Views



Context Key Views



Context Key Views

