

JDDK Architects for Christmas

In past years our Christmas cards have included models of our projects, Christmas decorations and even grow-your-own wild flower Christmas trees but last year we decided to give ourselves, or rather our time, away.

We emailed our extensive list of clients and consultants explaining we wouldn't be sending one of our bespoke (and, hopefully, eagerly awaited) cards this year but instead would be

inviting 'third Sector' charity, community and voluntary groups to apply for some free architectural consultancy.

The results were fairly staggering in that the email went viral - forwarded on by the original recipients to a huge number of their contacts who then forwarded it themselves to their own lists etc - the resultant 'spike' in visits to our own website on December 13th dramatically increased by 310%.



For 23 years we have undertaken an awful lot of work for organisations within the "third sector" and thought last Christmas we would like to give something back. We are delighted to now be offering limited architectural services for free to the following organisations, helping them to get a head start in turning their development plans into reality.

Redcar Mind: design advice for a new Internet Café.

Cyrenians: assistance in development of proposals for ground breaking accommodation for the homeless.

RSPB: assistance in development of a design brief for the redevelopment of an existing Visitor's Centre.

Northern Pinetree Trust: advice on use of existing buildings for managed workspace.

New Prospects: design and planning advice on extension to existing premises.

De Paul UK: design and planning advice on conversion of garages to be a workshop for vulnerable young adults training to be bike mechanics.

Northumberland Wildlife Trust: advice relating to a proposed new Visitor's Centre.

Maximum Impact Centre: design advice on conversion of an existing building into a community centre.

Upper Teesdale Agricultural Support Services: design advice for alterations to an ex-Co-op building used by the charity and community.

Foyle Hospice, Derry: design advice for refurbishment and upgrade of bedrooms.

People's Passions MTB Matt

For those not in the know, MTB is shorthand for Mountain Bike, and riding them is Matt Holmes' passion. Returning to cycling to help him give up smoking and get fit on his return to Newcastle in 2003, Matt gradually progressed to this more extreme form of two wheel travel, buying his first proper MTB in 2006 and, as they say, it's been all downhill from there.

"It's just a great sport and a way of keeping fit - I ride into work every morning from Heaton (all downhill on the way back) and go biking with other members of the Mid Air Crisis MTB club (www.midaircrisis.co.uk) for local rides most Thursday nights, but we try to go on a few trips to the Lake District, Scotland or Wales every year."

"There are now specific Forestry Commission trail centres which are probably the best place to practice in places like nearby Chopwell Woods or Glentress near Peebles (voted the best trail centre in the UK) as they have colour coded trails just like ski runs so that you can choose one to suit your ability allowing you to cruise or really push your limits & get the adrenalin pumping, but you can cycle almost anywhere there's a right of way."

"All you really need to get into mountain biking is a bike, helmet, gloves and a good attitude! 'Proper' entry level bikes start at around £500, but you can spend huge amounts with top-of-the-range 'do anything' models having technology borrowed from Formula 1 racing, weighing about as much as a road bike and costing the same as a small family car. Needless to say I don't have one of those!"

As to company involvement? "I've taken out a couple of members of the office and some of their friends who are already bikers or wanted to give it a try but I've not been knocked over in the rush to try it!"

Matt's family involvement is similarly mixed with his 12 year old son, Owen, already showing interest whilst the female members of the family, 14 year old Ella and Matt's music teacher wife, Nikki, are keener on music.

Matt's aim for this year is to improve on his time in the Kielder 100 - the UK's only 100 mile off-road MTB event.



Matt Holmes



The Jubilee Court development, Fawdon



Celebrating our architecture & people over the past 23 years

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Millmount News | Spring 2011

Jubilee Court Offers New Start for Young Families



The Jubilee Court development, Fawdon

Working with contractor Frank Haslam Milan (FHM), we have completed an innovative supported housing scheme for Your Homes Newcastle (YHN) which offers help to vulnerable young families.

