

Acre Road



Who are we?

Levitt Bernstein People.Design



Sarah McGoldrick
Project Officer

Max Daly
Project Lead



Olivia Smith
Project Architect



Melissa Cummings
Landscape Architect



Dario Forte
Senior Architect

Max and Sarah will be leading the project from the council. One of the key priorities in the recently published Council Plan is ensuring a fairer Kingston. This means that every resident is supported when needed throughout their lifetime, and has increased opportunities for a happy and healthy life. Part of this is working to meet the growing housing needs and aspirations of residents, through having the right mix of good quality housing and services to support those in need.

That is why we are seeking your feedback on our proposal to redevelop the former care home, Murray House, to provide genuinely affordable housing for Kingston's older residents and for individuals with learning disabilities.

We are a team of architects, landscape architects and urban designers. We create award winning buildings, living landscapes and thriving urban spaces, using inventive design to solve real life challenges.

We have a wealth of experience in designing homes for older people and people with particular needs which is why we are pleased to be the designers for this project.

Regenerating a vacant site for Kingston residents

- We have put together initial proposals to bring the vacant Murray House site back into use, following its closure in 2018. Previously a residential care home, the site 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.

Existing Murray House site



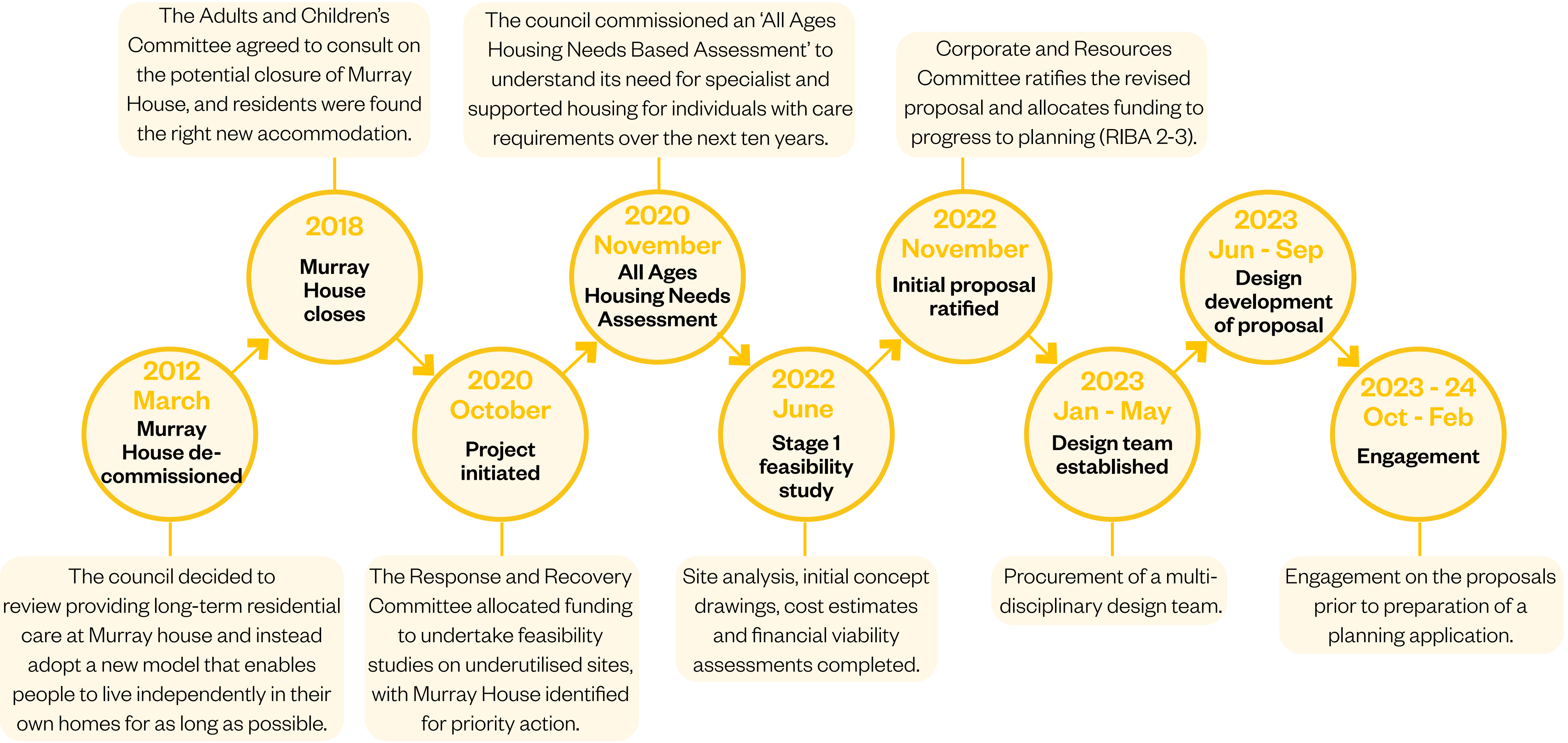
Benefits of development here

