



New Entrance to Elliott House for the Tyneside Cyrenians



# Hostel refurbishment challenges prejudices...



Tyneside Cyrenians' Elliott House on Bentinck Terrace

Tyneside Cyrenians' Chief Executive, Stephen Bell Commented:

**A £2.2m refurbishment of a hostel for homeless men is challenging traditional prejudices about the way this vulnerable section of society lives by providing first class accommodation and facilities.**



Tyneside Cyrenians' Elliott House on Bentinck Terrace in the Elswick area of Newcastle, has been a hostel for homeless men since 1990 when the Tyneside-based charity took over the imposing Victorian terrace which had originally been designed by John Dobson in 1845.

Following the acquisition of additional funding, the charity commissioned ourselves, for plans to completely refurbish the Grade II listed building, as Tyneside Cyrenians' Chief Executive, Stephen Bell, explained, "We've worked very successfully with JDDK for many years and wanted their in-depth understanding of what we are about to add value to what was needed structurally in any case to maintain the building."

Kevin Turnbull, Director of JDDK, added, "We worked very closely with the City planners who were very

helpful - the building has been completely rewired and a new CHP heating system installed together with heritage skylights and 'sun pipes' to the top floors. The most striking feature of the refurbishment, however, is the new build single storey extension to the rear of the property on Tweed Street housing a new entrance and reception area for service users, staff and visitors. Designed to have a minimal impact on the listed structure, the reception is very contemporary, topped with a sedum covered roof and epitomises the move away from the institutional environment associated with traditional hostel accommodation."

The charity also used their own construction company, TCUK Property Services, which offers construction training to homeless men in addition to carrying out actual construction projects. For the six month contract, eight homeless men were trained and employed and are now seeking further construction work as part of their rehabilitation.



*"We felt that just because our service users were homeless, there was no reason why they shouldn't have access to modern standards of accommodation so that the work has included the provision of en-suite facilities into the 36 individual bedrooms and modern facilities, such as a gym, cafeteria and film making studio for the residents, in addition to upgrading the main administration offices."*



# Planning Application for The Sick Children's Trust's 'Home from Home'

In September we submitted an application for Planning Permission on behalf of The Sick Children's Trust for an innovative 'Home from Home' development at the Freeman Hospital to provide accommodation for families of children receiving treatment at the hospital.

With a total budget of £2m to include fitting out and fees etc, the two storey building will contain 20 bedrooms, all with en-suite bathrooms, designed for single, double and family occupancy, together with communal living and kitchen/dining spaces. The design also includes quiet areas from which members of the family can work or just have peaceful moments to deal with the stress of having seriously ill children being treated in the adjacent hospital.

With an office for the House Manager, laundry and bathroom facilities for those families who aren't staying but simply wish to freshen up, the new house, the eighth such Sick Children's Trust facility in the country, has been partly funded by the local Children's Heart Unit Fund (CHUF) charity which is based at the Freeman Hospital.

JDDK Director and project Architect, Nicky Watson, commented, "We're delighted to be working with the Trust again. We developed their "Home from Home" at the RVI Hospital in one of the original Victorian buildings there some 15 years ago and extended this by a third just two years ago. The Freeman project offers a very different and challenging site in the top

corner of the hospital, adjacent to the multi-storey office and staff accommodation building and looking out onto the residential development beyond, across an adjacent public footpath. These varying contexts are reflected in the design proposals externally with the hospital facing side based on the more institutional architecture of the site whilst the other elevation has more domestic scale features to reflect the facing residential areas."

"The challenge was to create a physical relief from the hospital environment and offer the families a more comfortable, supportive and domestic environment. The children that these families will be visiting face very serious, often life-threatening, illnesses and treatment, creating enormous stress and strain on the family which people deal with in different ways - some need privacy whilst others need company - so the interior is designed to offer choices: from the openness and transparency of the communal facilities, to the more private quiet corners of the building, to individual bedrooms."

In terms of sustainability, the new development has a BREEAM (Building Research Establishment Environmental Assessment Method) pre-assessment of 'Very Good' for its use of rainwater harvesting, part sedum roof, external clothes drying areas (which also offer families a domestic environment and routine) and use of heat and power from the Freeman Hospital's established CHP plant.