The Jubilee Court development, situated on a brownfield site at the junction of Jubilee Road and Kenton Lane in Fawdon, has been developed by FHM and designed by ourselves in response to YHN's brief for a scheme which would offer a mix of apartments and houses for three and four person groups of young families. Although the housing units are independent, the development also offers communal facilities of a crèche, common room and a training kitchen together with offices for staff who offer discrete support for first time mothers and fathers.

Project architect, Adam Vaughan, commented, "The concept behind the development is that young families can live here independently for up to two years in a supported environment with staff available to teach the skills they will require to enable them to bridge between living with their parents and becoming self sufficient."

The £1.9m Jubilee Court development, includes 15, two bedroom apartments and four, two bedroom

houses built around a communal, south-facing landscaped and sheltered courtyard. A key feature of the scheme are the balconies overlooking the courtyard which provide both access to several of the apartments and areas where families can interact and integrate as a conscious alternative to long internal and institutional corridors.

Other features include spacious entrance halls to accommodate prams and pushchairs, photo voltaic panels to the apartments roofs and solar thermal panels for water heating to the roofs of the houses. The main timber frame building has already achieved a BREEAM rating of very good, whilst the houses are all built to Level 3 of the Code for Sustainable Homes.

John Lee, chief executive at YHN, said: "This is a unique development in the North East and we're thrilled that young families are now beginning to move into the homes. We're looking forward to working with the tenants, through finance workshops and personal development programmes in the communal facility and helping them get to a stage where they can lead their lives happily without support."

Mark Connor, Operations Manager at FHM North East, Commented:

"We are very proud to have developed Jubilee Court on behalf of Your Homes Newcastle, providing excellent new homes for young families in the City."

"There is a need to provide dedicated supported housing for young families who have low level support needs and I hope this scheme will now meet their requirements and aspirations."

"The Jubilee Court development is the first of three supported housing schemes that JDDK as architects and FHM as contractor are due to deliver this year as part of a framework agreement with YHN. In Walker a scheme just off the Fossway for adults with learning disabilities was completed in March, whilst a similar development on Napier Street in Shieldfield has just started on site."

Atrium Proposal Offers New Life for Holborn House

In February, we submitted the refurbishment of Holborn House in South Shields for planning permission on behalf of Isos Housing.

Dating from the late 19th Century, Holborn House was purchased from the St Vincent de Paul charity by Isos Group member NomadE5 in 1984. On the ground floor the building housed a residential care scheme known as St Antony Clarets, with the upper two floors providing housing to a vulnerable section of South Tyneside within the Mill Dam conservation area. The basement of the building is let to the Mission To Seafarers.



The Holborn House scheme proposes a central atrium space with a roof light providing natural daylight

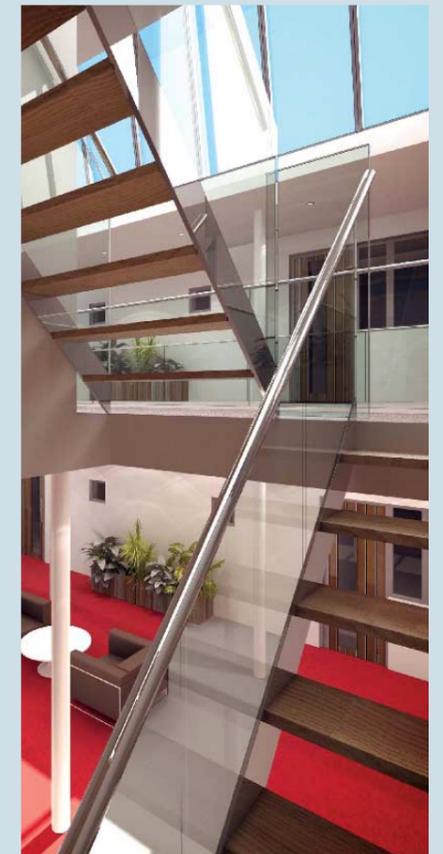
In March 2010, Isos, fearing the building was no longer fit for purpose, issued a brief to five architectural practices requesting tenders and designs for the building's regeneration. The brief called for a radical redesign that could provide modern flexible living with access to all - "an inspirational environment that is equal to any purpose-built new build product whilst at the same time retaining the unique quality of the existing building and its setting."

