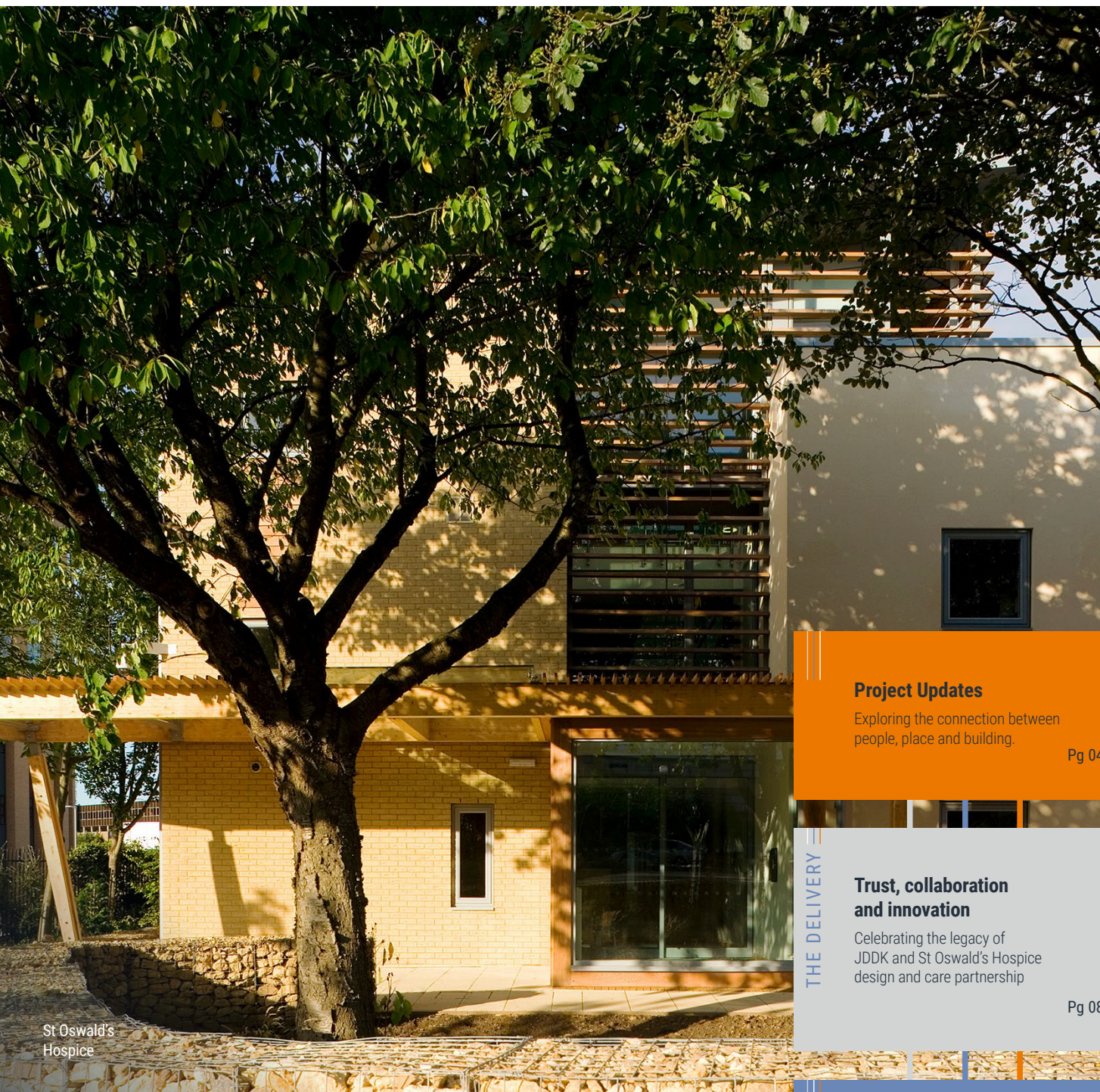


Winter 2024

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Millmount.