**Claudette Watson,  
Chief Executive of The Sick  
Children's Trust, commented:**

*“The children being treated at the Freeman are critically ill and need life saving treatment and long-term care. This 'Home from Home' will play a vital role in keeping families together during this period.”*

*“Last year 1,098 children were admitted for treatment for corrective surgery over a catchment area running from the Scottish borders, coast to coast to Yorkshire, south to Birmingham and referrals from Glasgow, Leeds, Liverpool and Sweden. Without our house, there would be no other accommodation for families at the hospital and they would be separated at a time of extreme distress.”*

Home from Home at The Freeman Hospital



# New Life for Old Stones

**Jesmond Dene House, Newcastle:** Extensive historical research revealed the Grade II listed house to be more important than English Heritage's listing suggested with two separate alterations and additions by internationally important architect, Richard Norman Shaw, completely obscuring the earlier John Dobson designed dwelling, creating drawing and billiard rooms of the highest quality. The conversion into a renowned hotel actually took the building back close to its original purpose as arms manufacturer, Sir Andrew Noble, used it to house his many international guests.



**The sensitive restoration and conversion of historic and listed buildings presents some of the more complex challenges to architects, requiring a thorough knowledge of and respect for, both historic building techniques and the materials used therein.**

As a practice, we've been active in such work since 1991 with the internal restoration of Milburn House in Newcastle, through award winning projects at Cleadon Pumping Station (2003) and Jesmond Dene House (2005), right up to current projects at Hamsterley Hall and Stannington Hospital.

Senior Associate, Tony Reynolds, has specialised in conservation and restoration matters for many years, his skills and expertise now being mirrored by younger members of staff, such as Project Architect, Adam Vaughan who will be attending two courses this autumn at the University of York, Centre for Conservation Studies.

Whilst each project throws up its own challenges, there are some common principles as Tony Reynolds explained, "The basic principle of conservation is respect for the existing fabric - all activities to preserve and enhance historic structures must be founded on this basic principle!"

"I always start off with the premise that there will be minimum intervention on the original building fabric, unless it's to modern additions. It's really important that prior to any design work starting, a very thorough study is undertaken to fully understand the structural and historical chronology of the building and the construction materials used and then use this knowledge to inform and direct the design solution."

"Most of the problems on listed buildings are caused by their unsuitability for modern use together with poor maintenance which has allowed water ingress

leaving damage and rot - if you can keep the water out, buildings will generally survive whatever other problems they might have."

"I think another basic concept is that no one person has the knowledge and expertise necessary for all buildings and that you have to be able and prepared to access expertise by calling in other expert consultants in their own field - Hamsterley Hall provides a good example of this where we're working with glass conservation experts to retain the 15th and 16th Century stained glass panels."

"Overall, clients also need to be prepared to see projects through - they can often become a can of worms once work commences as no-one knows what exactly is there until work starts - sometimes this can work to our advantage like at Jesmond Dene House where we found the original wood panels preserved behind 20th Century plaster boarding, but it can easily go the other way by revealing even further problems. Budgets have to be flexible with contingency funds to accommodate the unexpected!"

"There are no shortcuts with old buildings, whether they're listed or not. A successful project requires everything to be highly detailed and nothing left to chance so it is naturally very time-consuming. Of course, the choice of contractor is also absolutely critical as the skills required for such work are not common amongst general contractors - the skilled tradesmen able to restore intricate woodwork and stonemasonry, for example, are becoming rarer."

"The final consideration is the dialogue with Planning Authorities and, for listed buildings, English Heritage. We work closely with them regularly on projects and their bank of expertise is actually invaluable to projects."

**Peter Candler, Managing Director of Rivergreen Developments, commented:**

**"JDDK bring three key assets to the table, foremost of which is their skill and expertise which is so vital in any development project but particularly so when it involves historic buildings. Secondly, is their total commitment to the project and their willingness to go the extra mile on behalf of clients and last, but by no means least, is their ability to work within a team and to develop the good working relationships that are needed on complex projects. We've enjoyed a long and successful relationship with the practice and look forward to continuing to do so."**



**Hamsterley Hall, County Durham:** Currently at planning stage, this regionally important 1770 Georgian rococo house and estate is proposed to be altered and restored to provide a family home. Structural and water ingress problems have left the structure 'at risk'.

