

ACRE ROAD

Delivering New Affordable Homes for Kingston

The council is focussed on creating a fairer Kingston. Part of this is working to meet the growing housing needs and aspirations of residents, from having the right mix of good quality housing and services through to providing support for those in need.

That is why we are putting forward proposals to redevelop the former Murray House care home to provide genuinely affordable housing for Kingston's older residents, and for those living with learning disabilities.

Thank you to those who have already given their feedback as part of our ongoing engagement on the project. We have used that feedback to design our proposals further.

Meet the team



Siddiqa Islam
Assistant Director of Major Projects



Max Daly
Project Lead

Levitt Bernstein
People.Design



Olivia Smith
Project Architect



Visakha Sroy
Senior Landscape Architect



Dario Forte
Senior Architect

Today you can:



Meet the team and ask questions about the project



See how your feedback has shaped the proposals



View the landscaping proposals and see the suggested building materials



Let us know your thoughts

Regenerating a vacant site for Kingston residents



The existing Murray House site has been closed since 2018

Previously a residential care home, Murray House was closed as the demand for care to be given in this way was reducing, and being replaced by a new model that allows people to stay at home and live independently for longer.

The site is owned by the council, and will be developed, retained and operated by us to create much needed new homes for Kingston residents.

This site presents an excellent opportunity for us to develop and maintain housing that meets the needs of older people, as well as those with learning disabilities. We want to create flexible and adaptable homes to allow residents to live independently and promote their health and well-being.

Benefits of development here



45 units for older people and those with learning disabilities



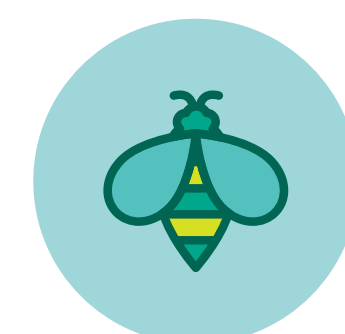
Genuinely affordable new homes



Meeting specialist housing needs of vulnerable residents



Regenerating an existing, well-located and vacant site



A highly sustainable design



New private and public landscaping for local residents to use



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May 2024

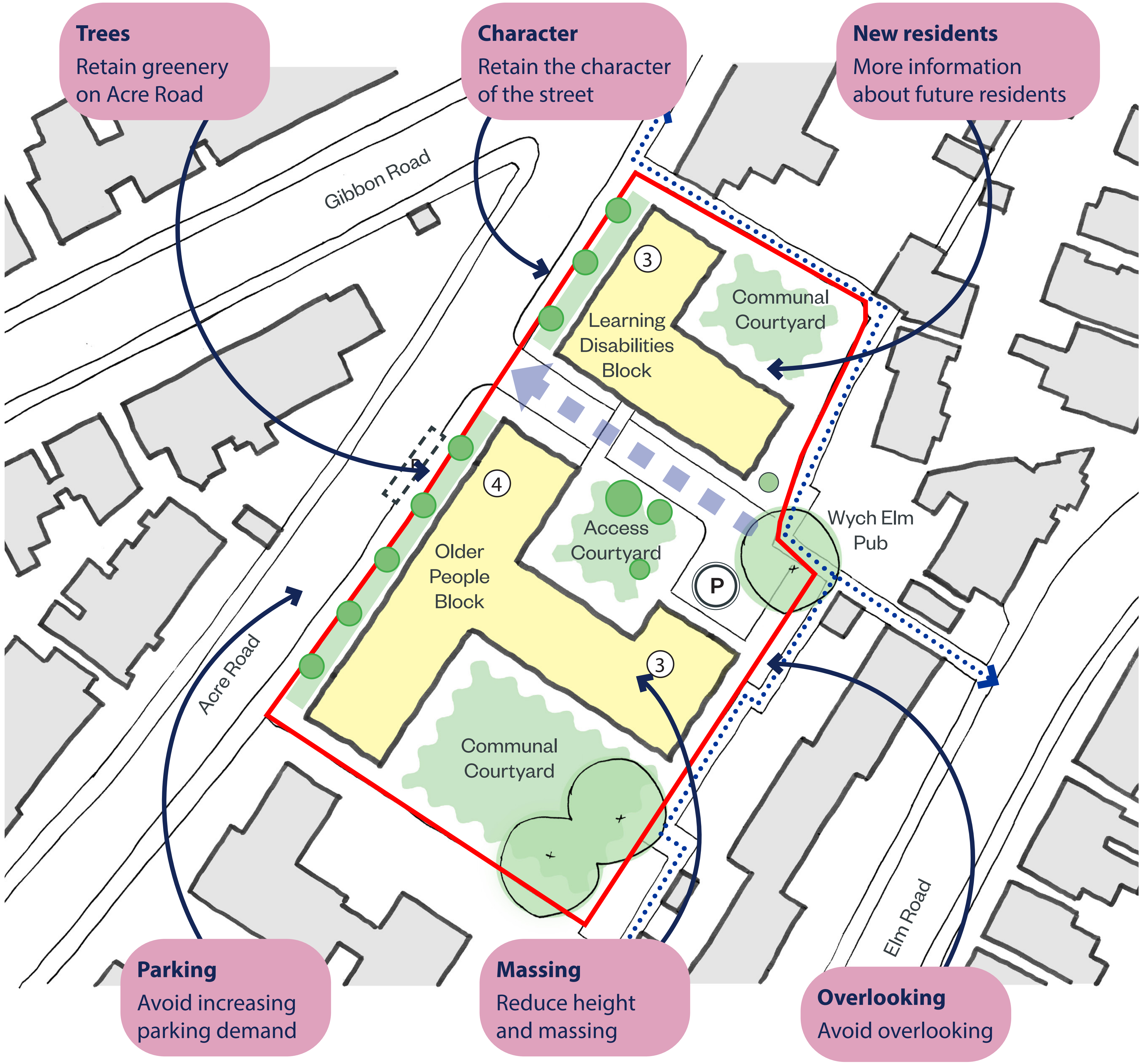
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ACRE ROAD: Responding to Your Feedback