The resultant successful design from JDDK proposes the creation of a central atrium space which provides communal space for gathering and an internal 'street' with a roof light that will bring daylight and sunlight into the heart of the building.

The apartments are positioned around the perimeter of the building, where the fenestration pattern of the Victorian building is retained, but where window sizes in the newer elements of the building are proposed to be increased in order to maximise the amount of daylight entering the living spaces. Daylight from the central atrium is also brought into the individual apartments through obscured glazing to bathrooms and windows to kitchens, adding to the sense of street that the atrium and balconies provide.

Automatically opening vents provide natural ventilation whilst the creation of a roof garden on the second floor provides an outdoor space that can be enjoyed by all residents and which supplements the internal communal space.

Mura Mullan, Project Architect commented. "It was a very challenging but hugely interesting brief and we're obviously delighted to have been chosen by Isos for this project. In essence the scheme will provide 26 new apartments, 21 of which are single bed living spaces with four being two bed apartments and one a wheelchair accessible apartment."



Michael Farr, Development Director - Delivery for Isos, commented:

"We are very excited about the potential of this project. JDDK have come up with an imaginative concept to remodel the building, which will transform what was quite a dark and unwelcoming environment so that it provides homes fit for the 21st century."

Stannington Works Reveal Old Master

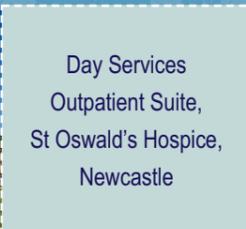
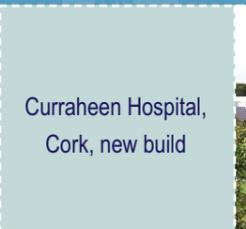
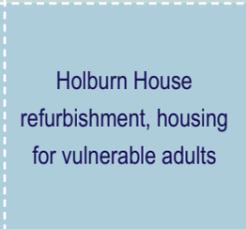
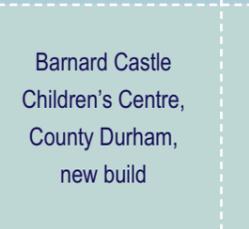
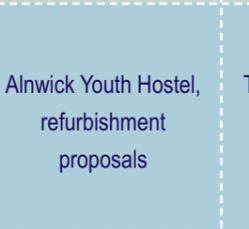
Well, not exactly an Old Master, but a fascinating glimpse of life at St Mary's Hospital at Stannington during WWII has been revealed by construction workers as they stripped out under the stage of the old concert hall within the main building.

As far as we can tell, this sketch of the then Prime Minister, Winston Churchill, was most probably drawn in 1943 by members of ENSA - the Entertainments National Service Association - who entertained the injured troops stationed there. Formed in 1939, ENSA members put on some 2,656,565 performances to servicemen and women and civilians worldwide before the organisation's demise in 1946.

Despite having performers of the calibre of John Gielgud, Michael Wilding, Noel Coward, Joyce Grenfell, Gracie Fields, Laurence Olivier and Vivian Leigh within their ranks, good performers were spread thinly over the whole world with shows exhibiting such varying quality levels that the organisation was also universally known as "Every Night Something Awful". It also formed the basis of the popular "It Ain't Half Hot Mum" TV series.

With work now proceeding on our Stannington scheme for Bellway plc, we're sure this won't be the last surprise this prestigious development reveals.