**Horton Park, Northumberland:** The conversion of this historically important 'model farm' into high quality, flexible, modern office spaces for the Blagdon Estate involved the construction of new contemporary structures linking the original buildings. Materials and techniques differed between the old and the new but the high quality of design and detailing were consistent.



**Cleadon Pumping Station, South Tyneside:** Technological progress made these buildings redundant but an imaginative development for Rivergreen Developments created a high quality housing development whilst retaining the original character of the Victorian industrial structures. Whilst some spaces were relatively straight forward, others required new, contemporary buildings to bring them back to life and satisfy modern requirements.



**Lanesborough Court, Newcastle:** The conversion of Grade II former hospital buildings at Lanesborough Court in Newcastle for Yuill Group Ltd exemplifies how planning permission increases a site's value and how unusual spaces can be utilised without losing their character - the double height spaces of the former chapel were subdivided into loft apartments.



**North Shields Old Town Hall:** This redundant group of buildings was united and transformed into new uses as a theatre, restaurant and office by an imaginative scheme for North Tyneside City Challenge which retained and enhanced the original character.

**Bob Downer,  
Chief Executive of Blagdon  
Estate, commented:**

“ Although a wonderful example of a Victorian 'English Model Farm', and therefore quite correctly Grade II listed, Horton Park was no longer economically viable, or practical as a working farm due to the use of modern large scale agricultural machinery. Conservation to Blagdon Estate does not necessarily mean preservation but rather diversification to find modern uses for traditional buildings whilst still retaining their fabric and overall character. JDDK were chosen after a competitive tender because of their ability to understand both our needs and the planning authority's aspirations. Their very clever and sympathetic design has given the buildings a complete new lease of life which has delighted the tenants and by passers, while rejuvenating an under used asset which has now regained its place as an integral part of the overall business strategy of the estate. ”

## A SELECTION OF LISTED AND HISTORIC BUILDING PROJECTS

### Grade I

1999 - Bowes Museum, Barnard Castle

### Grade II\*

1996 - Aykley Heads House, Durham

1999 - Burn Hall, Durham for Troveworth Limited

2002 - Hamsterley Hall, County Durham \*

2003 - Cleadon Pumping Station (only tower is II\*), South Tyneside

2007 - Monkwearmouth Station Museum, Sunderland

### Grade II

1991 - Milburn House, Newcastle upon Tyne

1992 - Howard House, North Shields

1996 - Eshott Hall, Northumberland

1996 - The Roseline Building, Sunderland

1998 - Stagline Building, North Shields

1998 - Humbledon Hill Reservoir Buildings, Sunderland

1999 - Norton Hall, Stockton on Tees

1999 - Wilton Castle, Redcar

1999 - Horton Grange Hotel, Morpeth

2001 - The Old Town Hall, North Shields

2003 - St Cuthberts Church Tower, Durham

2003 - Cleadon Pumping Station, South Tyneside

2003 - Lanesborough Court, Newcastle upon Tyne

2003 - Park Farm, Alnwick

2003 - Brafferton Manor House, Darlington

2003 - Spindleston Farm, Belford

2005 - Jesmond Dene House, Newcastle upon Tyne

2005 - 40 West Sunnyside, Sunderland

2006 - Horton Grange Farm, Morpeth

2007 - Central Buildings, Sunderland

### Non-Listed Historic Buildings

2001 - Greymare Hill, near Consett\*

2002 - Greensfield Farm, Alnwick

2003 - Northern Rock Foundation offices, Gosforth

2003 - Waterside Farm, Alnmouth

2005 - Carterside Farm, Rothbury

2005 - Fell House Farm, Newcastle

2007 - Beadnell House, Beadnell

2007 - Plawsworth Farm, Durham\*

2010 - Springfield House, Gosforth\*

\* Denotes ongoing project

### The classification is as follows:

**Grade I** - These are buildings of exceptional interest (only about 2% of Listed Buildings are in this grade).

**Grade II\*** - These are particularly important buildings of more than special interest (some 4% of Listed Buildings).

**Grade II** - These are buildings of special interest which warrant every effort being made to preserve them.

A Listed Building must not be demolished, extended or altered in any way that affects its character, without Listed Building Consent.

