

The People's Kitchen Refurbishment

An approach from our friends at the **Todd Milburn Partnership of Quantity Surveyors and project Managers** has led to a feasibility study for the People's Kitchen charity which is progressing onto site this Summer.

With a limited budget of £135,000, the charity's brief was to refurbish and internally reorganise the Alison Centre, their Grade 11 listed building in Bath Lane, to provide increased capacity and better facilities for both volunteers and service users. Founded in 1985, The People's Kitchen provides 40,000 acts of kindness, including meals, clothing and friendship per year for Newcastle's homeless and vulnerable and is open for four sessions a week. The Centre also

acts as a base for three outreach sessions on the streets, often feeding more than one hundred people in a session and staffed entirely by volunteers.

The present facility, named after the charity's founder, Alison Kay, who was then in her 70's, was formerly the Christian Science building purchased in 1997, complete with a 1960's extension which is currently used for food storage. The current project will include consultation spaces, a clothing area where friends can choose from donated clothes, improved offices and training room to the first floor and safer and more efficient storage and handling of food and equipment.



The People's Kitchen in Bath Lane.

Congratulations to Taz

Congratulations to our very own blushing bride, **Tasmiya Naseer**, universally known as **Taz**, and her husband and fellow architect, **Sherief El-Salamani** who tied the knot in Tubkaak in Krabi Province, Thailand on March 22.



Taz and Sherief

Welcome Back to Joe



Joe Crinion

A warm welcome back to Joe Crinion who joined the practice for the second time in October of last year after originally working for us for a year in 2009 following completion of his first degree in Architecture at Northumbria University.

Joe, who is from Middlesbrough, has now completed his Masters in Architecture and is currently working towards RIBA Part III qualification. He commented, "I really enjoyed my year-out here and jumped at the chance to rejoin. I think the consideration given to every project sets the practice apart from others whilst I personally am very interested in health care architecture for which JDDK have a superb track record and reputation."

People's Passions David Kendall

Given that his beloved Leeds United only serve to frustrate him now, David Kendall's other great love of live music and festivals has come increasingly to the fore.

An early visitor to Glastonbury in the days when you could still buy tickets at your local HMV shop (2000, David Bowie headlined), David's love of live music has led him and his family all over the UK and Europe. He is a regular visitor to venues close to home, such as the Cluny in the Ouseburn Valley and the Caedmon Hall in Gateshead, as well as those further afield such as Oran Mor in Glasgow in addition to festivals throughout the country, including seven return visits to the mighty Glastonbury.

David said, "I defy anyone to be disappointed by live music these days. Festivals are just great fun, the good ones are definitely greater than the sum of all their parts - new people, new music, new places - what's not to like?"

"Glastonbury, of course is the biggest of all in a magical location and is still very well organised but we prefer the smaller ones such as the fantastic 'End of the Road' festival at the historic Larmer Tee Gardens in North Dorset - these are Victorian Pleasure Gardens and just a superb setting."

"I'd advise anyone wanting to go their first festival experience to aim for a smaller one at first rather than the 'circuit' festivals like Leeds and Reading and study the line up of acts - the Green Man festival in Wales and Latitude in Suffolk are both very good. I do feel concerned about the amount of free music that can be downloaded these days and so I always make a point of buying a record or CD from the artist whenever I can (and I haven't even got a turntable!)"



David Kendall (far left), friends and family at Larmer Tree Gardens.



Marie Curie Solihull Hospice



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The Witham Spearheads Regeneration at Barnard Castle



CGI of the development at Witham Hall in Barnard Castle when complete.

The ambitious Witham Hall restoration project of historic buildings is spearheading the regeneration of Barnard Castle town centre.

The £2.3m project for Durham County Council will see the refurbishment of the Grade II listed Witham Testimonial Hall, constructed in 1846 as a memorial to local philanthropist, landowner and geologist, Henry Witham, the adjacent Testimonial Building and Music Hall and studio units along Hall Street to create a thriving new artistic quarter for budding local artists. In addition, a new 'link' building will become an

informal meeting point and public foyer for the 200 seat event space in the Music Hall. Finally, the 1970's library building will be completely refurbished with the addition of an additional storey and will include new council offices and a customer access point as well as the continued library service.