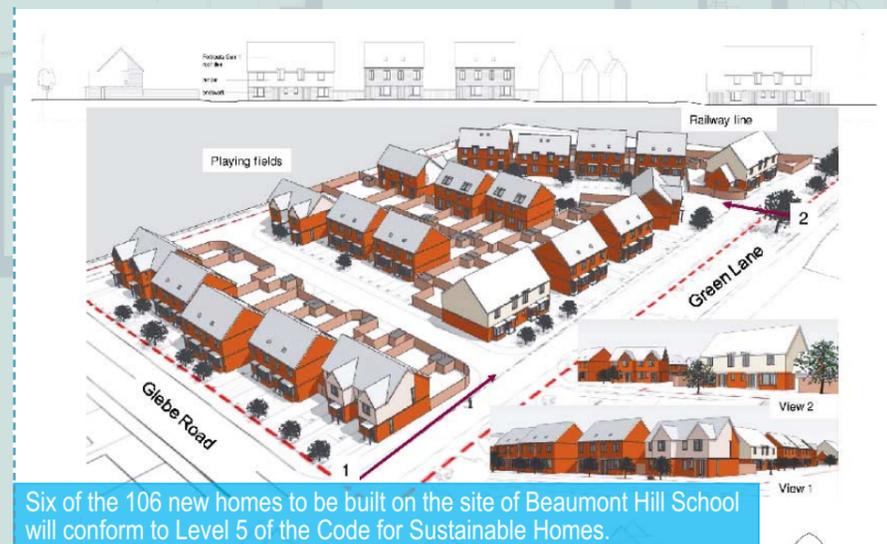
	Day Services Outpatient Suite, St Oswald's Hospice, Newcastle		St Colomba's Hospice, Edinburgh, extension and new build		The Marie Curie Hospice, Glasgow, new build		St Gemmas's Hospice, Leeds, phased ward refurbishment		Curraheen Hospital, Cork, new build		St Oswald's Hospice, Newcastle, adult unit and day centre refurbishments		The Sick Children's Trust Home from Home proposals, Freeman Hospital, Newcastle		Ward refurbishment proposals for Foyle Hospice, Derry	Health
	Doxford Park, Sunderland, new build phases 1-4		3 new build supported housing schemes, Newcastle, for FHM/YHN		Holburn House refurbishment, housing for vulnerable adults		Beaumont Hill, Darlington, new build including Code Level 5 homes		Plawsworth Farm, Chester-le-Street, new build housing proposals		Walkergate, Alnwick, new build dwelling proposals		Pottery Bank, Walker, Environmental Improvements for FHM/YHN		Beadnell Holiday Village proposals, new build holiday accommodation	Housing
	Brunswick Park Community and Children's Centre, new build		Woodlands Children's Centre, Heaton, new build		Archibald First School, Gosforth, extension and alterations		St Cuthbert's Primary School, Kenton, extension and alterations		15 pre-school extension/alterations projects, Quality and Access for All		Barnard Castle Children's Centre, County Durham, new build		Wheatley Hill Children's Centre, County Durham, alterations and extension		Pelton Children's Centre, County Durham, alterations and extension	Education/Pre-School
	Calvert Trust, Keilder, proposals for major phased alterations and new build		Saltholme RSPB Visitor Centre, Saltholme, new build		Mill Lane Youth and Community Centre, Elswick, new build proposals		RSPB Burton Visitor Centre, new build proposals (limited design competition)		Alnwick Youth Hostel, refurbishment proposals		Tyne United Rowing Club, Newburn, new build		Beamish Museum entrance building alteration proposals		St Andrew's United Reformed Church, Monkseaton, extension and alterations	Public & Community

Going Green in Darlington

A £14m housing scheme in Darlington will contain the town's first houses built to Level 5 of the Code for Sustainable Homes.

Six of the 106 new two, three and four bedroom properties to be constructed for Tees Valley Housing on the site of the former Beaumont Hill School have been specifically designed to Level 5 of the Code so that their energy performance can be closely monitored by the landlord, part of Fabrick Housing Group.