# New Website

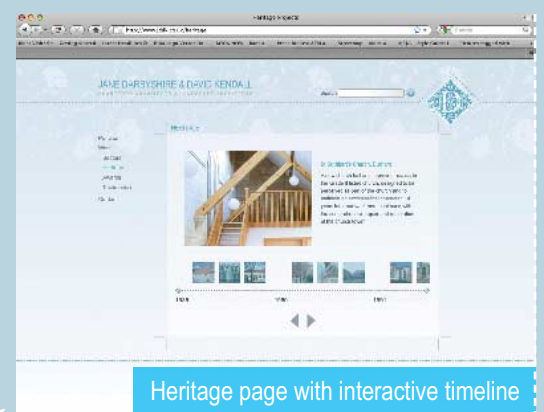
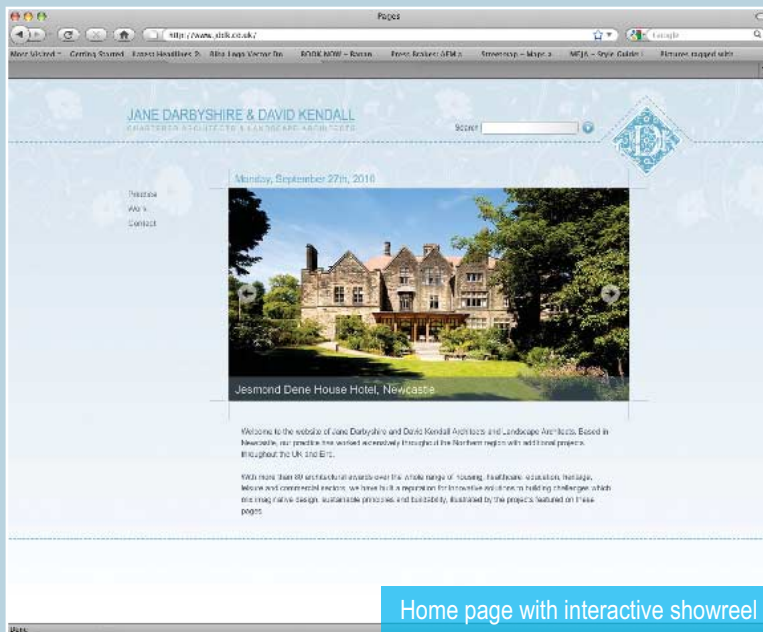
We are delighted to say that our redesigned website ([www.jddk.co.uk](http://www.jddk.co.uk)) went live in September. Benefiting from greater content and clearer navigation, the site opens with a showcase of 12 of our better known projects with user friendly access to projects within the various sectors we work. A timeline of selected projects from the 23 years of the life of the Practice gives a flavour of our heritage and development through the decades, along with a comprehensive list of the numerous awards (over 80 at the last count) that the Practice has received.

Brief CV's of all of the JDDK Team are available together with a news section

(containing downloadable versions of Millmount News), testimonials from our clients and a very practical Google map of how to find us.

JDDK Director, Nicky Watson, who managed the project, commented:

**“ Our online presence no longer really reflected the practice, yet was often the first point of contact for prospective new clients. The new site has already received very favourable feedback with an integral Content Management System enabling us to easily update our portfolio of work. ”**



# On Site

When talking to clients we're often asked if we're busy as it's usually only a small proportion of our workload at any one time that gets press coverage. So, as a snapshot of JDDK in early October 2010, we currently have 20 projects on site, ranging from the Curaheen Hospice in Cork to more modest extensions to pre-school nurseries in Newcastle. The range of housing, health and education projects is a fair reflection of our work with additional projects still on the drawing board, some representing additional sectors.