St Oswald's
Hospice

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DISCOVER
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A word from Millmount

At JDDK, our strength lies in the relationships we build with our clients, partners, and the communities we serve. As we navigate the ongoing challenges of the current economic landscape, these connections have illuminated our path forward, reminding us of the resilience and support that collaboration can bring. It is through these strong relationships that we can share knowledge, create innovative solutions, and design environments that truly meet the needs of those we serve.

In this edition of Millmount, we explore the impact of teamwork and innovation on our mission to enhance healthcare environments. Our commitment to improving palliative care for children at Martin House and our longstanding partnership with St Oswald's Hospice exemplify our dedication to creating spaces that prioritise comfort and dignity for all users. We're thrilled to share insights into these vital projects and highlight the collaborative spirit that has enabled us to exceed expectations.

You'll also find updates on our sustainable housing initiatives, showcasing our commitment to environmentally friendly designs that meet the diverse needs of our community. We take pride in our ability to adapt and innovate, ensuring our work not only meets today's standards but sets a benchmark for future developments.

As we look ahead to exciting new projects, we remain focused on our core values of compassion, quality, and sustainability. We are grateful for the trust placed in us by our clients and partners, and we are dedicated to delivering exceptional results that uplift our communities. Thank you for joining us on this journey. We hope you enjoy exploring our recent projects and the stories behind them as much as we enjoyed bringing them to life.



Adam Vaughan,
Director at JDDK

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PROJECT UPDATES

Unique new home set for Budle



Planning approval has been granted which will see a new home soon join the coastal hamlet Budle, which sits within the Northumberland Coast Area of Outstanding Natural Beauty (AONB).

The new home will be built on the site of the old stackyard or Budle Farm, which was built to serve the grade II* listed Budle Hall. The proposal is for a new build, four bedroom dwelling with detached double garage and garden store.

Our team worked closely with the planning officers during the planning application process to achieve designs that would positively contribute to the protected built and natural surroundings.

The form, scale and details of a "Dutch Barn" are the main source of inspiration for the design proposal. Dutch Barn structures are typically used for the storage of hay, meaning this form lends itself well to be an influence on the design for the former stackyard site.



Though paying homage to Dutch Barns, the proposals still manage to create a luxurious modern home with a mixture of open plan and cozy private spots. Wrap around terraces and balconies make the most of the fantastic views over Budle Bay, the Cheviots, and the lovely south facing garden and orchard, which are all part of the proposals.



PROJECT UPDATES

Successful completion of **eco-friendly houses** in South Tyneside

After two years in the making, we are proud to announce the completion of the Grade A energy efficient, affordable housing on Hindmarch Drive in South Tyneside, developed by South Tyneside Homes on behalf of South Tyneside Council.

Hindmarch Drive stands out from other affordable properties in the region with its 'off gas' approach to heating, with air source heat pumps applied to the bungalows, and direct electric heating to the apartments as part of the Wondrwall smart home system. This system features integrated tablet controls to help residents manage and monitor their heating, lighting, alarms, and energy use. All units also utilise Mechanical Ventilation with Heat Recovery (MVHR) to maximise thermal efficiency and improve internal air quality.

South Tyneside Homes will now monitor the energy usage and efficiency of each property type and their different approaches to heating and thermal management, to help inform their future developments.

We look forward to welcoming more affordable, good quality housing accommodation to the region, which will soon be allocated to people who will be able to enjoy living in a modern, safe and sustainable environment.



Enhancing palliative care for children at **Martin House**

Martin House Hospice has supported children with palliative care needs since the 1980's and is now set to welcome a series of renovations to further accommodate the changing needs of child palliative care.

Advancements in clinical research and palliative medicine mean that the needs of children with life-limiting conditions have become ever more complex, requiring Martin House to make improvements to the site to continue to accommodate for enhancements and critical improvement to the hospice.

The hospice will be enhanced in two phases to ensure operations can run without disruption. This presented our team with a familiar challenge, requiring defined segregation between hospice users and construction operatives.

The development comprises of approximately 50% newbuild accommodation and 50% refurbishment of existing building stock. The team at Martin House and users wished to retain

the existing character of the building, with the newbuild aspects breathing new life into the complex.

The first phase comprises of the Children's Unit newbuild scheme and is scheduled for completion in December 2024.

