

Fabulous Fossway Feedback



Your Homes Newcastle's Station Court development offers supported accommodation for adults with learning difficulties.

As part of our framework agreement with Frank Haslam Milan (FHM) working for Your Homes Newcastle (YHN), we recently completed three schemes for vulnerable adult tenants at Jubilee Court in Fawdon, Napier Street in Shieldfield and Station Court off the Fossway in Walker.

The Fossway scheme provides supported accommodation for adults with learning difficulties in 12 apartments and five bungalows as part of the 'Concierge Plus' scheme which allows people with learning disabilities to live independently in the community but with the added security of an on-site concierge to deal with everyday issues and a little emotional support if needed. Generally, those with low level disabilities were extremely vulnerable within communities without this facility. After an initial pilot with a smaller concierge scheme, the Fossway development was designed specifically for people with low level needs.

The scheme offers luxurious spacious accommodation with a very modern feel to it and features two 'secure' shared courtyards to each side of the apartments with the limited parking required by the scheme located in a landscaped area to the front of the site. This arrangement means that the circulation around the buildings becomes entirely pedestrianised.

With some building residents being wheelchair users, the accessibility or rather 'usability' of movement routes around the building must be compatible with their needs. All entrances into the scheme therefore have level thresholds and wide doors with the main entrance having power assisted doors so that wheelchair users can negotiate it easily. Of the units provided, 10 are designed to meet the requirements of the Wheelchair Design Guide and the remaining seven units will meet Lifetime Homes standards.

We recently received the following comments from Carolyne Power, YHN's Supported Living Coordinator reporting on the tenants who will be living within the development. These are the tenants' own words:

Tenant 1:

"This is totally awesome and nothing like I have had before, can I move in now?"

Tenant 2:

After she finished crying as she was completely in awe of the flat, said,

"I have never been given anything like this it is gorgeous and I am going to look after it."

Tenant 3:

"Spent an hour just looking around his flat and couldn't bear to leave it, he was going on holiday the day after and stated he wished he was staying home so he could plan his move - he is an aspiring chef and loved the kitchen. Where he is at the minute he has no room to plan his menus."

Tenant 4:

For the last 6 years this tenant has woken up to a view of the tops of houses as he lives in a high rise. He said,

"I cant wait to get up and look out of the window to see the ground, the gardens and people walking by."

Caroline concluded, "This is just a taste of the comments expressed. Myself and the rest of the social work team (including the managers) have said this development surpasses what we expected and is a pleasure to have been a part of it."

People's Passions Alison's Arts and Crafts

For Alison Thornton-Sykes, our Principal Architect, there's a very fine line between architecture and art - although one may be her job, both are her passions.

Whilst always interested in the subject, her passion for art and crafts was rekindled seven years ago by attending a two year part time Foundation Course in Art at Northumbria University. There she was able to extend her abilities in a wide variety of artistic techniques including life drawing and bronze casting for sculpture.

Further courses in life drawing, oils & acrylics and printing have followed whilst her latest course has been "Collagraphy and Stitch" at the Horsley Printmakers - here Alison explored the process of printing onto fabric from a plate consisting of an inked collage of various materials and then adding embroidery and other sewn on fabrics to the printed piece.

Alison commented, "I love the very hands-on nature of the artistic creative process and crafting a piece of work. As for the relationship between my artistic and architectural work, I think the art really brings something positive to my approach to architecture. For example, this collagraphy piece is all about capturing the atmosphere and essence of the subject rather than an exact likeness and this conceptual approach is one that is really important when thinking about what kind of atmosphere you want a space in a building to have, how you want that place to make you feel. The skills and techniques required for both disciplines are mutually beneficial."