## Our 20 projects currently on site are:

- Star Centre, Fawdon, Housing for Frank Haslam Milan for Your Homes Newcastle.
- Fossway, Walker, Supported Housing for Frank Haslam Milan for Your Homes Newcastle.
- Doxford Park Phase 3A, Sunderland. 85 homes for Gentoo.
- Doxford Park Phase 4, Sunderland. 55 homes for Gentoo.
- Archibald First School, Gosforth, for Newcastle City Council
- St Cuthberts School, Kenton, for Newcastle City Council
- Benton Park School, Gosforth, for Newcastle City Council.
- Benton Park School, Gosforth, for Newcastle City Council.
- Church View Day Nursery for Newcastle City Council.

- Sacred Heart Children's Centre for Newcastle City Council.
- Laurel Ave Children's Centre for Durham County Council.
- Stanley Children's Centre for Durham County Council.
- Wheatley Hill Children's Centre for Durham County Council.
- Barnard Castle Children's Centre for Durham County Council.
- Pelton Children's Centre for Durham County Council.
- St Oswalds Hospice, Gosforth, Newcastle. Adult Unit Refurbishment.
- St Oswalds Hospice, Gosforth, Newcastle. Pool conversion.
- Curraheen Hospice, Cork. New build for Curraheen Hospital.
- Springfield House, Gosforth, Newcastle. Private house.



Springfield House, Gosforth, Newcastle:  
Private house refurbishment.



Star Centre, Fawdon, Newcastle:  
Housing for Young Families for Frank Haslam Milan for Your Homes Newcastle.

# Calvert Trust has Plans for Kielder



The Calvert Trust Kielder, a UK charity which encourages disabled people to enjoy outdoor adventures, is seeking funding for an ambitious redevelopment for its 40 acre woodland facility in the spectacular Kielder Water & Forest Park.

We are currently undertaking the overall master plan and outline designs for Phase I of the £5m scheme which is aimed at promoting inclusion between disabled and able bodied visitors to the site with remodelling of the existing activity centre to include a new visitor centre, an additional five lodges, additional car parking, extensive landscaping and the integration of art into the design process.

Kevin Appleby, Director of Operations at the award winning centre, explained, "One of the key themes to the expansion programme is inclusion - we know from our existing guests that mixing disabled guests with able bodied visitors works to the advantage of both by removing prejudices and fear - many of our current guests come as family groups in which one or more may have certain disabilities whilst the remainder are

able bodied. We've seen school groups and respite guests wary of each other at first but interacting fantastically by the end of a week's stay - once people understand each other, they get on!"

Working in close conjunction with the Kielder Partnership, who see the facility as an important part of their 'Big Picture' vision to become a world class destination, the scheme will also involve landscaping by Glen Kemp and the involvement of artists Heather and Ivan Morison, who have been working with the design team from the inception of the project.

Alison Thornton-Sykes, Principal Designer at JDDK, commented, "Our initial ideas are exploring the connections between inside and outside with the building linking to a high level ropes course within the forest and possibly an external climbing wall as part of the building, creating a sculptural form. The topography within the site is very varied rising from the Cranecleugh Burn up to steep hills which gives us a varied and challenging environment to work within. Each of the new lodges will be different with some catering for smaller groups whilst the visitor centre will incorporate facilities for both able bodied and disabled visitors."