What you told us

The image below describes the new development as we presented it to the public in October 2023. Based on feedback from engagement events and online survey, we have developed the design in order to better address the concerns that were raised. The main feedback was:



KEY:

- New pedestrian route (dashed blue line with arrow)
- New entrance (red arrow)
- Parking (P in a circle)
- New landscaping (green cloud shape)
- New trees (green circle with cross)
- Emergency vehicle parking bay (dashed rectangle with 'P')
- Storey Heights (1 in a circle)

How we have responded

We are still providing two blocks, one for people with learning disabilities and one for older people, which now also includes a row of bungalows to the rear of the site. Each will have its own communal courtyard for use by residents, with high quality landscaping. Between the two buildings will be a new, more direct, pedestrian mews to improve the pedestrian experience between Elm Road and Acre Road.



KEY:

- New pedestrian route (dashed blue line with arrow)
- New entrance (red arrow)
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- Storey Heights (1 in a circle)

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Look & feel of proposed homes

Designed to enhance the local character

The new homes will use a combination of white and brown brick, along with metal and glazed elements to create modern blocks that fit in with the surrounding Victorian houses.

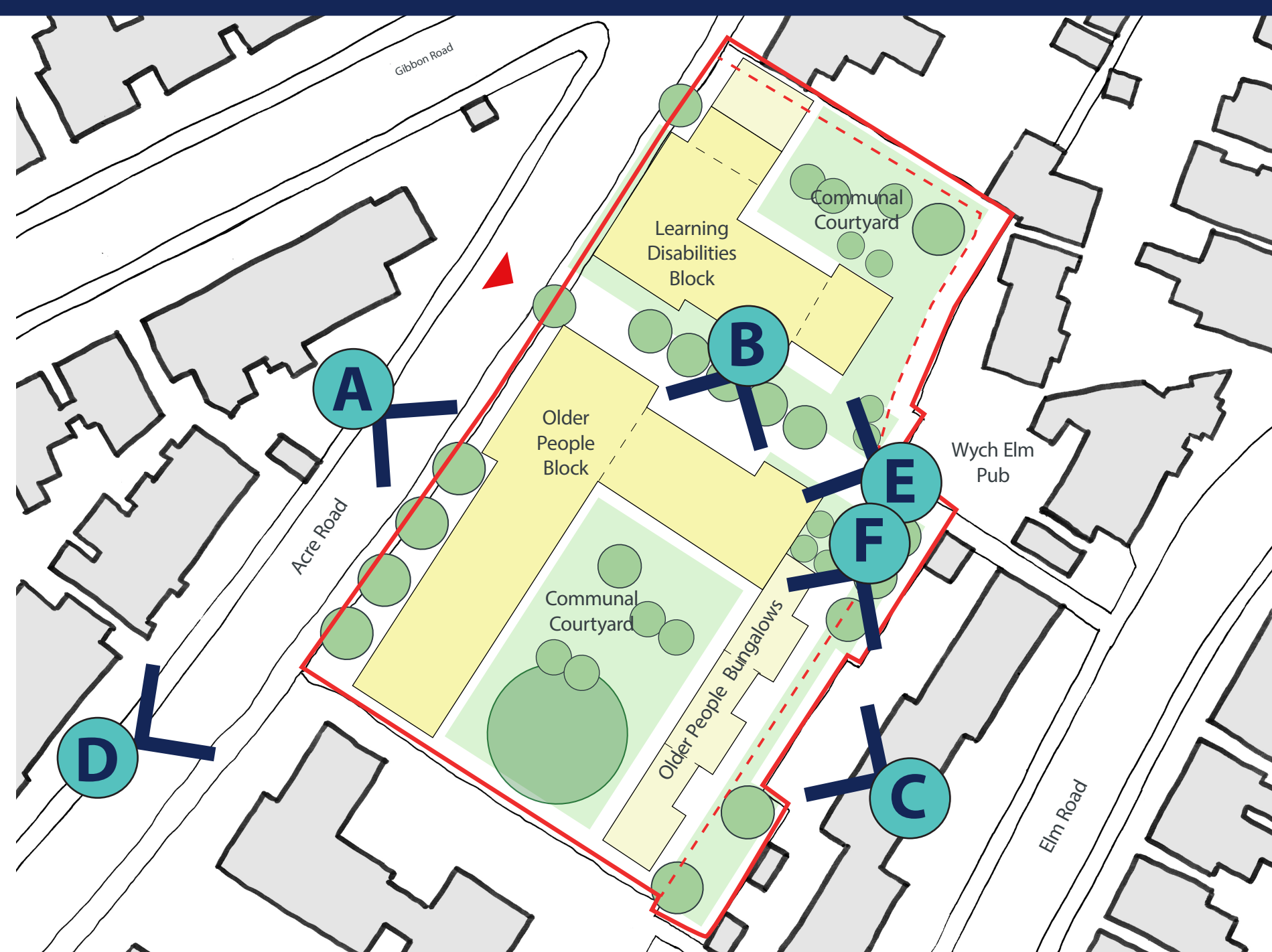
These high quality and robust materials will also be reflected in the landscape and public realm. The intention is to make sure that Acre Road will blend into the wider streetscape.



A Older People's Block Acre Road Elevation



B Older People's Block Residential Mews Elevation



C Older People's Block Bungalows Elevation



D Visualisation showing the new homes in the context Acre Road



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Look & feel of proposed homes