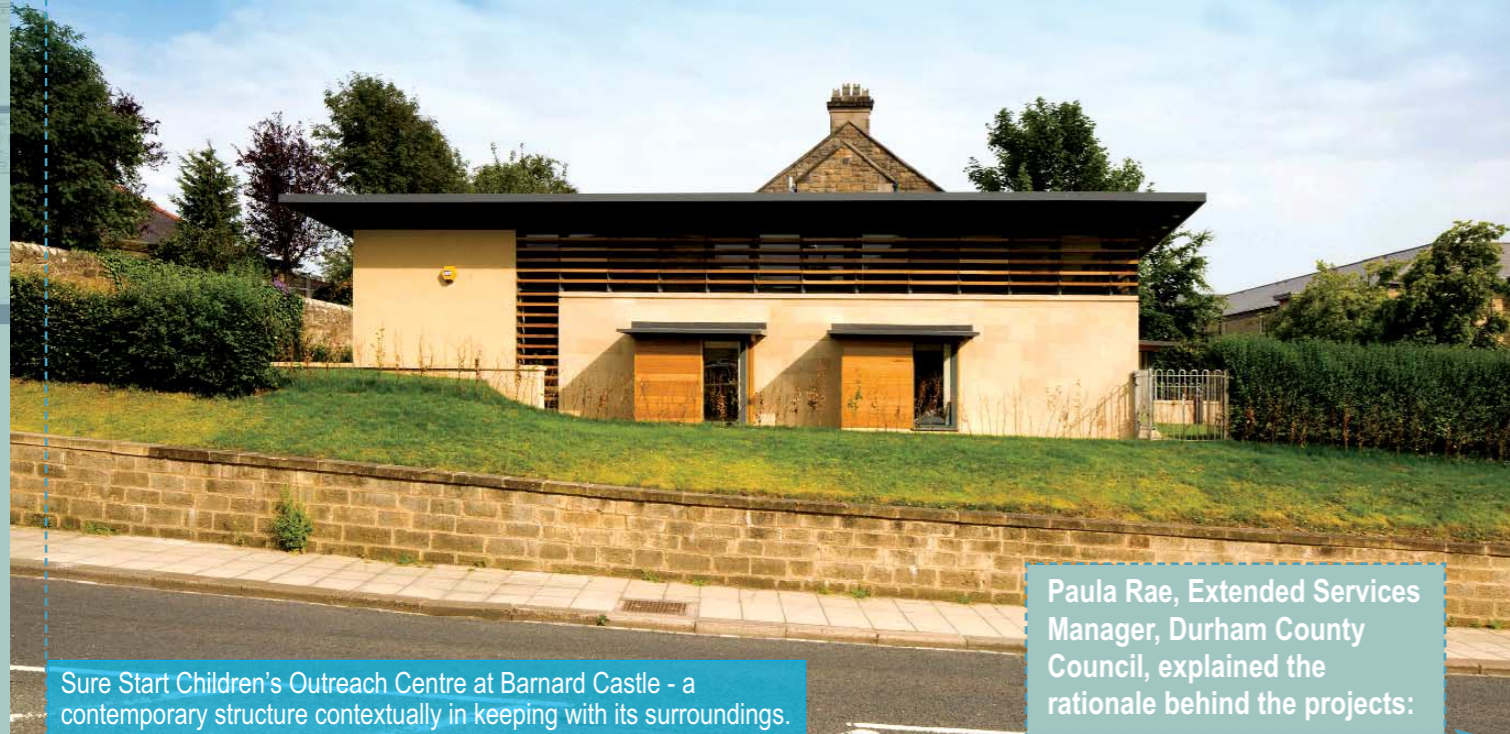


Alison with her collagraph of a room in Belsay Hall.

Pelton Sure Start Children's Centre



Big Ideas for Little People



Sure Start Children's Outreach Centre at Barnard Castle - a contemporary structure contextually in keeping with its surroundings.

Paula Rae, Extended Services Manager, Durham County Council, explained the rationale behind the projects:

"We were crucially aware that this was the last chance for us to access this stream of funding and were determined that the limited funds available would give the maximum benefit to the people of Durham. We therefore prioritised five existing centres, which we had identified as no longer fit for purpose and briefed the architects with our aims."

Durham County Council have ensured the third and final phase of the Governments' Sure Start Development fund, which ended in March this year, has been put to its most cost-effective use with refurbishments and a new build project to five of the County's Children's Centres, which show how good design can create new facilities and transform existing buildings, opening them up for new and improved use.

The schemes have all been completed for capital costs of less than £500,000 each, yet have created a totally new facility or transformed the existing building with extensions and internal alterations reconfiguring internal spaces, whilst sustainable design has produced light filled and naturally ventilated spaces.

These projects represent the final tranche of Sure Start funding as the scheme and its central Government funding has been re-organised under the new Government.

Whilst the schemes at Sherburn, Wheatley Hill, Stanley and Pelton involved refurbishment of and extensions to existing centres, it was felt that demolition of the converted bungalow previously being used for outreach support in Barnard Castle and its replacement by a purpose built facility would be more cost effective. Located adjacent to Clare House on a highly prominent site within the town, the resultant building is a contemporary structure yet contextually in keeping with its surroundings.