The second phase comprises of the newbuild Education Block, including a hydro-therapy pool, reconfiguration of the existing Children's Unit into the Wellbeing Wing and the refurbishment/extension of the existing Adolescent Wing. The phase two works are scheduled to commence January 2025, with final completion for the whole scheme forecast for September 2025.



Trust, collaboration and innovation

The legacy of JDDK and St Oswald's Hospice design and care partnership



Stuart Franklin, Associate Director, JDDK Architects



Jane Hamblin, Head of Facilities, St Oswald's Hospice



Angela Egdell, Director of Care Services, St Oswald's Hospice

After Jane Darbyshire won a competition for her design of St Oswald's Hospice, built and handed over in the 1986, JDDK has shared a long and exciting journey with the hospice, working together for four decades. The original design won the RIBA Building of the Year (now the Sterling Prize) and our record of design excellence for St Oswald's has continued ever since thanks to the special relationship between our two teams.

While many people from both JDDK and St Oswald's have contributed to the success of the hospice over the years, today the partnership is led by Stuart Franklin, Associate Director at JDDK, alongside Jane Hamblin, Head of Facilities and Angela Egdell, Director of Care Services at St Oswald's. Stuart has worked alongside Jane and Angela for the past 25 years, leading a series of extensions, renovations and enhancements to help St Oswald's Hospice evolve in line with its innovative care services. Here, we explore how the teams have worked in collaboration to create a truly special space that symbolises care and safety for many, and what it takes to build a relationship that lasts a lifetime.

An architectural journey

Following the completion of the original Adult Inpatient Unit, our work with St Oswald's has included a Day Hospice (now the Focus on Living Centre), a Children's Hospice, an Outpatient Suite, an Information and Gift Shop (now Bereavement Support), a newbuild Garden Room/Pond renovation and several refurbishment and small scale extension projects reflecting the changing needs of the hospice and increasingly demanding legislation.

From Jane Darbyshire's first project with St Oswald's, we have always focused on 'user-centric' design, meaning we put the patients', and staff needs above all design choices. The functionality of the building is key, but we're also placemaking to create a sense of domesticity and home. It's the people that make the place, and St Oswald's has a real community spirit.

Stuart recalls, "What captured everyone's imagination in the original build was that the hospice wasn't designed like a typical hospital. It more closely resembles a domestic building in scale and feel, almost like a home away from home with a strong connection to the external landscape and nature. But

more importantly, it was very much putting the patients and staff first."

Jane adds, "The aim is to make people feel as comfortable as possible when they're coming on site for treatment. And it's not just the patients, it's their relatives and friends too. We want to make everyone feel welcome and comfortable – building trust with people who stay here starts when they walk through the door."

Stuart continues, "As additions and enhancements have been made, we have borrowed and adapted a similar design language and philosophy throughout the hospice's design. The new and older spaces complement each other, with the new spaces getting more modernised in line with the functional needs of the hospice. This was certainly the case for the Outpatient Suite, constructed 15 years ago, which took an even more sustainable approach, using natural ventilation and light to keep the space as light and airy as possible, without the reliance of mechanical ventilation. This gives the Suite a stand-out aesthetic, utilising a similar contextual palate to the surrounding buildings, but used in a more contemporary design, accentuating the Suite as a building of its time.



St Oswald's outpatients suite

Awards



1987 Civic Trust Award for St Oswald's Hospice



1988 RIBA National & Regional Award



1989 RIBA 'Building of the Year' Award (now the Stirling Prize)

“

From the minute somebody walks or drives through that entrance, they begin to feel the care, trust and the love that the Hospice envelops them in.

More than a space for healthcare

Anyone who has visited St Oswald’s knows that the building is much more than a health care facility. It is a home away from home for the patients, and for the families and the staff who work there. Testament to this is Angela’s experience of working at St Oswald’s since it opened in 1986 when she joined as a Registered Nurse. Angela explains; “Working at St Oswald’s, it’s easy to take our surroundings for granted, but when I pause to look around or if I’m showing someone the grounds, we are all struck by what a special place it is. I’m privileged to work here and sometimes I have walked around and thought to myself ‘we did this’. We put all this together and we really appreciate what has gone into it to get that result.”

