

Housing Industry Leaders



KINGDOM
Group

MORE THAN A HOME

Primrose Place, Alloa Kingdom Housing Association



KINGDOM
Initiatives



KINGDOM
Housing Association



KINGDOM
Support & Care

Susan McDonald
Executive Director of Operations
Kingdom Group



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Project Summary

- Partnership with **Clackmannanshire Council**
- Town centre regeneration
- 60 Social rented homes
- Amenity and Wheelchair
- 2/3/4 bedroom
- Priorities - over 55/existing medical condition
- Completed February 2023



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Strategic Objectives

- This development contributes significantly to a number of our strategic objectives, those of which include:

Regeneration

Housing Need

Independent Living

Innovation



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Collaboration & Partnership

From the outset this development has epitomised the value of collaborative working. Throughout the briefing, design development and construction phase, the expertise of various key stakeholders has collectively allowed for the development of an exciting and impactful project. These partners include:

- Clackmannanshire Council
- Scottish Government
- Champion Homes
- Bracewell Stirling Consulting
- Specialist



Scottish Government
Riaghaltas na h-Alba

Bracewell Stirling CONSULTING



**Clackmannanshire
Council**

Community

Benefits

Kingdom Works, KHA's employability service, has worked with Champion Homes and other partners to ensure added value community benefits have been delivered through the project.

- Job Creations - 10
- New Apprenticeships - 4
- Sustained Apprenticeships - 11
- Community Benefit Enrichments (Christmas Donations) - 2

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Building Aesthetics

- In relation to the aesthetics of the building, the project architect worked closely with Architecture & Design Scotland in an effort to ensure the development related well to the surrounding environment.
- As a result of smaller adjacent buildings, natural zinc roofs which continue down the external walls will help minimise the building's impact on the skyline, whilst blending with the slates and tiles of surrounding buildings.
- The design incorporates steps in the facade, steep roof pitches and a variety of materials which all take their design cues from those found in historic brewers, like that of Townhead Brewery.
- The building's private aspect presents a calming contrast with the street frontage. Here cloistered decks interact with landscaped courtyards suitable for socialising and private gatherings, linking inside and out.
- The new civil space and key corners will include artwork depicting the history of Alloa. An existing mural of clay tiles celebrating the town's rich industrial heritage has also been reclaimed and incorporated.



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Housing

- Kingdom Housing Association are landlord
- designed to support people to live independently in their own homes
- Priority for those meeting Clackmannanshire Council's Sustainable Ageing Policy
- 100% nominations were given to Clackmannanshire Council
- Thriving community



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Dementia Design

- In contributing to Clackmannanshire Council's Sustainable Ageing Policy, the design team collaborated extensively with **Stirling University Dementia Services Development Centre (DSDC)**.
- Dedicated to improving the lives of those living with dementia, constant dialogue, plus the use of the DSDC's comprehensive **audit tool**, facilitated the creation of a highly dementia friendly design, which sought to achieve the highest level of Dementia friendly accreditation on offer.
- Central to this compliance has been the use of open-plan layouts, views front and rear, full height glazing, plus appropriate use of colour, materials, signage and landscaping in order to provide an extremely pleasant living environment which is easily navigated.
- Incorporating these features ultimately improved service delivery by creating an environment which facilitates independent living for as long as possible, as circumstances change.



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Achievements

- 'Affordable Housing Development of the Year' - CIH Scotland Awards (Winner)
- 'Town Centre Living Award' - Scotland Loves Local Awards (Winner)
- 'Silver Award - Affordable Housing Category' - Scottish Design Awards (Winner)
- 'Excellence in Planning for Communities' - RTPI Awards for Planning Excellence (Shortlist)
- Saltire Housing Design Awards 2023 (Shortlist)
- 'Community Regeneration' - SURF Awards (Shortlist)



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