JDDK Project Architect, Stuart Franklin, commented, "Working very closely with the Planning Authorities, partly due to the site's prominent location, we've created a low level sustainable building with a sedum roof and clear-storey glazing which allows a huge amount of natural light in but is shaded by cedar brie solaire panels to prevent overheating. Inside we have

approximately 150 square metres of space which can be subdivided into different configurations but includes an adult training room, crèche area, reception, office and toilets."

One feature which has already attracted a great deal of positive attention from adults and children alike are the 'creeps' for small children which jut out of the building like mini bay windows. Based on the Reggio Emilia Approach of creating spaces for 'babies' and children's exploration, stimulation and wellbeing, these are child-sized protrusions into which children can go and inhabit as their own.



Pelton Sure Start Children's Centre

Stuart Franklin concluded, "Projects like the Sure Start Children's Centres, although relatively small in size, really do show the benefits of close consultation with both our clients and the end users to ensure we understand exactly what is required of the building and can then come back with a design that not only exceeds their expectations, but incorporates looking after the smallest details."



Sure Start Children's Outreach Centre at Barnard Castle features these 'creeps' for small children which jut out of the building like mini bay windows.

Planning Application for Sue Ryder Hospice

Sue Ryder is a national charity providing specialist palliative and long-term support in hospices, care centres and local communities across the UK. They are one of the largest specialist palliative care providers in the country, and offer 3.5 million hours of care every year.



CGI of the proposed Sue Ryder hospice at Peterborough

Their Thorpe Hall Hospice in Peterborough, is housed in one of the finest buildings in the east of England; a Grade I Listed country house constructed between 1653 and 1656 for the Commonwealth's Lord Chief Justice, Oliver St John, set within a Grade II Listed Landscape, giving both historical and architectural uniqueness. The Hall had previously been used as a maternity hospital, and the charity purchased the property in 1986 to provide care for people with active, progressive illness including complex neurological conditions.

Our brief from Sue Ryder was to produce proposals which would enable the relocation on-site of the existing 20 bed in-patient wards from the second and

third floors of the Hall to a newbuild facility in very close proximity, such that the amenities and supporting accommodation within the Hall and its grounds could be retained in use, whilst providing a much improved care environment for patients and staff. The existing setting of the in-patient wards within the Listed interior has proven over time to be progressively mis-matched with forward looking care requirements and the architectural sensitivity of the building fabric.

After extensive discussions with English Heritage and Peterborough City Council, proposals have recently been submitted for the redevelopment of a redundant walled garden adjacent to the Hall, to include a new

in-patient unit housing 20 single en-suite bedrooms, and a range of new fully accessible garden spaces for patients and relatives, together with 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.



The Irresistible March of BIM

In October 2010, Paul Morrell, the Government's chief construction adviser indicated that Building Information Modelling (BIM) will become a key part of the procurement of public buildings. This year, Paul Morrell further raised the bar by threatening to make BIM software mandatory for all public buildings worth more than £5 million, instead of £50 million as previously mooted.

More recently, interviewed in the September 1st issue of Architects Journal (AJ), Angela Brady, the RIBA's new President, commented, "BIM is the way forward - we have to embrace BIM now because if we don't, we will be left behind - we won't even be able to tender for any jobs in the future!"

However, the take up of the BIM process has not been universally or equally spread over the sector. In December 2010, an NBS survey revealed that, despite all the publicity on this new technology, nearly half of the 6,500 construction professionals who took part in the research still remained completely ignorant of its use or benefits, with 43% of the participants admitting they were neither aware nor currently using BIM. However, the respondents also believed 25% of the industry will use BIM for the majority of projects in one year's time and 50% will use BIM for the majority of projects in three years' time.