Jane continues, “From the minute somebody walks or drives through that entrance, they begin to feel the care, trust and love that the Hospice envelops them in – that’s one of the comments we often get, and I felt the same way when I first arrived. I thought ‘I want to work here.’”

Stuart adds, “It’s not just a place for care, there’s a huge community feel through the whole place, which is testimony to the way St Oswald’s is run and I like to think potentially partly born in the architecture. It’s a very loving place to be because of the way the St Oswald’s team all do their jobs with pure dedication for the patients and their families. The complex is like a small community village and it’s very close to all of our hearts.”

The impact of St Oswald’s design has of course reached much further than the walls of the hospice. Angela explains how their space has influenced other hospices to carefully consider the design of their facilities. She says: “There’s several people I’ve shown around or spoken to over the phone who have asked for a recommendation for our architects and have asked for our advice on how to manage certain clinical needs within a space. It’s fantastic to know that we have influenced hospice design across the UK, even though we’re an independent charity with limited funds and resources.”



Exterior of Family Room and Gardens



St Oswald's Hospice

Caring with the support of nature

At JDDK we have often enhanced our building designs with use of biophilic design, which bring elements of nature into the built environment to create a better user experience. Stuart has experimented with various new ways to bring nature inside, and this work has particularly enhanced the space at St Oswald’s. Stuart says, “We love to bring the outside world inside for people to enjoy, but in a healthcare environment it’s essential that we show this can be done in an infection control friendly way.”

Jane explains further, “There are lots of courtyards and outlooks onto natural spaces, so despite what the patients and families are going through, it’s therapeutic for them to focus on the outdoors. Where there isn’t a direct view out, there’s a fish tank or some other element of nature to focus on inside, acting as a pleasant distraction.”

Stuart adds, “We call it distraction therapy. The idea is that this connection, particularly to nature helps you orientate yourself around the building, providing a calming effect. This approach is becoming more common in medical centres now and was used at St Oswald’s from the beginning which was very innovative at the time acknowledging the cognitive connection we have as human beings to the natural world.”

Designing the latest innovation at St Oswald’s

The latest project we are working on for St Oswald’s is the Young Adults Accommodation. As new clinical needs challenge us to examine how the spaces operate to serve young adults whose needs are very different to those of children and older adults.

Angela explains, “The Young Adult’s suite is a classic example of where clinical need and design come together. When the Children’s Hospice was first designed, it was intended for ages 0-18 years, the theory being that when patients turned 18, they went into Adult Services, matching the process in health and social care settings. What we soon discovered was that our child patients were remaining ill, but alive for much longer, due to advances in healthcare and the general improvement in life expectation. The Young Adults Accommodation will allow patients and their families to take short breaks between children and adult services.”

Jane notes that input from the clinical staff is essential in designing this new space, “Our team know what equipment and care young adult patients need, so their insight is invaluable. We have previously had rooms “mocked-up” so that staff can stand in the space before it is built and explain to us where equipment should be placed and how they need to use the room.”

Small Change, Big Differences

St Oswald’s Family Room and Gardens
Budget: £280,000.00

At JDDK we believe that small changes can make big differences to your healthcare space. No matter the space and budget you have available, even the smallest of design changes can make a huge impact on the experience that your patients, visitors and staff have in your space. We did exactly this at St Oswald’s Family Room and gardens.

We extended and reconfigured the existing Family Room building and garden, opening in March 2020 at the heart of the hospice. The new space gave new life to the surrounding Adult Inpatient’s Wing, providing families and patients with a ‘home-from-home’ flexible break-out space in which to congregate and relax.

The construction was completed on time and within budget, despite the ensuing constraints of the Covid-19 pandemic. The construction budget was tight, but we worked closely with St Oswald’s and the contractor to find efficient value engineering solutions to save money throughout the design and construction stages, without compromising on the building’s impact and quality.