Project Architect and JDDK Director, Mura Mullan, explained, "All of the scheme's homes are designed to comply with the Lifetime Homes Standard, the HCA (Homes and Communities Agency) Standards and score highly against the HQI (Housing Quality Indicator) standards. Whilst all the other new homes on the scheme are designed to Level 3 of the Code, itself a vast improvement for tenants in terms of reduced heating costs, our brief was to adapt the house designs on six of the plots so that the homes could comply with



Six of the 106 new homes to be built on the site of Beaumont Hill School will conform to Level 5 of the Code for Sustainable Homes.

Martin Hawthorne, Group Director of Development and Regeneration at Fabrick, the parent company of Tees Valley Housing, commented:

"We wanted to do something genuinely different and innovative - and this will be a real step up. Smart metering will enable us to monitor energy use and carbon emissions, and see how much residents are saving on their bills. That will be a real help to us in planning greener homes for the future."

the more stringent specifications of Level 5 which stipulates, amongst other standards, a substantial improvement in energy efficiency."

"So whilst all the homes are oriented to maximise sunlight and are of timber frame construction with brick and block work, these six have additional insulation, heating from Air Source Heat Pumps, under-floor heating and additional photo-voltaic panels. Their energy performance will be closely monitored to ascertain the savings achieved against the cost of the new technology. Once Tees Valley Housing has this information, it can make informed decisions on the specifications of future developments."

Contemporary Cottage Reflects Victorian Scale and Style

Whilst the majority of our housing work is for larger private and public schemes, we also work on a number of private commissions for individual houses. A recent example for David Kendall has been to replace an existing residential conversion of a stable block by an entirely new build detached cottage which would reflect the overall Victorian architecture of the estate whilst also providing a self contained residence for contemporary living.

'Ravenstone' is a large detached Victorian family house which sits within a 1.15 hectare site to the south of Corbridge. This imposing property had an adjacent stable block which had been previously converted to residential use but dominated certain aspects of the main house.

The brief from the owner was therefore to demolish the stable block and replace this with an additional property within the grounds to form a self contained and independent home. The aim was to create a dwelling within a secluded part of the heavily wooded grounds which would be sympathetic to its surroundings, whilst also

assimilate the site of the previous stables into the main house's gardens with an integrated landscape scheme.

The answer to the challenge has resulted in a new three bedroom detached home, Dovecote Cottage, away from the main house which reflects the design of an existing nearby Victorian Listed hexagonal dovecote. The two storey dwelling is cut into the sloping landscape with a lower ground floor containing an integral garage, storage, entrance hall and a bedroom with en-suite facilities. The bedroom is contained within the base of an octagonal tower reflective of the geometry of the dovecote.

The upper ground floor contains a large open plan living/dining room, two additional bedrooms with the master bedroom in the upper part of the tower and the kitchen with French windows onto the southerly private garden. All the upper floor rooms are partly contained within the roof space which makes the tower appear more dominant and effectively reduces the scale of the elevation.



Making a Little go a Long Way



Malcolm Aitchison, Project Manager at Newcastle City Council commented:

“JDDK have demonstrated their versatility and commitment to high quality service in delivering design services on a large number of varied and challenging projects within this programme.”

With the current pressure on public spending, the City of Newcastle has been working closely with ourselves to ensure the maximum value is achieved from a central Government fund for the improvement to pre-school settings.

The Quality and Access for All Young Children: Capital Grant Scheme, is intended for projects which improve access to and the quality of indoor and outdoor learning environments for pre-school children. Between Autumn 2010 and Spring 2011 we have had 16 such projects on site, ranging in

value from under £20,000 to over £100,000. Whilst each project is different due to the circumstances of the individual setting's facilities, a common factor is the requirement that each should deliver exceptional value for money in the delivery of a child-friendly learning environment.