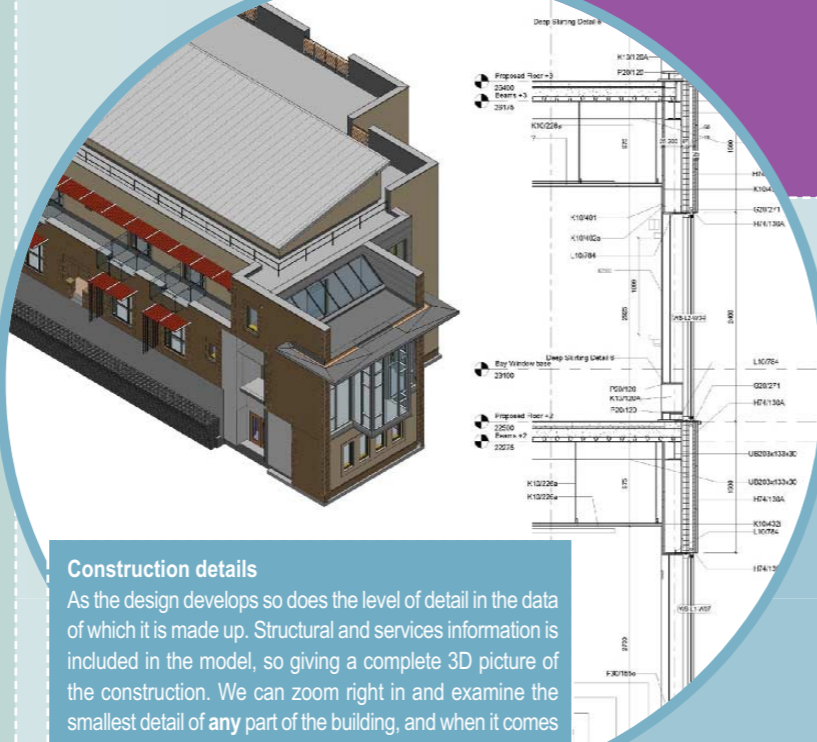
At JDDK we have invested heavily in BIM software over recent years. With traditional 2D software (and in the days before that, using the drawing board), we would be drawing individual elements of the building that simply represent parts of the building. These then have to be read by the viewer in a certain way in order to imagine the completed 3D building. With the BIM software we are actually building a virtual 3D model of the building throughout the design development process, adding more and more detail to it as we go, pretty much down to the last nut, bolt, rug and armchair. This can then be viewed in 3D or we can generate the more traditional 2D drawings and schedules that the industry is used to. The difference is, however, that because every bit of information about every part of the building is in the model, we can then create these 2D drawings of any part of the building, at the press of a button (well, almost!).

The BIM model can include all of the proposals of the rest of the design team too - the structural information, the services proposals and the interior design. Traditionally there has always been a risk that there may be clashes between these elements once a building starts to come out of the ground on site, despite a team's best efforts to coordinate their separately generated drawings. By building the 3D model such potential clashes can be identified in the virtual world and rectified before the construction process becomes a reality.

These benefits continue beyond construction as summed up on Northumbria University's BIM Academy's website (www.bimacademy.ac.uk): BIM allows the virtual design, construction and operation of a building by developing and testing a digital prototype in advance of its physical realisation, thus delivering greater cost certainty, eliminating error, improving programme duration and reducing risk.

JDDK Director, Kevin Turnbull, explained the benefits of the practice's investment in our own Autodesk Revit Architecture software, "BIM enables designers, building managers, procurers, users and contractors to look at and interrogate all aspects of a proposed building thoroughly and accurately before it becomes a reality on site. As the building industry as a whole continues to buy into the advantages of the BIM process, the end game will be a fully BIM-literate sector where architectural designs will integrate seamlessly with M&E and structural data as well as with other disciplines such as maintenance and operations. Tenders will be issued as BIM with full schedules being able to be accessed by procurers and estimators and the BIM then being accessed on site by contractors to check construction details."

"The industry may be a way away from this situation now, but it is coming and at JDDK we intend to be at the forefront of the new technology."

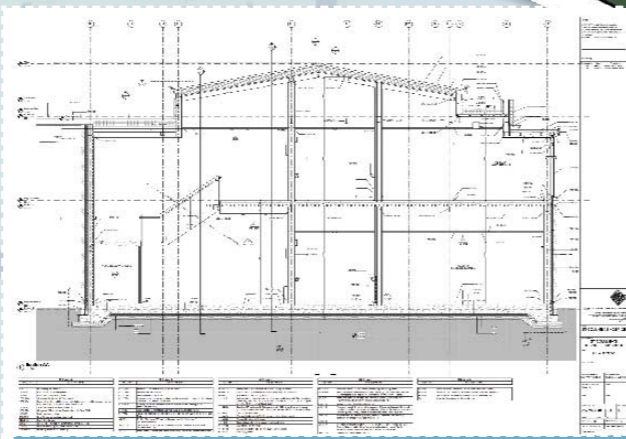


Construction details

As the design develops so does the level of detail in the data of which it is made up. Structural and services information is included in the model, so giving a complete 3D picture of the construction. We can zoom right in and examine the smallest detail of any part of the building, and when it comes to passing this information on to the contractor, until contractors are set up to use the digital BIM model on site themselves, we can do this by generating more traditional 2D detail drawings as well as showing the detail in 3D.