- 40+ homes 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

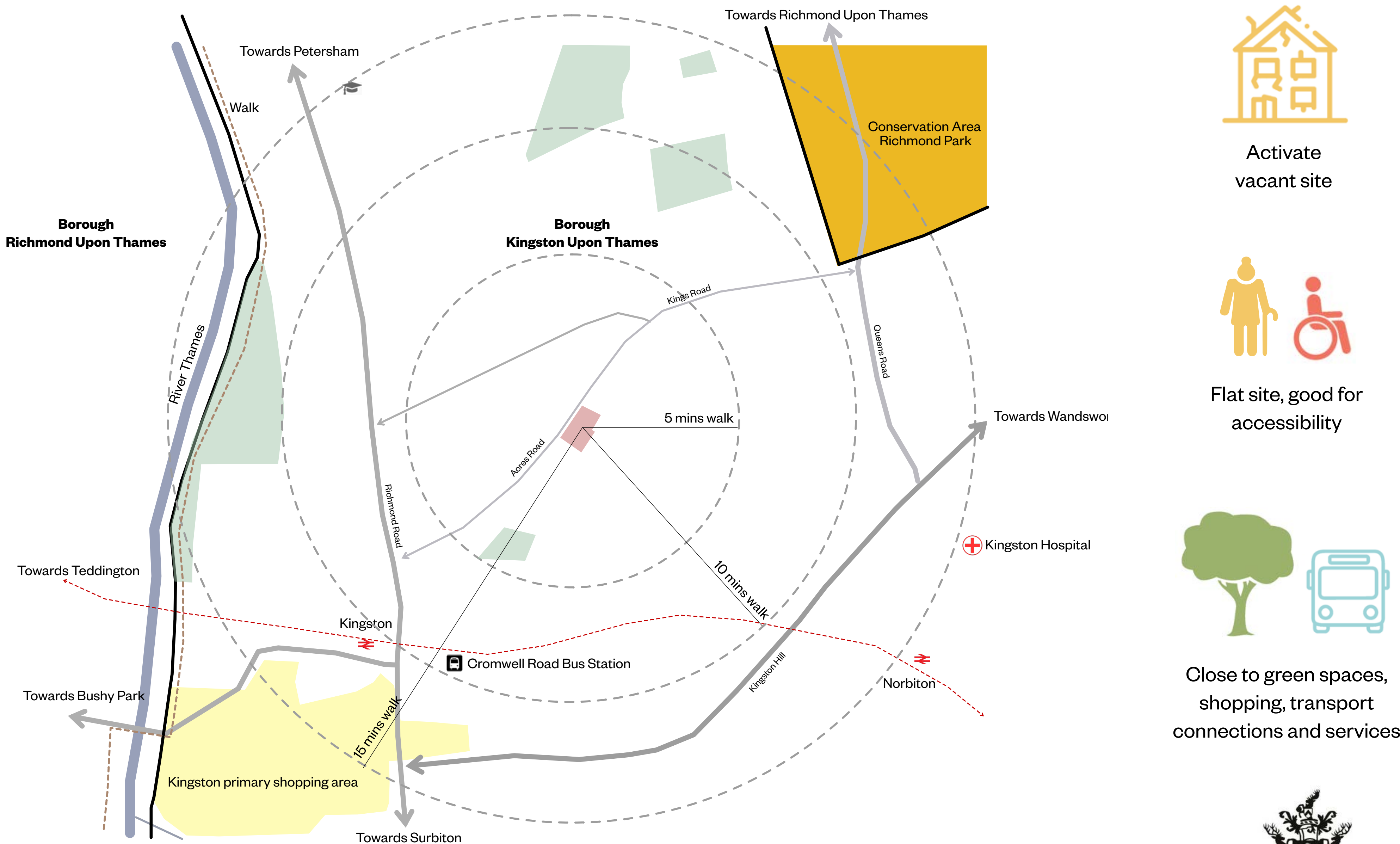
Acre Road

Project History

The council is focused on maximising the independence of residents by supporting people to live fulfilled lives. Having the right place to live is an important part of that. Therefore we need to help deliver a range of specialist housing and support accommodation for our vulnerable residents, connected into their local communities.



A well-located site for new homes



Acre Road

What is here at the moment?



These are some of the issues we are considering when designing the new development.

- Site boundary
- ← Building entrance
- ↔ Public footpath
- ~ Potential noise disturbance
- Car parking
- Bus stop
- Existing tree



On-street parking



Footpath



Public house



Existing trees





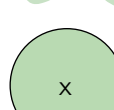
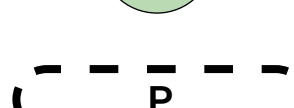


Neighbouring houses



Acre Road

New homes and landscaped spaces

-  New pedestrian route
-  New entrance
-  Parking
-  New landscaping
-  New trees
-  Emergency vehicle parking bay

The new development will consist of two buildings, one for older people and the other for people with learning disabilities. Each will have its own communal courtyard for residents, with high quality landscaping. Between the two buildings will be another courtyard for parking and access to homes, as well as a new, more direct, pedestrian route to connect Elm Road and Acre Road. There will be a community room to be used by those living in the new homes and the wider community. The front of the site along Acre Road will have new planting and trees to line the street.