The new hub created space for patients, families, staff and visiting public to meet within a relaxing setting, with the option to hire the space-out for functions such as weddings and social events connected to the hospice. We designed the Family Room’s access to allow wheelchair and patient beds to be pushed onto the veranda under the shelter of the roof overhang, encouraging patient connectivity to the surrounding garden in all weathers.

The new Family Room’s design was originally intended to improve patient and families’ wellbeing and succeeded in doing so by bringing the ‘outside-in’. An additional benefit that was not anticipated in the early design stages, was that the timely completion of the new facilities helped patients and families to meet each other throughout the pandemic, within a safe and socially distant environment – something that proved invaluable to lives of people at St Oswald’s as they navigated the challenging years of restrictions to come.



St Oswald's Hospice

A relationship that stands the test of time

It’s the relationship between us at JDDK and St Oswald’s that allows this excellent experience to be a reality at the hospice. Jane says, “Given the time we have worked together it is somewhat a miracle that Stuart and I have never fallen out. Our relationship is excellent. We can give a brief to JDDK and they can act quickly turn around an appropriate design to match our requirements because they already have great insight into what we’re about.”

Stuart agrees, saying, “We can jump on short timescales for projects, for example if a grant is put out or a new clinical need arises, we intuitively understand what is needed and can put forward ideas and designs quickly, which is also borrow each other’s language now. It’s fantastic when I hear Jane and Angela using phrases that I know I say all the time, because we work so closely together, and all learn a lot from each other.”

Angela shares her advice for other healthcare providers who are looking to embark on a new architectural project, saying, “The team you work with must really understand what you’re trying to do. In a hospice for example, it might be easy for an architecture firm to think they understand the requirements because they have worked on a hospital or a nursing home, but the key is developing the brief and designing together, which is something JDDK truly understand from conception to completion. Having a team who understands the brief and the essence of the organisation is vital, and we find our renovations and extension projects straightforward now because we’ve got a unique working history.”

We have been very lucky to have such a fantastic relationship with St Oswald’s for four decades. Between our two teams, our collective specialisms and great relationship have led to years of fantastic award-winning work, but the importance of strong relationships built on mutual understanding is what has made St Oswald’s a truly special place. The hospice continues to have a bright future ahead thanks to the legacy its people have built.



WHAT'S TOPICAL

A promising outlook: Labour's ambitious house building goals



By Nicky Watson RIBA,
Director

Labour's new manifesto has outlined ambitious goals for new house building, setting out promises to build 1.5m homes over the next five years. Achievement of these goals would make the current Labour government one of the biggest contributors to Britain's housing for decades, but the public and private sector will need to make considerable adjustments to their ways of working to reach these targets.

At JDDK we have designed numerous residential developments and visitors centres for protected landscapes, and in the process have met and overcome a range of challenges that these plans will need to navigate to bring these goals to fruition. Here, I explore the challenges and opportunities that Labour's plans present, aiming to shed some light on how central and local government, developers and architects can collectively work together to bring these lofty goals to fruition.

Building homes effectively

Britain has long been grappling with various residential housing challenges. The lack of social housing availability, a loss of properties in the rental market, inaccessible housing rental and purchase prices, have all left many UK residents with huge difficulties in securing appropriate housing. Almost 1.3 million households are currently waiting for a home and recent analysis revealed that British housing stock offers the worst value for money of any advanced economy.

Building 1.5m new homes should mitigate these issues and improve the housing offer for those people who are struggling under the current circumstances, however the government needs to adjust systems and processes to allow this target to be met and to ensure affordability.

Planning reform

Ask any architect or other professional involved in development about the main barriers to housing delivery and the majority would likely mention planning. There is no doubt that the previous government's loosening of requirements for local authorities to

achieve a nationally set number of new homes, as well as multiple delays in the planning system, including in the adoption of up-to-date local plans, are holding up the delivery of much-needed high-quality housing.

The government is in the process of a substantial rework of the National Planning Policy Framework (NPPF), which Labour views as key to unblocking the planning system to support the delivery of their housing targets.

Housing targets

A return of mandatory housing targets for local authorities has been announced as part of the proposed planning reforms. On the face of it, this points towards a guarantee of the delivery of the government's house building targets, however sector experts have warned that some local planning authorities have "no realistic prospect" of meeting the targets. Furthermore, the calculation of targets is leading to rural local authority areas (many of which are in our North East region) seeing a 56% rise in the number new homes required per year. This is over three times the percentage increase for councils in England's major cities.