E Visualisation showing proposed new blocks and new pedestrian route



F Visualisation showing the proposed bungalows



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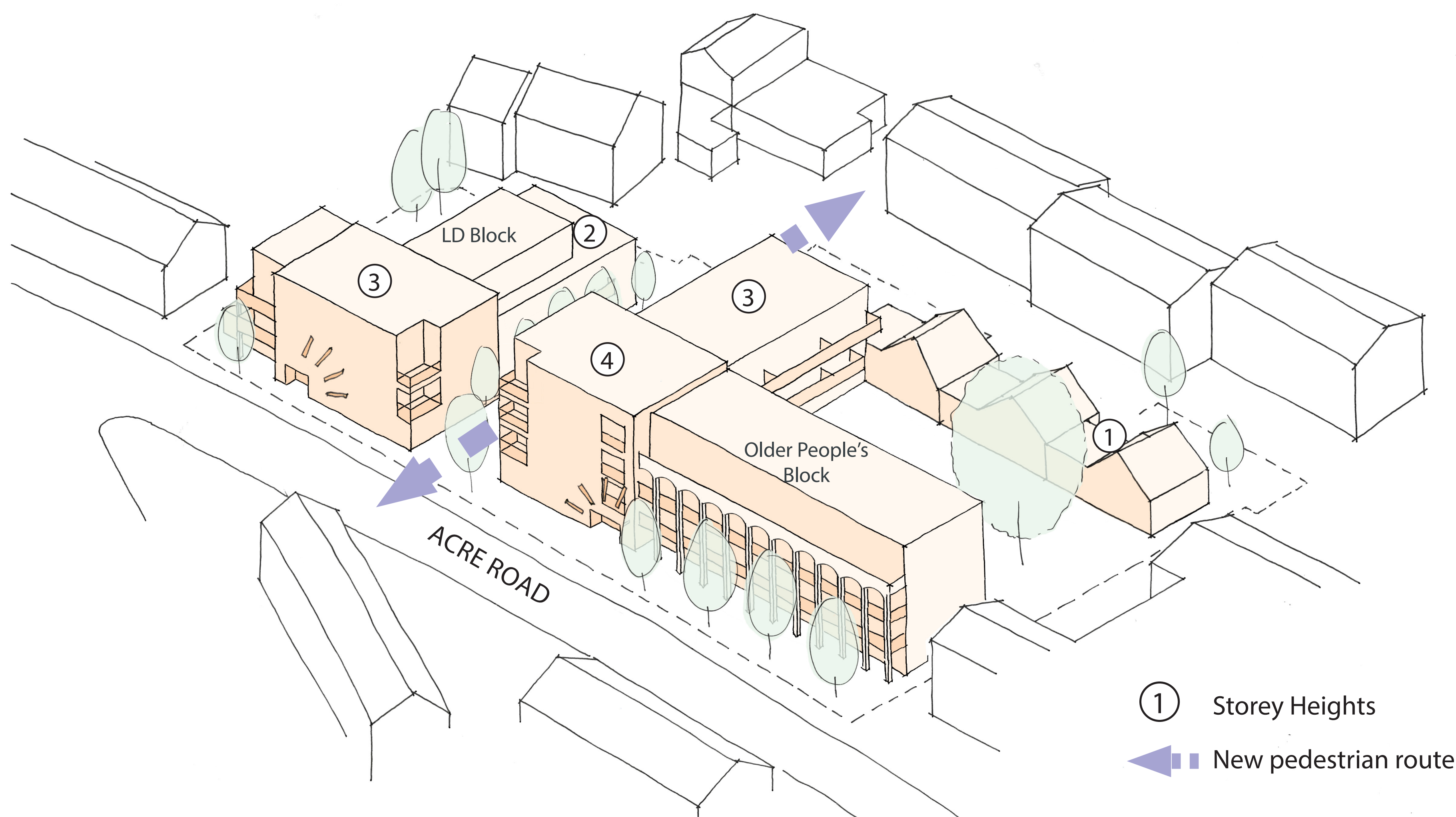
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Creating High-quality Homes

Our Proposals



Ground Floor Plan



Our proposals include high quality homes that will be larger than the national minimum standard.

These homes will be accessed by external decks, allowing for good ventilation, daylight and views.

Each home will have its own private outdoor space.

Each block will also have a courtyard providing shared external amenity, comprised of high-quality hard and soft landscaping and new planting.