The first phase of £2.3m project was successfully completed by Main Contractor, Graham Construction, in mid February, followed quickly by the erection of the steel frame for the new link building. Handover of this second phase is expected later this summer.



The project has had its share of challenges as architect, Adam Vaughan, explained:

“It's always a challenge to successfully introduce new build elements in a sympathetic manner into a historic setting but it was particularly so given the restricted site we have in Barnard Castle. This new complex will form the artistic heart of the community which will bring enormous and continuing economic benefits to the town, the local community and visitors. The Witham will become a centre for commercial, cultural and community use providing facilities for a wide range of activities and events so it's a very interesting project for us.”

Concept Design Image for the Landscape Discovery Centre and Youth Hostel at Once Brewed.

The Sill



We're delighted to announce that following a European tender process the Northumberland National Park Authority (NNPA) and Youth Hostel Association (YHA) have selected JDDK to design their new £10.5m Landscape Discovery Centre and Youth Hostel at Once Brewed, near Bardon Mill in Northumberland.

The Sill, so named after the adjacent Great Whin Sill, the volcanic crag on which Hadrian's Wall is largely built, will form the heart of a seven year investment plan to increase visitor numbers to the Northumberland National Park and Hadrian's Wall World Heritage sites.

The present Once Brewed Visitor Centre has won several awards, including Best Tourist Information Centre in England, 2007 and Gold Award Green Tourism Business, providing a range of visitor

services and facilities and attracting some 65,000 visitors annually. However, it has been estimated that 1 million visitors visit this area where the National Park and World Heritage Site overlap.

The brief for the new Centre, the development phase of which has been funded by the Heritage Lottery Fund, is for a landmark building which would become the hub of visitor activities, welcoming visitors and supporting communities throughout the Northumberland National Park.

The building will offer affordable accommodation and social spaces for young and old to meet and mix, as well as educational and learning opportunities and activities for all. It will serve as a hub from which people can explore more of the 400sq miles of Northumberland National Park, from stargazing and discovering rare flora and fauna, to

learning more about traditional skills such as dry stonewalling and hedgerow laying.

The initial design concepts focus heavily on sustainability and draw inspiration from the stunning local landscape, incorporating locally sourced materials, heather thatched pitched roofs and whinstone walls. The north side of the building will incorporate a café and retail spaces, as well as rooftop viewing galleries.

JDDK Director, Nicky Watson, commented: "We're delighted to have been appointed for this exciting project alongside Glen Kemp as Landscape Architects and Cundalls as Planning Consultants. We're now looking forward to developing the proposals in consultation with our client and the local community."

The design consultation events will be publicised on the Sill's own website - www.thesill.org.uk

New Commercial Unit at Milkhope Centre



Gustharts Chainsaw Centre at the Milkhope Centre.



The previous issue of Millmount News reported on Blagdon Estates' new £450,000 commercial premises at the Milkhope Centre for the relocation of long-standing tenant, Gustharts Chainsaw Centre.

Construction work was still very much ongoing in October as Project Architect, Clair Mawston, and contractor, Brims, attempted to complete the project, including the extensive shopfitting, for an early December opening, enabling Gustharts to take advantage of the traditional Christmas surge in demand for both online and offline shopping.

The new 3,500 sq ft unit not only opened on time but is now a showcase for Stihl products and a model for similar centres in other parts of the country. Featuring an additional 2,000 sq ft of storage space on the first floor, the unit's South East corner includes a large amount of fenestration for the display and retail area, and an internal window from the retail area into the workshop allows visitors to see the quality of the workmanship.

The architectural challenge here was to blend traditional elements with contemporary features to create a building which sits well within the existing context. The use of the roof space as a storage area maximises the available floor space whilst keeping the overall form of the building low in line with the surrounding rural structures.

Marie Curie Solihull Hospice Completes



The single storey in-patient wings where individual bedrooms have direct access to the landscaped gardens, including a semi-private seating area directly outside their door.