The delivery of new housing must be supplemented by the delivery of amenities, infrastructure and other social and commercial facilities, to deliver goods, services and employment opportunities. This is of particular concern for the more rural local authorities, where there is already less infrastructure available, and it is harder to facilitate.

WHAT'S TOPICAL

Quantity at the cost of quality?

Housing targets will put pressure on local authorities to deliver housing, likely compelling them to approve developments which in other circumstances they would refuse. This focus on quantity must not be at the cost of quality.

New housing developments must create places that offer a high quality of life to residents, protect our natural environment and support the development of sustainable communities. Local Planning Authorities must resist low quality design proposals and work with developers to ensure that new housing delivers successfully on economic, social and environmental objectives.

Finding new sites

One of the proposals within the revised NPPF is likely to create opportunities to find new suitable sites for housing development, which previously would not have been available due to their classification within the Green Belt. When Green Belts were designated in the 1930's and 40's, the aim was to restrict development in these areas to stop urban sprawl and protect open landscape around settlements. Under the Labour government's plans, if a council's housing targets cannot be met elsewhere, some existing Green Belt land that is categorised as "Grey Belt" may be able to become a housing development site.

Land that does not make a valuable contribution to the Green Belt is identified as meeting Grey Belt criteria. One example that gets used a lot is old garage petrol stations that are no longer in use, but just because a site is identified as "Grey Belt" does not mean is a good housing site.

A good housing site needs to have good public transport connections, local employment opportunities, and mixed housing types so that a community made up of a variety of people and families is created.

At JDDK we have successfully designed developments within Green Belt that do not materially affect the quality of the protected area, and so with the right site and good design, we believe that the introduction of the "Grey Belt" categorisation brings some really positive opportunities.



Affordability and social housing

Ensuring that there is a supply of high-quality, sustainable and accessible homes that are truly affordable is vital for our society. The planning reforms in the pipeline will put a welcome focus on the needs of those who require social rent home and on mixed tenure and typology developments.

Whilst this focus will go towards ensuring affordability when it comes to building new homes in the UK, most is built by a handful of large housebuilders, whose scale of activity is largely influenced by economics rather than politics. Their contributions to delivering affordable and social homes is therefore not guaranteed and should not be relied upon to deliver the homes we need.

To truly deliver on its ambitious and affordable housing goals, the government needs to commit to substantial public investment in funding and building social housing if our society is to meet the challenge we are facing.

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New housing developments must create places that offer a high quality of life to residents, protect our natural environment, and support the development of sustainable communities.



By Nicky Watson RIBA,
Director

Increasing investment in planning

Under the current system, just 9% of Local Planning Authorities (LPAs) are determining >70% of non-major applications within the deadline of 8 weeks – it is worse for major projects, with less than 1% of LPAs meeting their statutory deadlines.

Local Planning Authorities have experienced chronic under resourcing in recent decades. In fact, evidence suggests that planning services have experienced a more severe funding cut than many other local authority services.

According to the Royal Town Planning Institute's annual "State of the Profession" survey, the number of planners in local authorities fell by a quarter between 2009 and 2020, while salaries have fallen sharply in real terms. Planning authorities need more funding and significantly increased capacity and need to be able to recruit and retain professionals with the necessary skills and experience.

The Labour government has said that it will increase direct funding to Local Planning Authorities which is good news, but will that be enough? Labour has promised 300 new planners which at first sight sounds positive, however this equates to 0.95 of a planner per English local authority – so unlikely to make a significant difference.

Could an increase in planning fees be part of the answer? This is likely to happen, but will only have a positive impact on Local Planning Authorities if the extra funds are ring-fenced for their sole use, something that didn't happen after the last fee increases came into force.

Thinking outside the box:

There are many organisations suggesting other ways of addressing our housing crisis, such as the Joseph Rowntree Foundation (JRF) recommending the government and councils buy homes from landlords to let them out at much cheaper rents. The Royal Institute of British Architects (RIBA) has published a paper proposing a model to help meet the government's home building pledge based on a one-off initial investment from central government to local authorities to build homes for both social rent and market sale, on land which is free at the point of use, such as local authority-owned land.