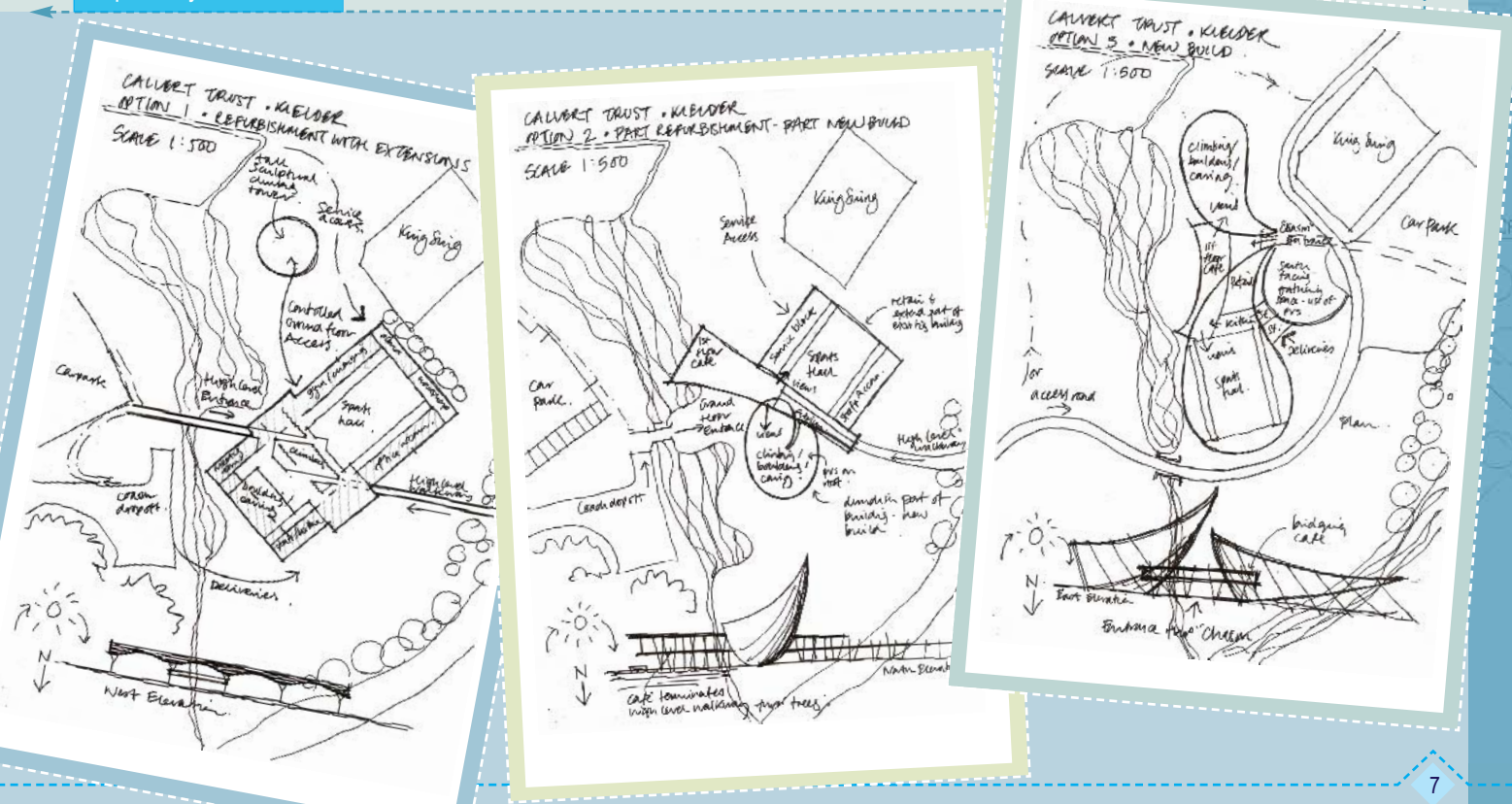
Kevin Appleby, Director of Operations at The Calvert Trust Kielder, commented:

"We're also committed to reducing the Centre's carbon footprint so part of the brief to the architects is for environmentally friendly structures, indeed this is one of the reasons we chose JDDK whose reputation for sustainable architecture and experience in designing for special needs put them ahead of others. The increase in activities and bad weather provision will enable more people, not just those staying on site, to enjoy the activities and attractions with the help of the experienced Calvert Trust trainers."

Alison Thornton-Sykes, Principal Designer at JDDK, commented:

"It's a very exciting project in which the three disciplines of Architecture, Landscape Architecture and Art will interact to produce a stunning environment for the Trust's guests and we see this as hopefully just the start of a long relationship which will fulfill the Partnership's vision of creating a superb facility."

## Exploratory sketch ideas



# Meet the team

Whilst our clients get to know individual members of staff, we'd like to take the opportunity to introduce the whole team...