Northumbria University's Associate Dean and Professor of Construction Management, David Greenwood, commented:

"Within three years I think the big players within the industry will all be using BIM and working quite differently to the way they are now. There will be parts of the industry that will stay the same but within 18 months I think you will see the smart guys tooling up and getting mobilized. I don't think contractors can suddenly become BIM compliant but the smart ones are already looking at doing it now."



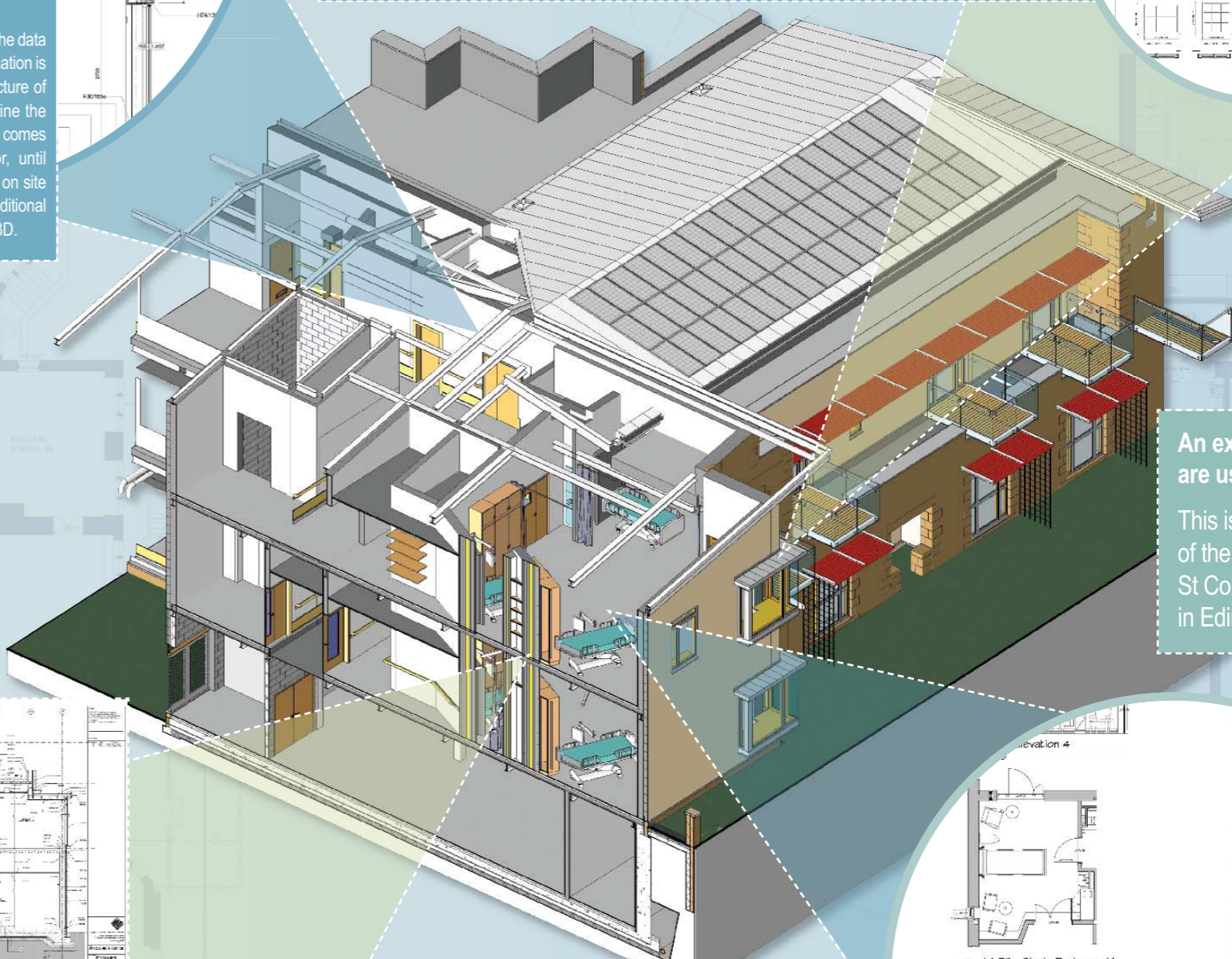
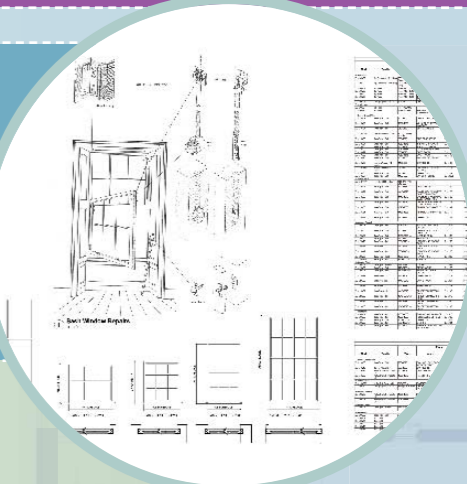
Sections