JDDK Project Architect, Mura Mullan, commented:

“A strong focus of the design was that the elevational treatment should help to put visitors at ease on arrival, and the height of the building is deliberately kept to a human scale with an ambience akin to that of a welcoming house, with low tiled roofs with dormer windows.”

In early November, Marie Curie Cancer Care took possession of their new £13m hospice in Solihull from contractors Wilmott Dixon, following the completion of a successful 19 month construction phase which has seen the 24 bedroom facility created on a green field site on the eastern edge of Solihull.

The overall design of the hospice fuses domestic architecture with an open plan layout, drawing visitors and residents into a familiar environment. JDDK Project Architect, Mura Mullan, explained, "Research has shown the benefits of external views to the health and wellbeing of patients, staff and visitors in such a potentially stressful environment, so the design of the building is based on the idea of small wings, almost like the fingers of a hand, where all the patient rooms and circulation areas have external views over

landscaped gardens. In addition to this, windows have been created between the bedrooms and the circulation spaces, the overall aim of which is to prevent feelings of isolation. This approach to the design of the bedrooms compliments the open plan arrangement of the other interior spaces, which the Hospice Manager was very keen on from the outset of the design process."

The development retains the vast majority of the existing trees on the site and includes the creation of a new wildlife pond - a popular and interesting external feature of the project which is covered by CCTV linked to all bedrooms so that all residents can watch the natural habitat. In addition to creating a mature and natural landscape setting which the patients can readily engage with, even from their bed, this approach helped the building to achieve a BREEAM Very Good rating.



Patient bedrooms all have windows looking into the corridors as well as to the outside, integral blinds offer privacy when preferred.

Visitor's comment:

“A truly lovely and inspiring building where the needs and comfort of the patients are at the heart of everything.”

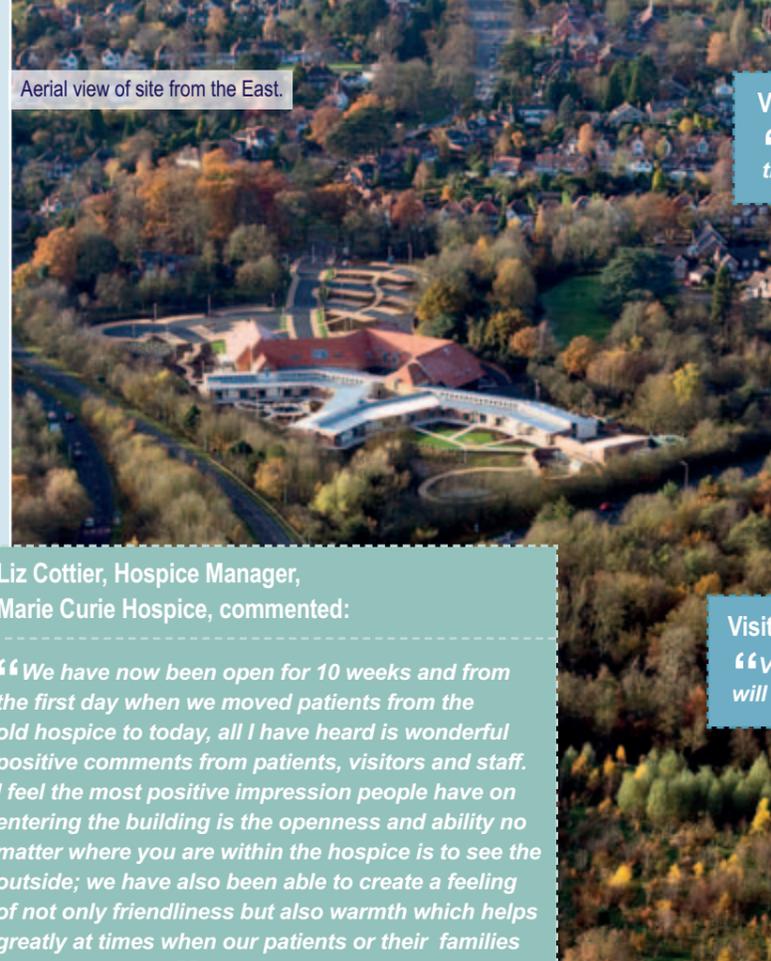


Single bedrooms all have direct access to gardens. The many medical services are concealed behind a colourful glazed bedhead panel.