With eleven fully qualified Architects (twelve if you count Anna who qualified in Poland), one Landscape Architect, five Technologists and two Assistants who are going through their architectural training, we have a highly experienced, professionally qualified and stable technical team. We may differ slightly from other practices in that our architectural contingent team includes project deliverers right through to completion on site as well as front-end designers. This profile of experience enables us to ensure high levels of continuous development, internal transfer of our skills and high levels of continuity of personnel to our projects.

 <b>Tony Reynolds</b> Architect - Joined 1987	 <b>David Kendall</b> Architect - Joined 1990
 <b>Ian Clarke</b> Architect - Joined 1990	 <b>Nicky Watson</b> Architect - Joined 1993
 <b>Mura Mullan</b> Architect - Joined 2000	 <b>Alison Thornton-Sykes</b> Architect - Joined 1991
 <b>Helen Fairmaner</b> Architect - Joined 2003	 <b>Nicky Hodgson</b> Architect - Joined 1992
 <b>Stuart Franklin</b> Architect - Joined 1999	 <b>Ruth Van Bedaf</b> Architect - Joined 2003
 <b>Adam Vaughan</b> Architect - Joined 2005	 <b>Russell Clewlow</b> Architect - Joined 2010
 <b>Kate Bridger</b> Landscape Architect - Joined 1993	 <b>Kevin Turnbull</b> Technologist - Joined 1992
 <b>Andy Rutherford</b> Technologist - Joined 2000	 <b>Matt Holmes</b> Technologist - Joined 2004
 <b>Tristan Cooper</b> Technologist - Joined 2005	 <b>Jeff Fox</b> Technologist - Joined 2009
 <b>Clair Mawston</b> Architectural Assistant (Post -Part II) - Joined 2006 and 2010	 <b>Anna Cielsielska</b> Project Architectural Assistant - Joined 2010
 <b>Gaby Andersson</b> Architectural Assistant (Post-Part I) - Joined 2010	 <b>The Back Room Crew</b>

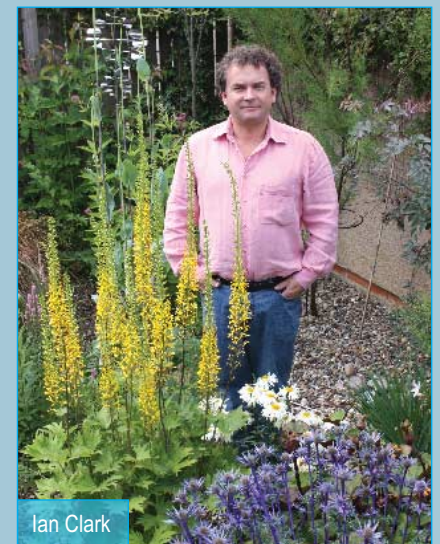
# People's Passions Capability Clarke

There are many rewarding things about gardening, and for me it is the complete immersion of all the senses, with design and artistry in the mix but in a way that completely contrasts with the exactitudes of architectural projects. I always go straight into the garden when I get home from work - it is like fireworks in slow motion!

I have had no formal training other than good fortune; sharing a student-flat overlooking Kew Gardens with a landscape architect, and marrying into a green-fingered family has enabled me to pick things up - although none of them prepared us quite for gardening on the Northumberland coast!

It is good to de-mistify gardening, the best way is to simply have a go. To turn something quite barren into a little oasis can be much easier and cheaper than you think, even a tiny back yard. For those with an interest in the eco-agenda it is the ultimate in 'think global, act local', as well as being fun and adding an extra dimension to how you live. If we all did this, think how green our cities would be!

From the ancient Arabic, the word 'paradise' means garden, and I think they were right. I think the TV gardener I most admire is Monty Don - he seems to see the detail and the bigger picture all at once, and he is into the craft of things.



Ian Clark

Celebrating our architecture & people over the past 23 years

Jane Darbyshire and David Kendall Limited Chartered Architects & Landscape Architects

Millmount Ponteland Road Newcastle Upon Tyne NE5 3AL T: (0191) 286 0811 F: (0191) 286 3870 email: millmount@jddk.co.uk www.jddk.co.uk