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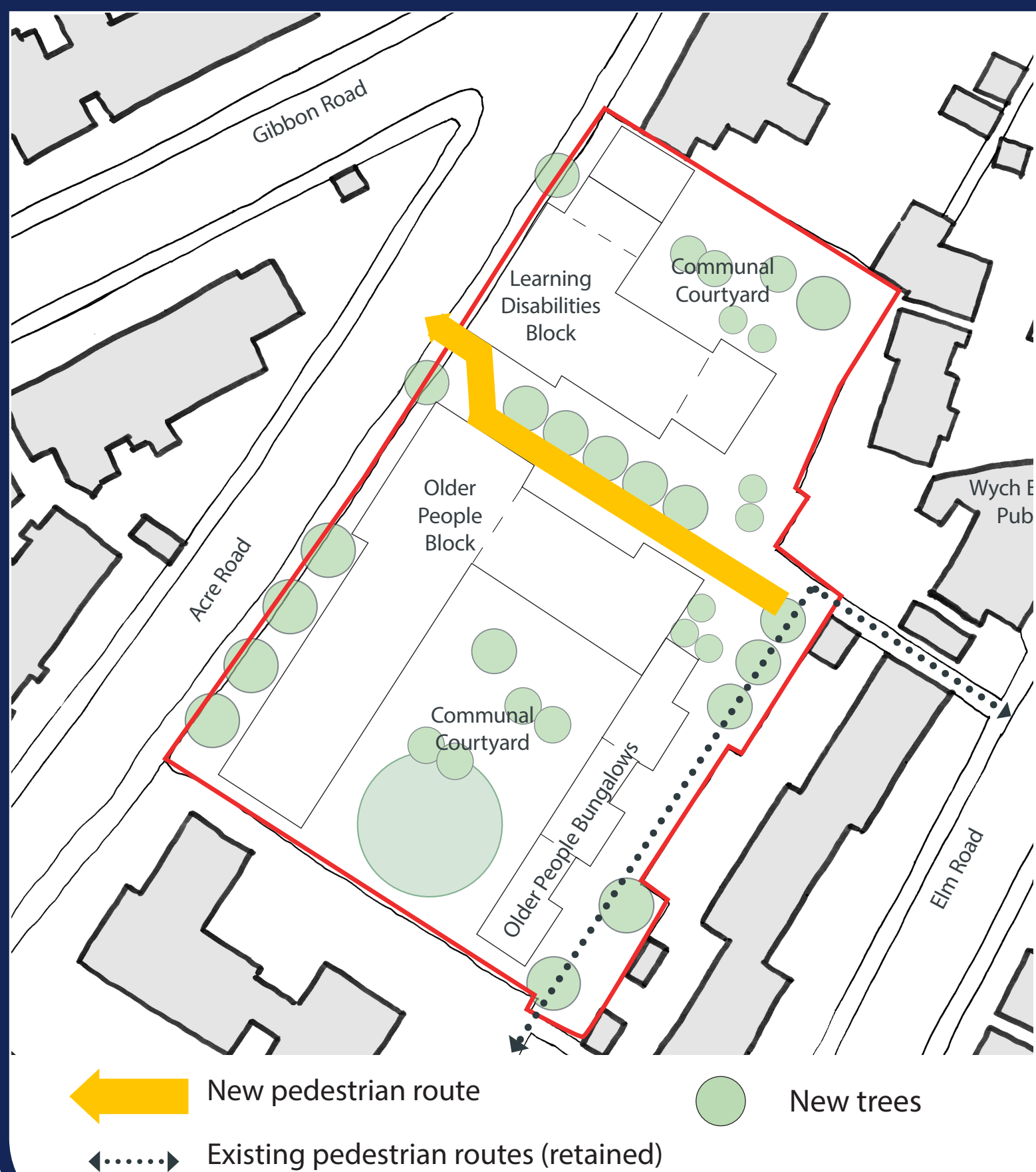
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Private & Public Landscaping

The landscape design will include public spaces and private communal areas for residents. Additional trees will be planted on site, with informal planting and seating areas to allow for residents to use the spaces as they wish.

External green spaces will include new street trees and planting along Acre Road, for a leafy approach to the site entrance, with a new pedestrian route connecting Acre Road and Elm Road.

Look and feel of public open spaces



Parking bays broken up with trees



Domestic landscape character



Wayfinding elements



Rain gardens



Integrated cycle parking



Defensible planting to homes

Look and feel of private communal spaces

Private communal courtyards for each building will be suitable to the general needs of the future users. The aim will be to create spaces that are beneficial to the well-being of residents and their visitors.