The schemes have been designed and managed by Helen Fairmaner and Stuart Franklin. Helen commented, "The projects have all differed with some involving the design and construction of steel frame canopies to allow access in all weathers with others involving quite extensive external works and retaining

walls to create new play and learning areas. Most of the nursery groups meet in areas designed for adults so other projects have included the redesign of internal spaces to create improved environments for children."

"We've converted redundant and leftover external areas into useable learning environments utilising a variety of different surfaces, such as timber, grass, tarmac or artificial grass, sensory plants and even small water features to encourage children to learn through their five senses. With such environments, a small investment can make a huge difference."

One of the typical projects has been at St Cuthbert's Primary School in Kenton where Stuart designed a new rear entrance to the playground to look like a traditional Summer House which doubles as a cloakroom and storage area for wet clothes and boots. Landscaping to the small playground has formed a whole new facility based around an existing tree which is already heavily used.

Nick Conway, Headteacher at St Cuthbert's Primary School commented, "The playgroup yard has been a superb project which has transformed an underused space into a fantastic facility - very well planned and superbly organised."



Children from Year 4 of St Cuthbert's Primary School in Kenton at their new entrance to the playgroup yard.

Refurbishment Work at St Oswald's



The refurbishment project includes the design and creation of these bespoke bedside units.

Bearing in mind that we handed over the first phase of St Oswald's Hospice some 24 years ago in 1987, it's natural that parts of the complex were due for refurbishment work.

The refurbishment project is concentrating on three areas in a phased development. First of these is the Adult Inpatient Unit which has just been completed. The £350,000 project has opened up the entire area through the introduction of a passive ventilation system and sun pipes which intensify and then diffuse the natural light through transparent ceiling fixtures. In addition to the refurbishment of the communal areas, we have designed bespoke units at each of the 19 bedsides and 10 en-suite bathrooms which enables the Hospice to meet their patient's complex needs whilst still retaining the homely environment. Bespoke units have also been created for individual lockable

drugs cabinets and the power cells for the extended hoist systems in some rooms.

The second phase is the £350,000 refurbishment of the Day Hospice which will create several new facilities including a purpose built rehabilitation room, a teaching kitchen, extension to the existing craft room, complimentary therapy room, office and consulting room for our bereavement co-ordinator, new consulting rooms, a new sluice (crucial for infection control) and improved office and storage space.

The final stage is a £120,000 conversion of the previously underused Therapy Pool into a Young Adult Lounge complete with sofas, wide screen TV's and a variety of IT equipment. We are also intending to introduce a visual stimulator which will enable the residents to control the lighting in this environment by choosing a number of effects or sequences of ambient colours.

Hospice update

Our hospice work at time of printing covers the whole range of key stages in any project's life. At Solihull, the West Midlands Marie Curie Hospice is currently out to tender with various contractors and we hope to see construction start this Summer. Of particular interest in this project is the close collaboration with the Warwickshire Wildlife Trust which will result in a stunning wildlife garden over which bedrooms will look.

St Columba's Hospice in Edinburgh is now on site with contractor Graham Construction working on the 1st Phase of the new Education Centre on Boswell Road. One of the many challenges here is the fact that the site contains important Listed Buildings in the Trinity Conservation Area.

Finally, in Cork, the multi million Euro Curraheen hospital is rapidly approaching Practical Completion stage and we hope to feature the project in a future issue of Millmount News.

Ian Hits the Big Time!

Listeners to Radio 4 over the Christmas break may have been surprised to hear Ian Clarke's eloquent conversation with journalist, Susan Marling, on their programme about hospice design. 'The House At End Of Life' examined current thinking on the design of hospices with Ian talking to Susan at St Oswald's Hospice in Gosforth.

A considerable spike in visitor numbers to our web site resulted from the broadcast.

BBC RADIO



Broadcast on December 27, we're not sure exactly how many listeners tuned in, but we do know that many members of the hospice movement were amongst the programme's audience.