Because all of the building has been modelled in detail in 3D, 2D sections can be generated for any point in the building. Traditionally, choosing to draw a section at a particular place in the building could mean that a designer could avoid tackling an awkward junction or a contractor could be without a critical piece of information about another part of the building. With the BIM model in place all the information a contractor could need is available and every junction and construction detail is explored.

WHAT IS BIM? Possibly one of the best definitions of BIM can be found on Northumbria University's BIM Academy's website (www.bimacademy.ac.uk): BIM is a process involving the structured sharing and coordination of digital information about a building project throughout its entire lifecycle, from design through procurement and construction and beyond, into the operation and management stage. This involves the use of coordinated 3D design models enriched with data which are created and managed using a range of interoperable technologies.

The "live" model

As the 3D model is developed, the data that is put into it identifies actual building elements and their location rather than just 2D lines, allowing the software to use that data in a number of ways. For example, if the element we have built in the model is a window, we will be inputting data about that element such as its height, the type of glazing, the bead detail etc. Then the model can be used to show that element as part of an elevation, or close up in a 1:5 detail, or as part of a written schedule. Furthermore, as the model is "live", if we change the height of a window in the model, then this change will appear automatically in the elevation, 1:5 detail and the window schedule. No more painstaking cross checking between revisions of drawings and schedules and so reduced risk for the client and contractor.

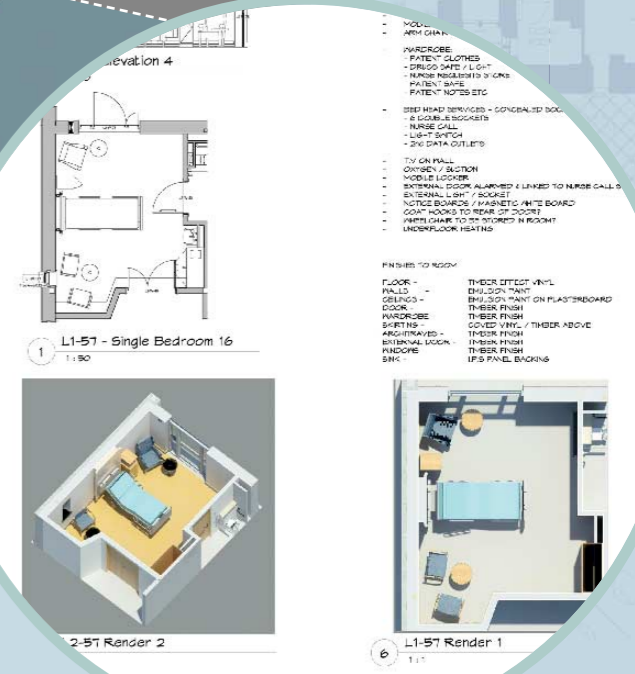


An example of how we are using BIM at JDDK.

This is an image of part of the 3D BIM model of St Colomba's Hospice in Edinburgh.

Detailing the spaces

2D, 3D and scheduled information is extracted from the building model to generate detailed room data sheets for each space within the building. These are vital tools for close consultation with clients and building users to help them provide us with a detailed brief and for them to develop a detailed understanding of what the finished spaces will be like, right down to where they will put the waste paper bin.