Informal planting character



Sense of community



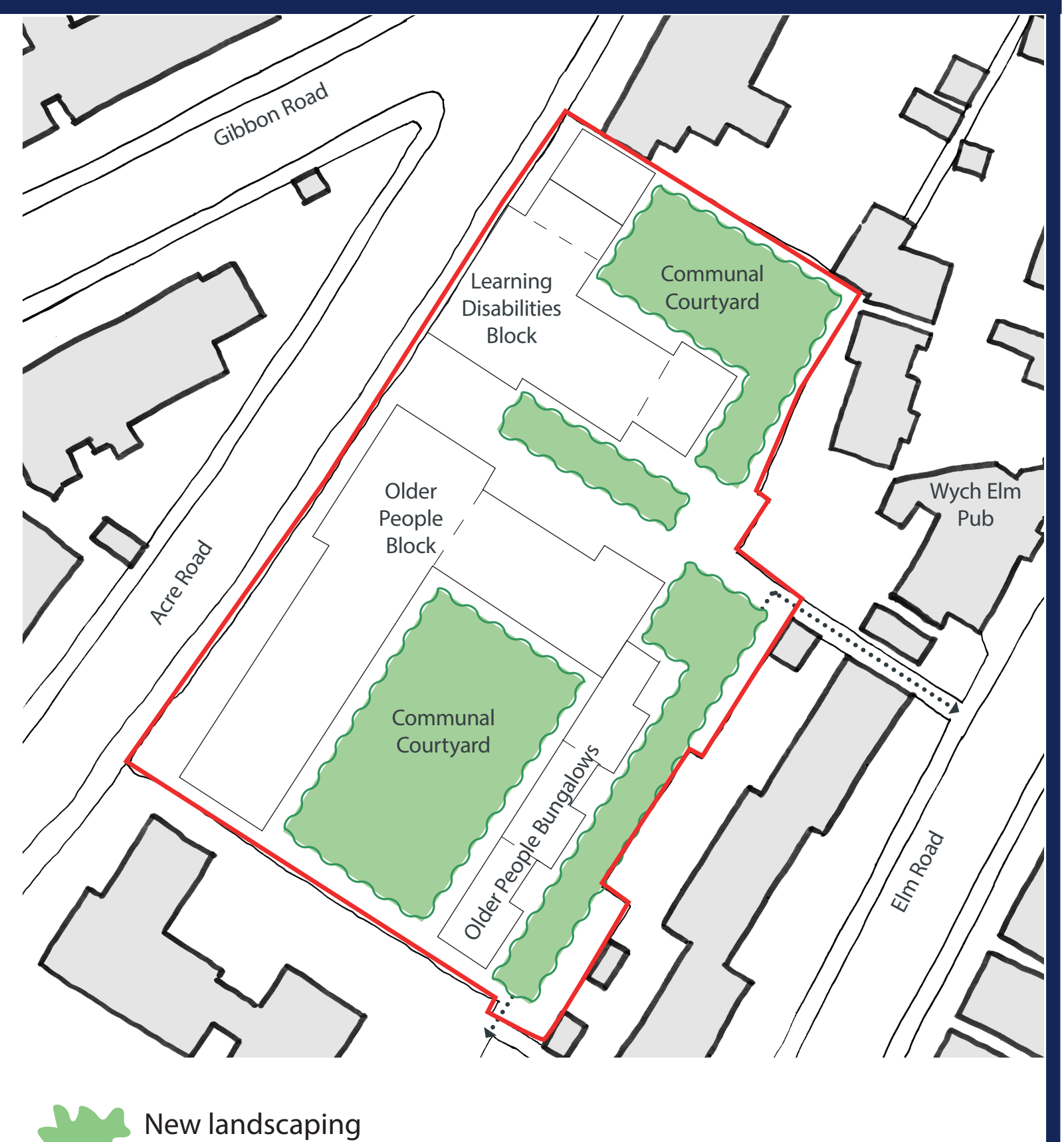
Informal play elements



Multi-functional spaces for events



Open terrace for gathering and leisure



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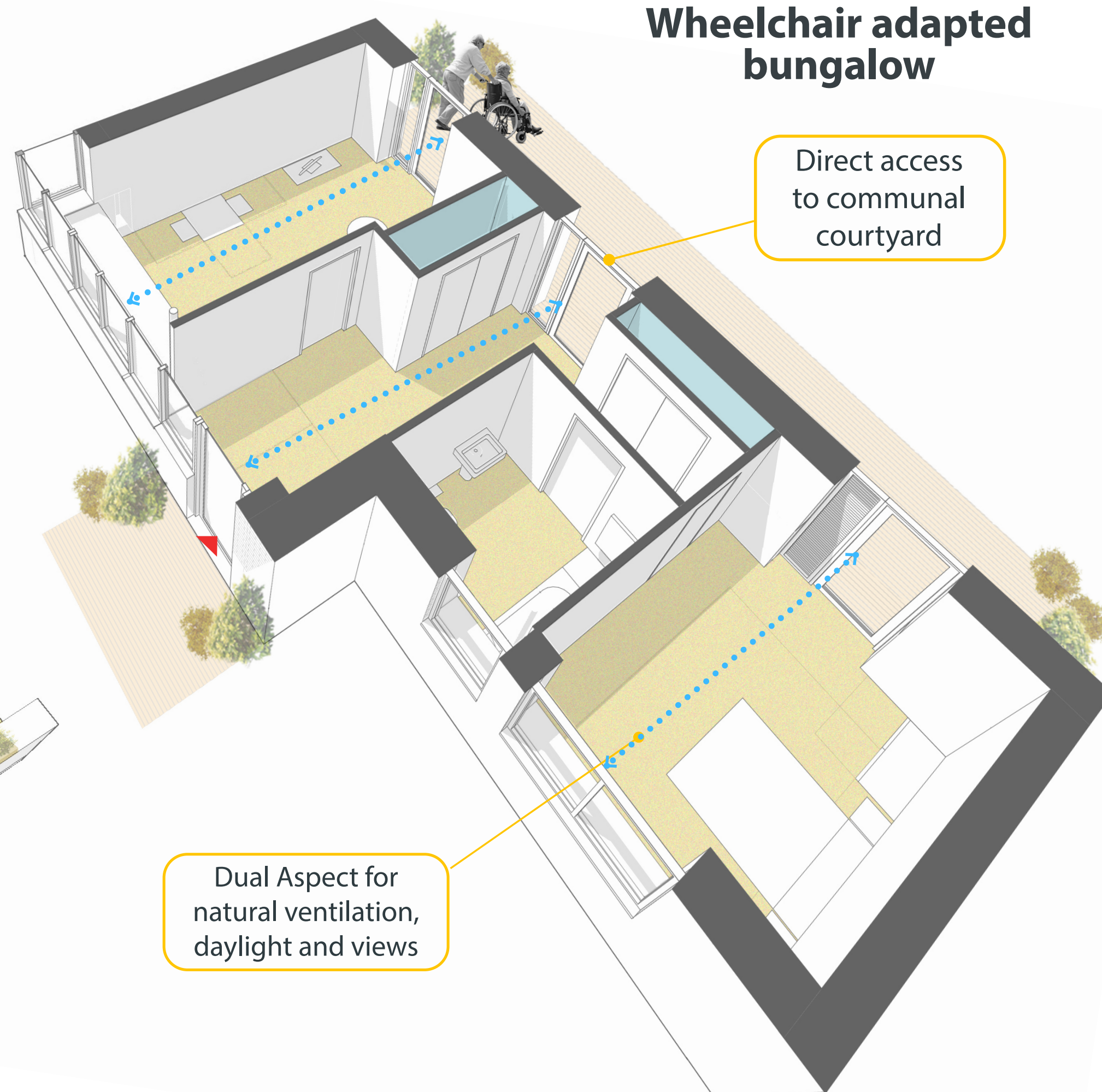
New Homes & New Residents

New Homes designed to meet older people's needs

Typical older person's flat



Wheelchair adapted bungalow



What are Supported Living Services?

What kind of individuals will be living here?

Supported living homes are designed to help people with a wide range of support needs to retain their independence.

There will be service users with a range of needs being supported to live independently. These needs will relate to learning disabilities or physical disabilities.

People in supported living have their own tenancy and are responsible for their own bills and cost of living.

What kind of lettings policy will operate?

Housing for Older People:

Choice Based Lettings - Which are advertised and bid on by applicants.

Direct Offers - Made to individuals with special circumstances (e.g medical).

Housing for people with learning disabilities:

Directly let to people - nominated by Adult Social Care or Children Services.

Local lettings - prioritised for local applicants who meet specific criteria.

Sensitive lettings - are rare, but prioritised for vulnerable people who are at risk.

What kind of care staff will be on site?

Support can vary from a few hours a week to round the clock care. **Support may include:**

- Developing life skills, such as shopping, cooking and cleaning
- Help managing finances
- Support to attend adult education, work placements and other activities
- Advice and advocacy, if needed
- Help accessing community services

The goal is to help people lead as independent a life as possible.