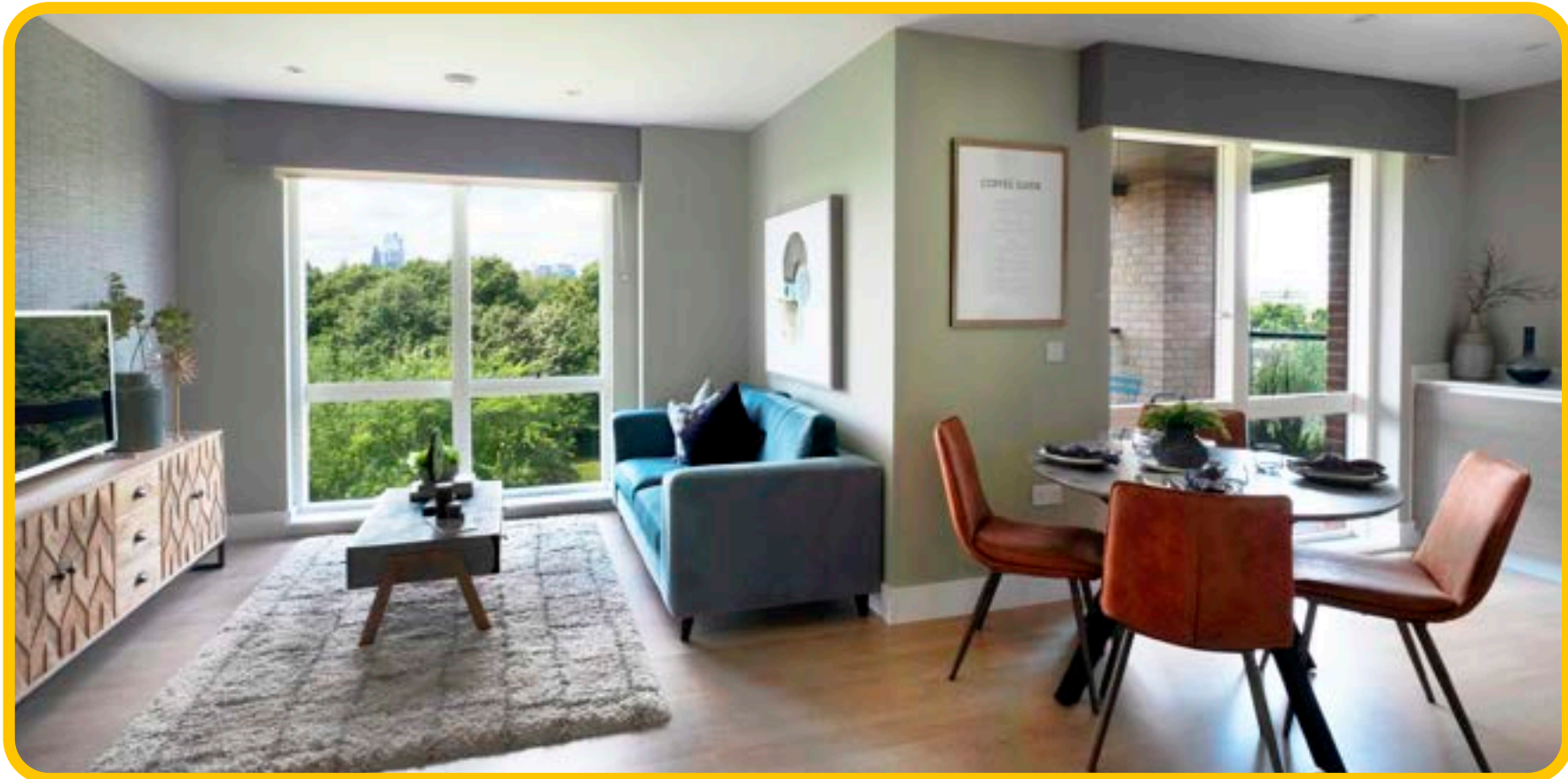


Acre Road

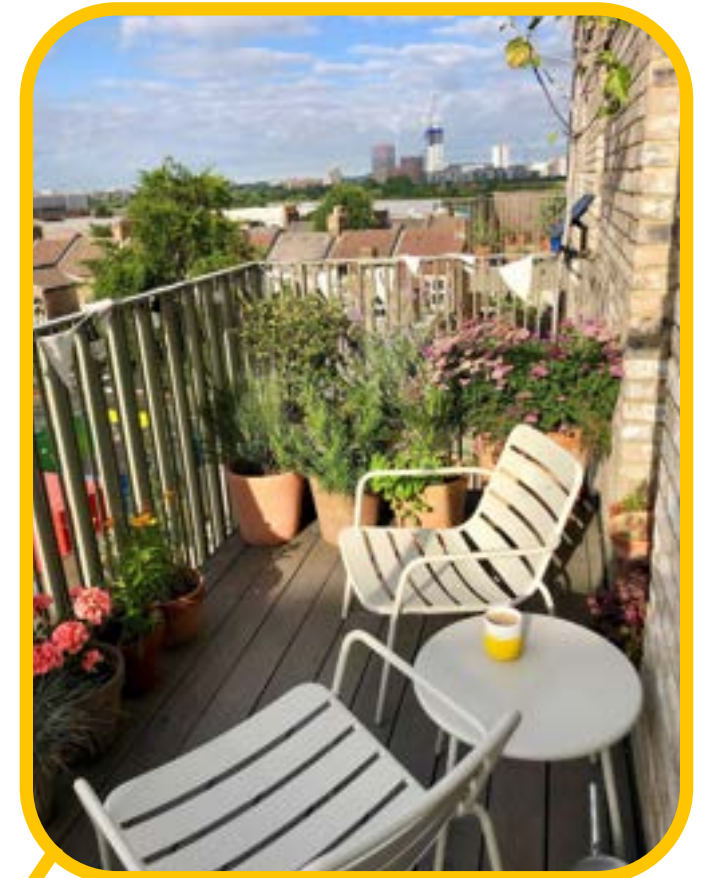
High quality design

It is important that the designs respond to the existing character of the area, and our initial proposals include:

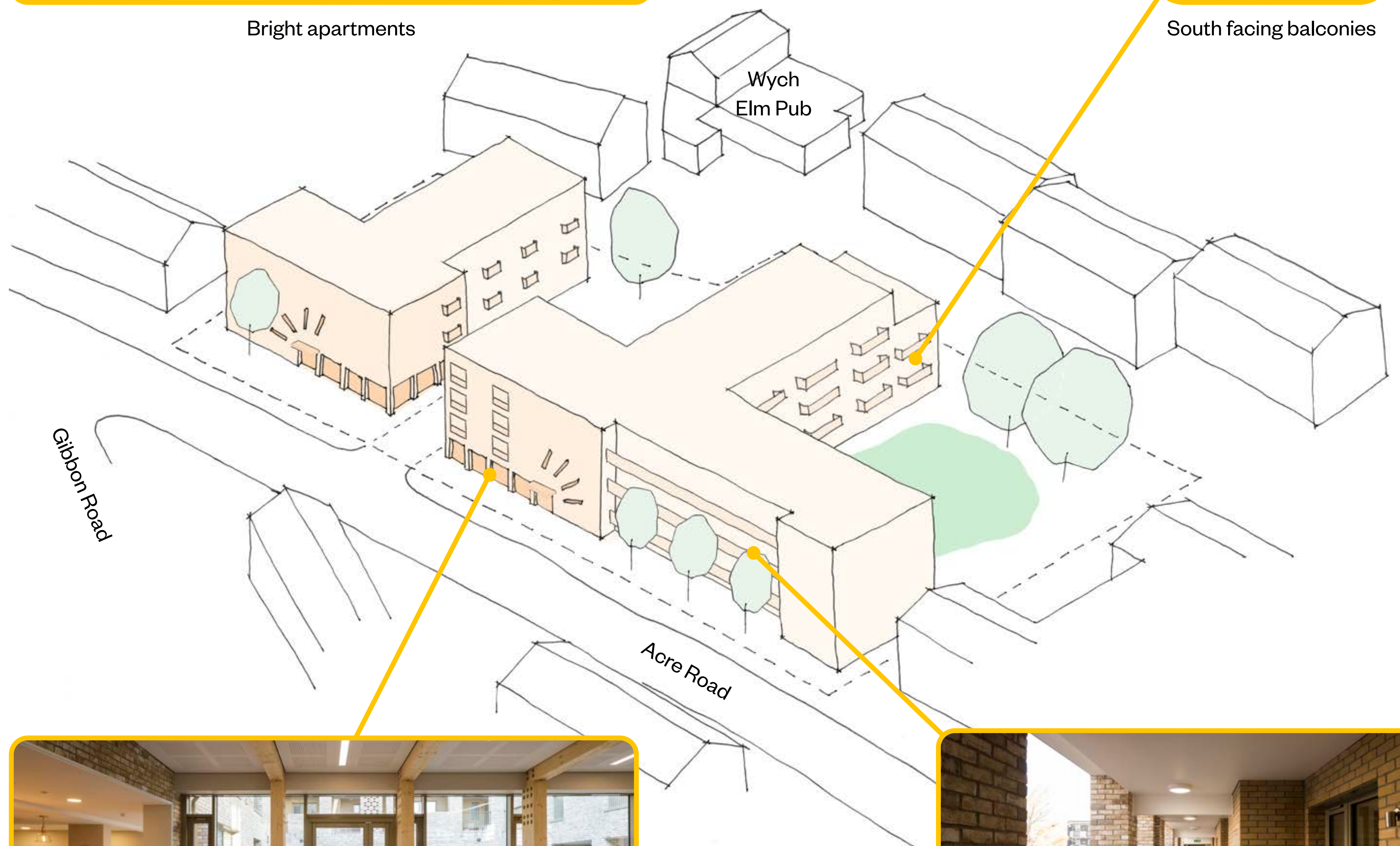
- Two buildings, up to four storeys in height.
- Homes that have their own private outdoor space, with external decks allowing for good ventilation, daylight and views. The decks will be wide and encourage people to use them by providing seating and planters.
- High quality homes that will be larger than the national minimum standard.
- Communal spaces that can be used for activities and events with residents, as well as be open to the wider community.
- The design includes a much nicer front to Acre Road, with new street planting and trees.