Whilst there are imminent changes afoot, all designed to build communities, tackle the homelessness crisis, and create a more stable and prosperous society for all, we hope that the government continues to consider further reforms – to be bold and be innovative.



Rising to the occasion: baking a difference for Architects Benevolent Society

This May, we once again rolled up our sleeves and brought our creativity to the kitchen for the annual "Bake the World a Better Place" competition, all in support of the Architects Benevolent Society (ABS). ABS, a charity close to our hearts, provides vital support, advice, and financial assistance to those within the architectural community and their families facing hardship.

The event was filled with friendly competition and delicious treats, culminating in some impressive bakes. Adam Vaughan's vegan Jamaican ginger cake took second place, while Samantha Dixon was crowned the winner with her standout Strawberry Cheesecake Sponge. However, beyond the fun and culinary skills on display, the day was about raising much-needed funds for a charity that plays an essential role in our industry.

ABS has recently reported a 15% increase in requests for mental health support, with the primary reason being mental health concerns among those reaching out. In partnership with Anxiety UK, ABS offers fast-track referrals for therapeutic support, including CBT hypnotherapy, and counselling, often within two weeks of initial contact. This quick response time can be a lifeline for those in crisis, but it relies on continued fundraising and donations.

JDDK Architects is proud to support ABS through events like this, helping ensure that the charity can meet the growing demand for mental health services within our community. We would like to thank everyone who participated, judged, and donated, making this year's bake sale another sweet success. Your contributions make a significant difference, helping ABS continue to provide essential support when it's needed most.



Charity of the year: Children North East

We are proud to announce that Children North East has been chosen as our Charity of the Year for 2024/2025. As a team committed to supporting the local community, we are excited to partner with a charity that plays a vital role in the region, providing essential support to families, children, and young people facing various challenges.

Children North East, renowned for its community-based projects, offers critical assistance and funding to those in need, helping to address a wide range of issues affecting local families. By collaborating with them, JDDK aims to make a positive impact by not only providing financial support but also by engaging in practical assistance initiatives that directly benefit the community.

Our partnership kicked off with an initial donation of food and toiletries to the Cowgate Family Hub, a key facility where Children North East delivers much-needed services to babies, children, young people, and their families. Shortly after, we held the JDDK Summer Party at Shotton Hall, where we enjoyed a range of fun activities such as guessing the number of sweets in the jar, naming the teddy, and trying our luck at the raffle – all in support of raising funds for Children North East. It was a fantastic day that not only brought our team together but also marked the start of what promises to be a meaningful and impactful partnership with the charity.

Over the coming year, JDDK will be involved in various fundraising activities to further support Children North East.



Judging architecture excellence at 2024 York Design Awards

Nicky Watson, Director at JDDK, was invited to sit as a judge at the 2024 York Design Awards. This marks Nicky's third year on the judging panel, bringing her expertise to help recognise and celebrate the highest standards of design and conservation in York's architecture.

The York Design Awards aim to encourage excellence in design, promoting projects that not only meet today's standards but also enrich the heritage of the city for future generations. This year's winners showcased an impressive range of architecture, from innovative residential developments to the thoughtful restoration of stained glass in a historic church and the creation of a state-of-the-art neurological centre.

Reflecting on her role as a judge at this year's competition, Nicky said: "I am deeply impressed by the quality and ambition of the entrants. It's always inspiring to see the dedication of designers, clients, and craft persons coming together to create spaces and places that have positive impacts on everyone who inhabits and uses them."

JDDK Architects is proud to be involved in celebrating architectural excellence, and we look forward to seeing how these award-winning projects will continue to shape York's landscape in the coming years.

At next year's York Design Awards, Nicky will step into an exciting new role as Chair of the judging panel.



Entrants to the 2024 York Design Awards



Entrants to the 2024 York Design Awards



Entrants to the 2024 York Design Awards



DISCOVER
DESIGN
DELIVER



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