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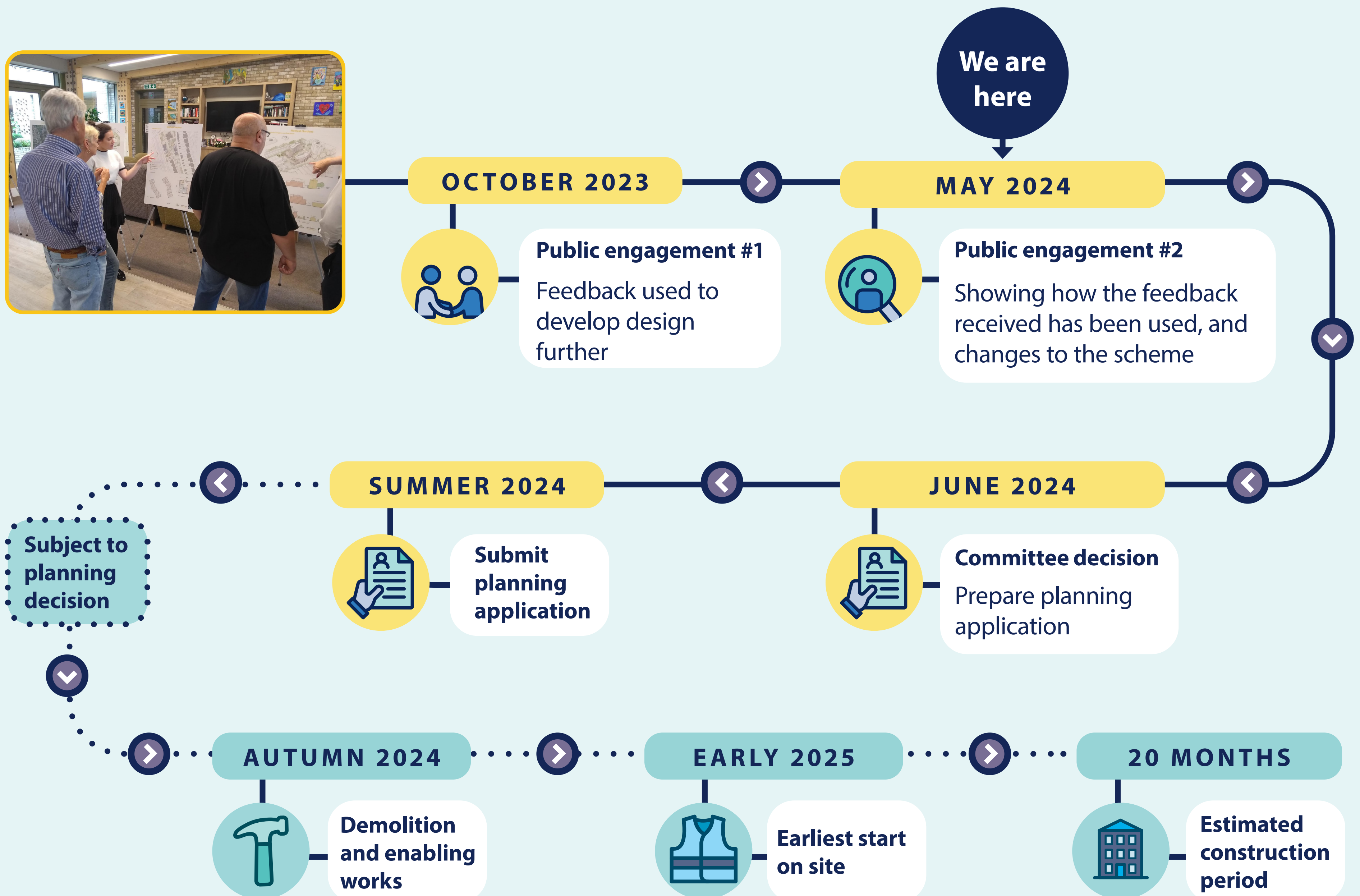
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Next Steps & Find Out More

Indicative Timeline



This timeline is indicative to show the key steps involved in the process and is subject to change.
We will inform you of changes and update you with the latest information.

Thank you for taking the time to read through this information - we hope you found it useful.
Please let us know what you think of our initial proposals, either at the event or online:

www.transformkingston.co.uk/acreroad



Get in touch
by e-mail

transformkingston@kingston.gov.uk



Get in touch
by telephone

020 8547 5000
(please leave your details and someone
will get back to you)



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