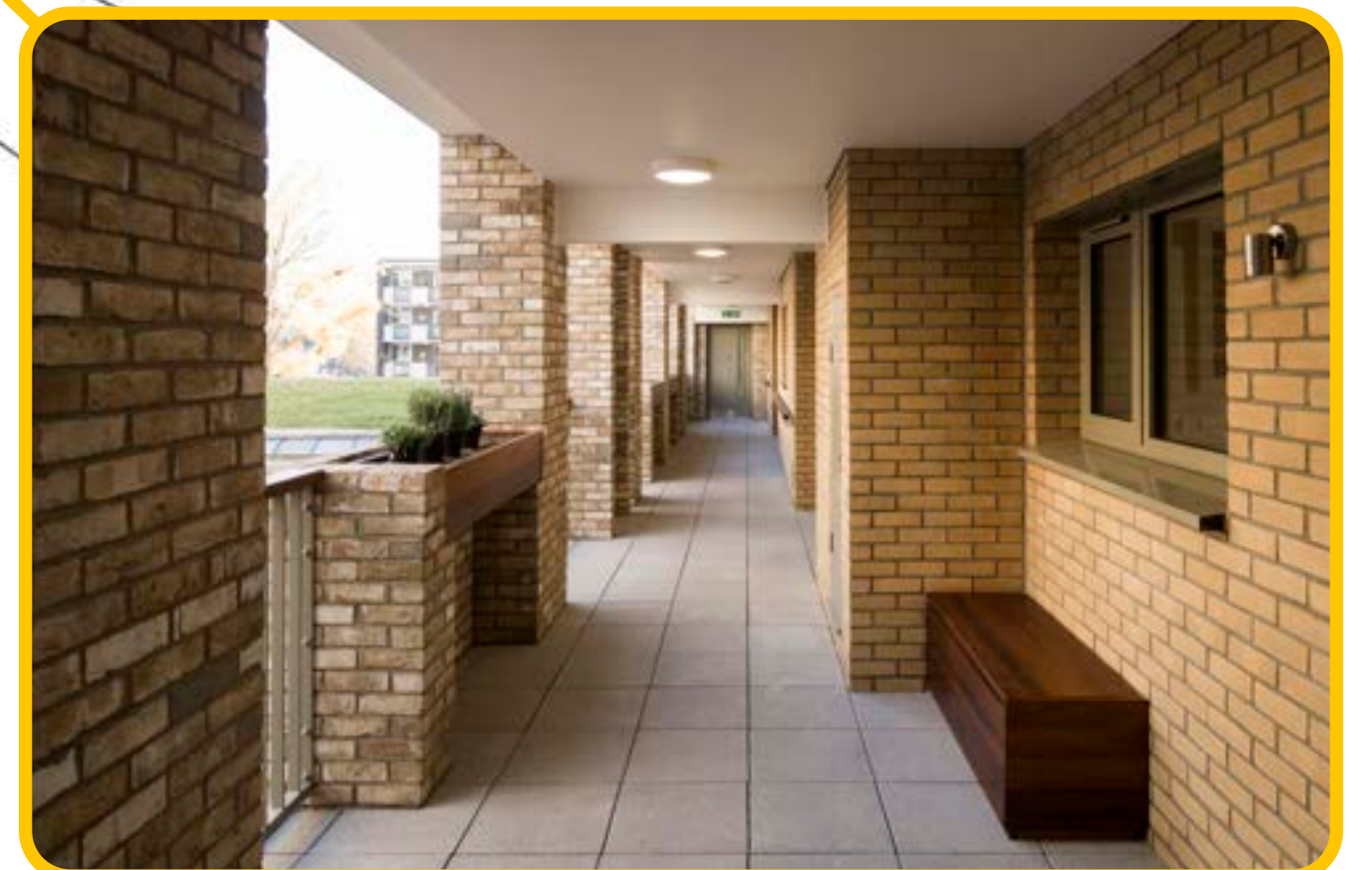
Bright apartments



South facing balconies



Community room

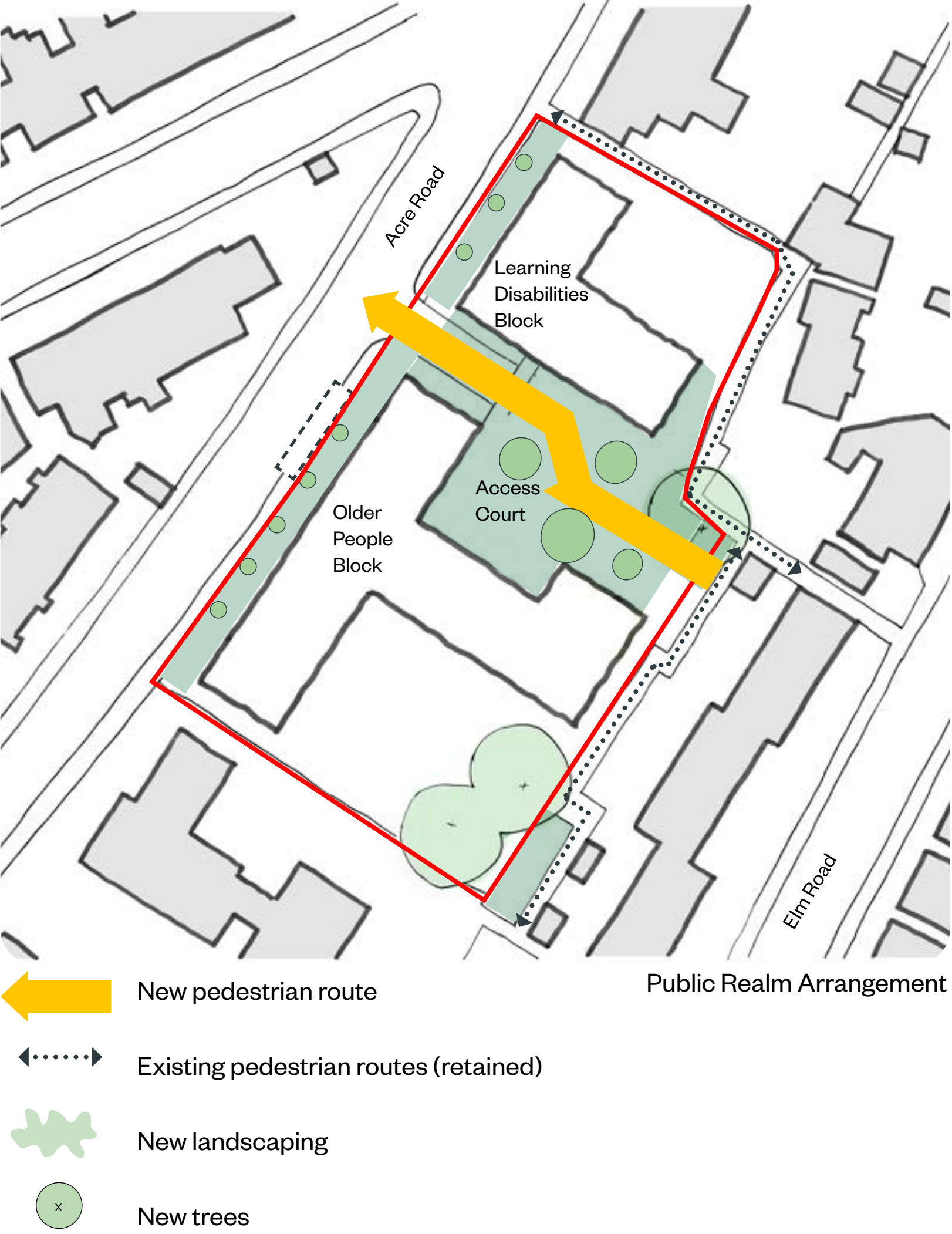


Access decks

Acre Road

New private and 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. The Access Court is a semi private space for parking, and cycle parking will also be included on site.