External Refurbishments Revitalise Estate



Keith McDougall, Construction Director at FHM North East, commented:

“Over the years, we have formed a very successful partnership with JDDK and are delighted to be working together to deliver the improvements that residents in Pottery Bank have requested.”

Contractors, Frank Haslam Milan (FHM) have completed a £1.4m regeneration scheme on the Pottery Bank Estate in Walker as part of a framework agreement with ourselves and client, Your Homes Newcastle (YHN).

funded by Bridging NewcastleGateshead which has seen ceramic artist, Susheila Jamieson, working with the tenants to produce ceramic panels on street corners.

Commencing in November 2010, the project was officially handed back to YHN with external refurbishments to 56 homes on the estate matched by environmental works consisting of soft and hard landscaping which has produced a real sense of identity for the tenants. Community involvement has included an extensive consultation scheme and tenant participation in the public art programme,

The JDDK scheme introduced new doors and windows to Decent Homes standards to the properties whilst also adding projecting bay windows, render and panelling to feature gable elevations. New porches over front doors, bin screens and galvanized steel fencing have totally regenerated the appearance of the properties whilst corner plots have benefitted from new soft landscaping.

JDDK Director, David Kendall, commented, "The scheme shows how a relatively small budget spread over a considerable number of properties can totally transform a neighbourhood and restore the sense of pride and identity which is so vital for any stable and cohesive community."

"The brief from YHN was for improvement works which were different from those completed on other estates in the area, so the external works have been designed to give the estate its own identity. The brief suggested potential improvement options such as creating a sense of place, providing secure car parking areas, defining boundary walls and front gardens, and improving the properties themselves."

"Through consultation it was identified that many of the tenants wanted minimal soft landscaping with maximum car parking areas so the compromise has been to keep one area of low maintenance planting on every property and use permeable paving on the drives to reduce surface water run-off rates which can place such a strain on the drainage systems. Feedback from the tenants has been very positive so far and they've really become involved with creating the public art elements"



The same buildings on Merton Road in Walker before the regeneration project.

Marymount Hospice Opens in Cork



CGI of the new facility

JDDK Director, Ian Clarke, commented:

“STW have brought to the table their recognised expertise in large scale healthcare architecture and JDDK their understanding of evidence based design and quality of care environment, particularly for the elderly and care at the end of life.”

“The process has been a genuine synergy where the outcome has been one which neither JDDK nor STW would themselves have produced in isolation. The whole has genuinely been greater than the sum of the parts and we are very grateful to the client for taking the bold step at the outset of the project to see the potential of the collaborative approach.”

On September 17th, the new €50m St Patricks's Hospital and Marymount Hospice near Cork was officially opened as patients and staff transferred from their historic Wellington Road premises in the Cork city centre, where the hospital had been based since 1870. The new facility has greatly increased the number of beds for vitally needed hospice care for Cork city and county, in a bright, modern environment. Hospice bed numbers have risen from 24 to 44, with a further 75 beds for care of the elderly, the majority of patients now having a single bedroom with en-suite facilities. In addition, the building provides accommodation for a range of specialist services including rehabilitation and specialist education.

Design. The form of the plan ensures all bedrooms have sun for some of the day, with the longer stay elderly care bedrooms having south easterly outlook which is particularly beneficial. Within this overall format, the design of individual bedrooms has been a key issue both in terms of its quality of environment for patients and its operational functionality. Each bedroom has either direct access to a garden terrace, or to a balcony overlooking one.

The opening marked the culmination of our collaboration in this prestigious scheme where we had worked in partnership with our colleagues at Scott Tallon Walker Architects, the Irish architectural practice who led the project.

Construction commenced in October 2008, financed jointly by the Irish Health Service Executive (€17.5m) and Atlantic Philanthropies, (€10m) with the balance of the funding coming from local fundraising.

JDDK Director, Ian Clarke, commented, "It's been very interesting working with STW to produce collaboratively what is a world class facility embodying the best principles of palliative and elderly care. The therapeutic value of a well designed built environment on patients, family and staff is immense in what can be an emotionally challenging environment for all."

The new building accommodates the 119 patients in 5 wards centred around a welcoming atrium which acts as the unifying heart of the building: 'craí' in Irish. The scheme takes advantage of rural views and interaction with the natural environment, with the layout strongly informed by the principles of Evidence Based

The new hospice has been eagerly awaited locally with more than 1,800 people signed up for a tour of the new palliative care hospital before its official opening.