Visitor's comment:

“What a fantastic building - the attention to detail is superb - Solihull should be very proud of this achievement.”

Aerial view of site from the East.



Liz Cottier, Hospice Manager, Marie Curie Hospice, commented:

“We have now been open for 10 weeks and from the first day when we moved patients from the old hospice to today, all I have heard is wonderful positive comments from patients, visitors and staff. I feel the most positive impression people have on entering the building is the openness and ability no matter where you are within the hospice is to see the outside; we have also been able to create a feeling of not only friendliness but also warmth which helps greatly at times when our patients or their families are very anxious.”

Visitor's comment:

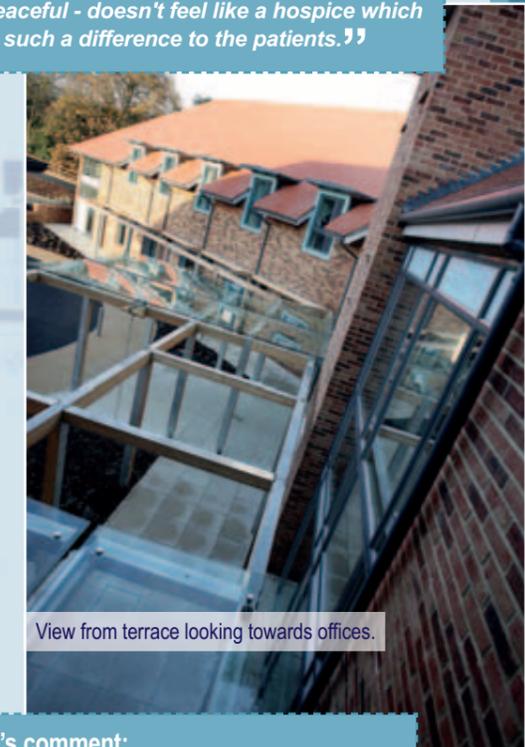
“Amazing. Truly wonderful building with very thoughtful architecture and sense of space.”

The 24 single bedrooms, all complete with en-suite facilities, are heavily serviced with piped oxygen and suction to each bed, all of which is concealed behind a colourful modern glazed bedhead arrangement to avoid an institutional feel to the interior. The hospice building also contains a kitchen, café and day hospice accessed through the light and airy double height entrance area which also leads to a first floor education centre and administration offices.

Visitor's comment:

“Very peaceful - doesn't feel like a hospice which will make such a difference to the patients.”

Lounge areas are open plan to the circulation spaces encouraging interaction and avoiding feelings of isolation. They also have views to the gardens.



View from terrace looking towards offices.

Visitor's comment:

“It is clear that every aspect of this building has gone through a strict thought process - everything has a purpose and this all to the benefit of the patients in need of care - awe inspiring to see. Thank you.”

Assisted bathroom with Jacuzzi bath.



Visitor's comment:

“Amazing design, very light and airy and well thought out - doesn't feel at all like a hospital!”

The approach to the entrance of the hospice.



Marie Curie Penarth & Edinburgh Refurbishments

Whilst Marie Curie's new build Solihull hospice was progressing to completion, we have also been busy with two refurbishment projects for the charity at their Penarth and Edinburgh hospices.

Following feasibility studies of how to breathe new life into the two 1970's built hospices in October 2011, the £1.2m Penarth refurbishment project was carried out from June to September last year with the same Marie Curie management team then working with us at Edinburgh which began in May and was handed over in November 2012.

Project Architect, Stuart Franklin, explained, "Both projects were very similar and fast tracked to minimise disruption to patients. In essence they were about maximising the use of available floor space, improving patient dignity and installing en-suite facilities - prior to the refurbishments, patients had to cross the main corridor of each hospice to access toilet and bath facilities."