Parking bays broken up with trees



Rain gardens



Domestic landscape character



Integrated cycle parking



Wayfinding elements



Defensible planting to homes

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 play elements



Multi-functional spaces for events



Informal planting character



Sense of community



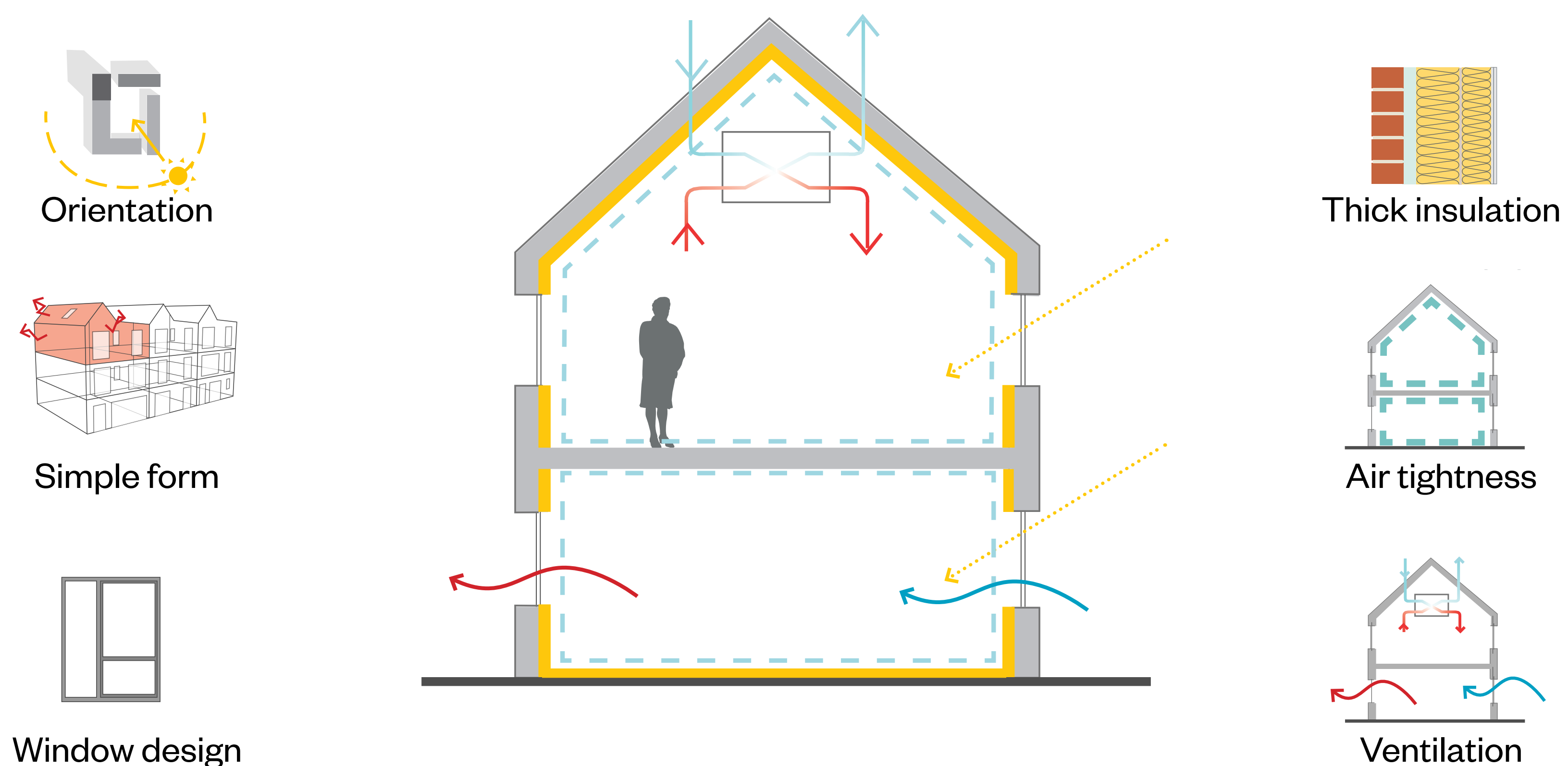
Open terrace for gathering and leisure

Acre Road

New sustainable homes

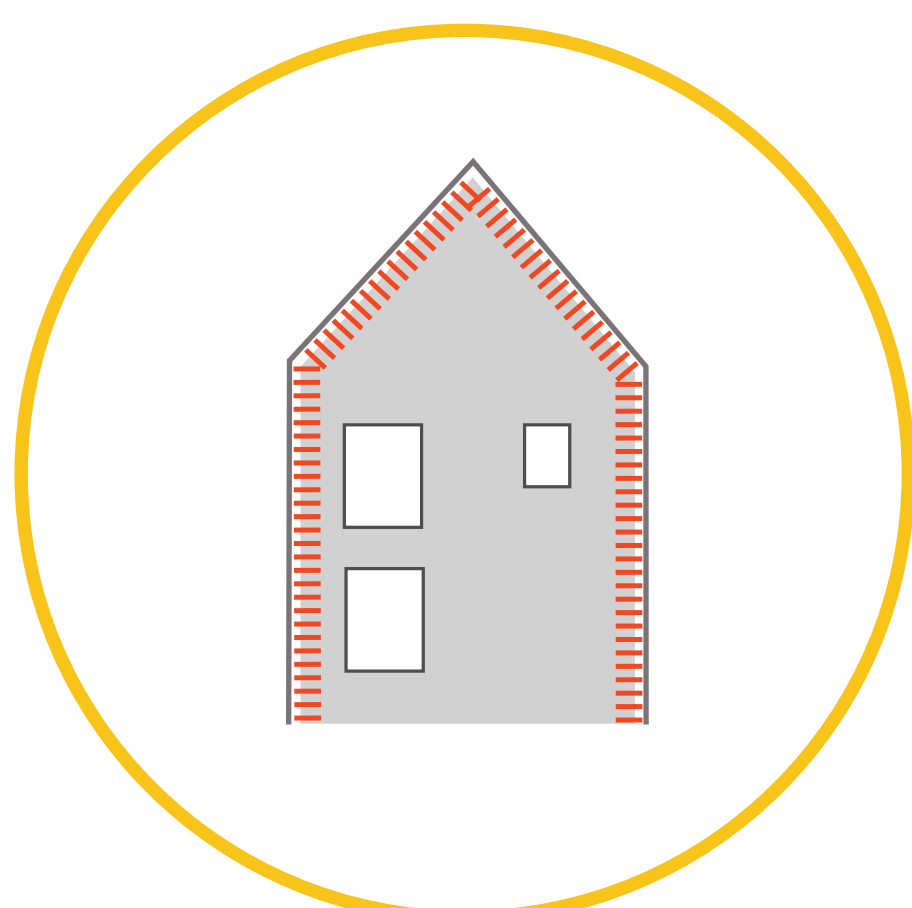
The council is committed to finding sustainable solutions to tackle climate change, and has ambitious targets to be a carbon neutral borough by 2038. The project is being designed to achieve a Net Zero target, this means the amount of greenhouse gases released into the atmosphere as part of the construction and operation of the building are the same as the amount being removed.