Within the £2.3m budget at Edinburgh, the project extended six of the 15 bedrooms, a mix of single, double and triple rooms, whilst providing balconies to the first floor rooms, screened by brise soleil panels for sunlight control, and provided a new lift shaft to the side of the building. The main entrance area was transformed into a more welcoming two storey foyer space which now forms a central hub to the whole hospice with a link to the Day Services Unit.



The Marie Curie Hospice in Edinburgh after the £2.3m refurbishment project.



Before refurbishment.

JDDK Associate & Project Architect, Stuart Franklin, commented:

"We were already on site at Solihull when Marie Curie approached us and the whole programme was very tight but the close co-operation we enjoyed with the Marie Curie team enabled us to bring both projects in on time and within budget."

Peterborough Hospice Funds Appeal Launched

On March 27th, the Duchess of Gloucester launched the fund raising appeal for Sue Ryder's Peterborough's Hospice.

With the initial planning application featured in a previous issue of Millmount News, the charity's Thorpe Hall Hospice is housed in one of the finest buildings in the east of England - a Grade 1 Listed country house constructed between 1653 and 1656 set within a Grade II Listed Landscape, giving both historical and architectural uniqueness. The scheme is for a new build 20 in-patient unit within the

redundant walled garden and the refurbishment of the listed service wing of the Hall to provide enhanced day-care facilities and supporting accommodation.

In response to the onerous and diverse planning restrictions dictated by the setting, the design proposals are very low impact in many respects beyond the visual. They include an off-site fabricated timber frame construction, timber clad walls and sedum roof, high levels of thermal insulation together with use of ground source heat pump.

JDDK Director and Project Architect, Ian Clarke, commented:

"The charity hopes to raise some £6m for the project and a high profile launch like this is a great start for the appeal. It is very reassuring that the public feedback on the design proposals are so positive - including from the Duchess herself, so we hope that provides an added attractiveness for prospective donors. Details of the project can be seen at www.thorpehall.org"



HRH the Duchess of Gloucester discusses the project with JDDK Director Ian Clarke and Sue Ryder Director of Property, Stephen Brimfield.



New Facility will Encourage Independent Living



The proposed £1.3m Supported Housing unit on Scrogg Road.

Graham Scanlon, Business Development Director at Keepmoat, commented:

"The new unit will enable residents to establish and maintain their maximum level of independence and will provide high quality accommodation that will deliver the best living environment and conditions."

"The unit has been designed to provide high levels of insulation to improve energy consumption and reduce carbon footprint and is expected to be rated 'very good' for its environmental performance and sustainable design."

Construction work has now begun on a £1.3m Community Supported Housing Unit on Scrogg Road in Walker for people with mental health issues. The new 16 bed facility has been designed on behalf of Keepmoat plc and Leazes Homes and replaces an existing facility within two Victorian villas which were no longer suitable for the care of residents. The buildings were demolished last November.

The new unit provides a scheme fit for purpose, particularly mindful of the end-users and their particular needs as JDDK Associate and Project Architect, Adam Vaughan, explained, "The latest thinking in Mental Health provision is for buildings to be designed to encourage independent living, and to create a safe and enabling environment. At Scrogg Road we had an existing facility which has superb mature trees and gardens to the rear but which structurally and particularly internally was no longer suitable."

"Our brief from Keepmoat, working on behalf of Leazes Homes, was for a building that fitted in with the surrounding residential area and created a homely environment, retaining as much of the

existing landscaping as possible but mainly providing suitable and safe accommodation for the residents."

The design is deliberately domestic in appearance, built over two floors with an additional attic storey, and a single storey extension at the rear. The three floors allow a compact building footprint so that existing gardens and trees are preserved, whilst the rear extension means that as many units as possible have direct access to the garden.

Whilst the previous building was restricted to single bedroom accommodation, the new supported housing unit includes 16 one bedroom apartments with an open-plan lounge/kitchen area, a single bedroom and a separate bathroom. Adam Vaughan continued, "The internal layout is based upon the concept of progressive privacy, whereby certain areas of the ground floor are open access and used as communal areas and meeting/training rooms whilst the individual apartments and secure garden area to the rear are completely private. In this way the building provides not only safe accommodation for the residents but also a communal area where residents can meet together."



The development includes a secure rear garden area.