We are designing the buildings to excellent energy efficient standards so they maintain an almost constant temperature throughout the building. They will be constructed, insulated and ventilated so they retain heat from the sun and the activities of their occupants, requiring very little additional heating or cooling.

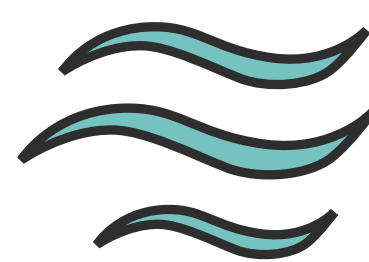


Benefits of sustainability

With the Net Zero approach to sustainable design, the new homes will be:



Warmer & more comfortable



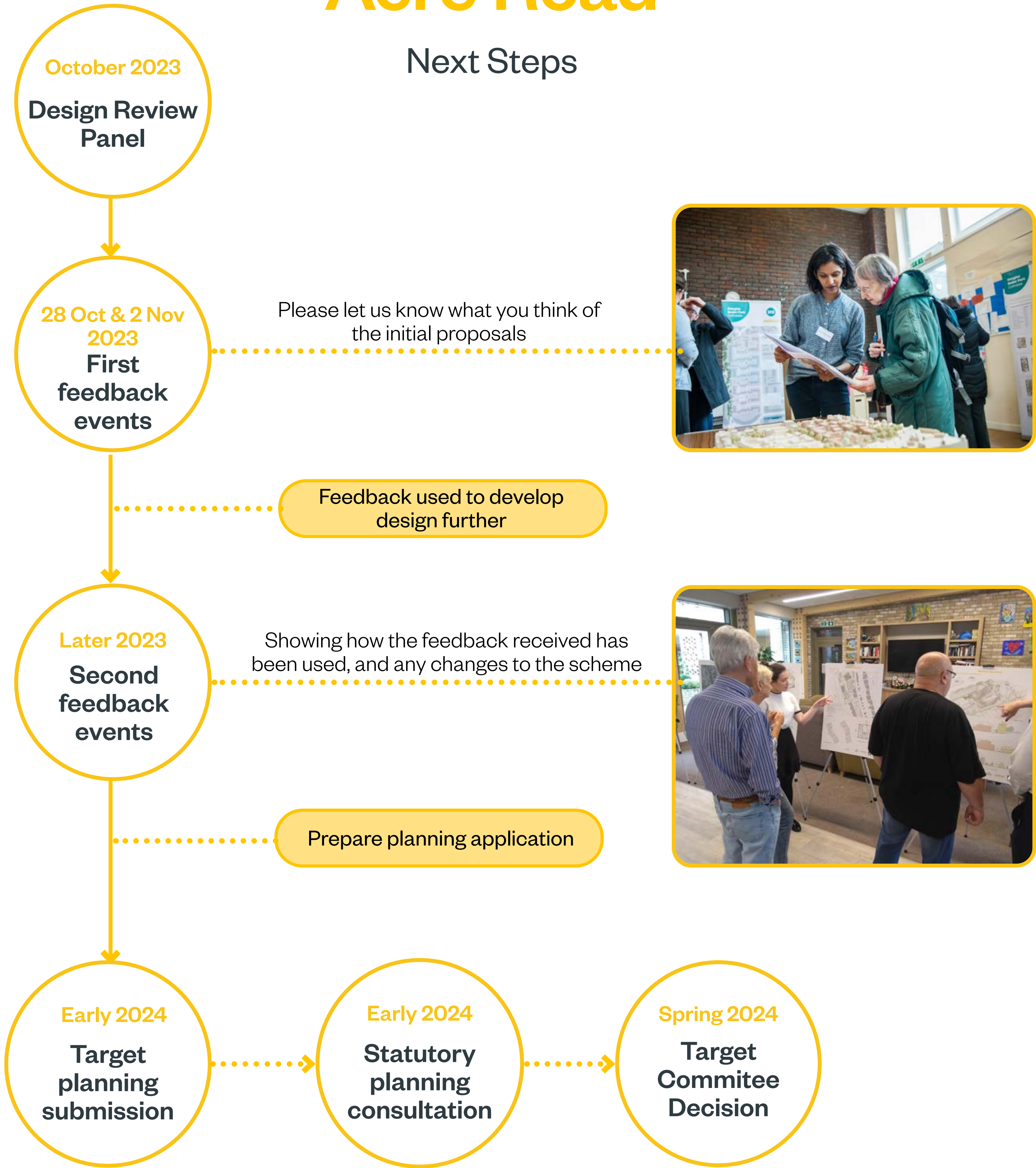
Better ventilated



Have cheaper energy bills

Acre Road




Next Steps



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

Or if you would like to get in touch with the project team, you can do so using the following details:

-  www.transformkingston.co.uk/acreroad
-  majorprojects@kingston.gov.uk
-  020 8547 5000 - please leave your details and someone will get back to you.