

Planning Permission for The Sill

We're delighted to report that planning approval for our designs for The Sill National Landscape Discovery Centre, featured in the Spring 2014 issue of Millmount News, has been given the green light. The Department for Communities and Local Government confirmed that the Local Planning Authority can issue the planning permission as approved by the Development Management Committee on 18th September.



Sunderland Reaches the Final



Representing Sunderland in the national finals of the LABC awards later this year, Sunderland City Council's Building Control Manager, Paul Baxter, and Interim Head of Planning, Paul Feehily, Kevin Turnbull from JDDK, and Sunderland City Council's Cabinet Secretary, Councillor Mel Speding.

Our Building Control partners, Sunderland City Council's Development Management Services have reached the final of the Local Authority Building Control (LABC) awards after winning the Best Commercial Partnership category in August's regional awards.

JDDK Director, Kevin Turnbull said, "We are delighted to represent Sunderland City Council and the region in the national finals. During our long standing partnership with the council we have

completed more than 200 developments generating more than £750 million in construction costs. Sunderland City Council was one of the first local authorities to promote this partnership approach, and the professional service it provides helps us all compete in a very competitive commercial market. Working together we are constantly striving to raise standards even higher, and have won 40 architectural and construction awards during our 14 year association."

Welcome to Helen

Our latest new recruit, Helen Penny, joined the practice in April after relocating from London to Newcastle, where she received her first architecture degree in 2001.

Helen took her second degree at Oxford Brookes University before working in London, specialising in energy efficient buildings and environmental assessments but earlier this year chose Newcastle over both her native Manchester and the capital as she looked to broaden her experience.

She commented, "Like most students, I loved my time here and always considered a return at some point! The broad scope and high quality of the work that JDDK do was very attractive to me and I really enjoy the community aspects of many of the projects, particularly the healthcare work. The working atmosphere is great too."



People's Passions Surf's Up For Otis

The lure of the surf first grabbed Otis Murdoch in his first year at Northumbria University in 2007 when one of his housemates introduced him to the sport.



Portugal's famous Carropateira beach, home to Europe's biggest waves.

Since then our very own surfing dude has ridden waves from Portugal to Bali and loved every minute, as he explained, "It only takes a couple of days to get the hang of standing up (but many more years to advance) and although it is strenuous work, it never feels like it as it's so enjoyable. I actually find it very therapeutic as you have time to think and I like it as it's a non-competitive sport where you make your own decisions."

"My hairiest moment was coming down a 15ft wave in Portugal which was bone shaking enough but they can get up to 100ft high there, so I've still got a long way to go! My invitations to the rest of the JDDK team to have a go have been spectacularly unsuccessful so far!"



St Columba's Hospice, Edinburgh

Celebrating our architecture & people over the past 27 years

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Bellevue House

Whilst private home commissions form just a very small part of the practice's workload, they are an important part of our heritage and give an architect a perfect opportunity to liaise directly with clients who are also the end users of the structures that they design.

Bellevue House, in the heart of Durham City, is a good example of how this can work in practice - a modern five bedroom family home which replaced an existing bungalow and garages and which is clearly contemporary in design but sits comfortably within the traditional setting. Completed in August 2013 on a sloping site just off Claypath which has a difference in height from the entrance level to the bottom of the garden of over 9m and is visible from many parts of Durham City, including the Cathedral, which in turn can be seen from the site.

This visibility of the site meant that careful attention would be needed to both respond to and blend with the very specific hillside urban profile that is seen in Durham City. Typically, the buildings within the Durham City townscape form a cascade effect along

naturally occurring slopes with glimpses of buildings behind the resultant montage, creating a visual permeability with individual buildings showing variations in massing, roof form and fenestration. However, from a longer distance the variations are less distinct and the built form of the city can be read as a whole, a coherent and consistent assembly of buildings that appear in harmony. Bellevue House succeeds in conserving this balanced composition of the wider city whilst offering modern living accommodation for a family.

The house is a curved shaped detached building set over a complex of five different levels stepping down the slope of the site. The curve is a direct response to the owners' wish to retain a mature tree on the site whilst it is the distant views of Durham City and the Cathedral that have influenced much of the layout of the internal rooms. Living accommodation is located on the upper floor and includes a large external terrace to make the most of the aspect from this level.

The house is built of traditional materials but their composition and carefully crafted detailing have created a very contemporary structure relevant to

Bill & Michelle, the owners of Bellevue House, commented:

"We feel very fortunate to reside in an outstanding piece of contemporary architecture conceived by David Kendall and realised by Kevin Turnbull and DP Builders. Not only is Bellevue House stunning both from within and without, it sits harmoniously in the Durham cityscape from many vantage points. The whole journey from conception to completion was made as smooth as possible by JDDK overcoming the many challenges involved in creating such an innovative building in such a traditional environment. The end result is a great family home which both celebrates and enhances Durham City, a remarkable achievement. JDDK we thank you."



the 21st Century. The massing and height of the building (the roof ridge level is actually only 400mm higher than the ridge of the previous bungalow which occupied the site) as well as the detailing of materials, have been carefully judged to generate a visual profile that is consistent with the Durham townscape tradition of built forms and rooflines cascading down the hillside.



STOP PRESS

We are delighted to have heard just before going to press that Bellevue House has been nominated for a County Durham Environment Award as has another of our projects, The Witham in Barnard Castle.

JDDK Chosen by RIBA for The Old Post Office Redevelopment

In August we were delighted to have been chosen to undertake the major expansion of RIBA Enterprises' (RIBAE) premises in central Newcastle.

Following a competition run by the RIBA Competitions office and an interview with a panel which included RIBA President Stephen Hodder, the practice was chosen from a shortlist of six firms to design and manage the refurbishment of the former central Post Office in the centre of the City.

The project, which is due for completion in June 2015, will see the space occupied by RIBA Enterprises expand from 18,000 to 26,000 square feet through a combination of refurbishment, extension and some new building. In addition to offices for RIBA Enterprises, which currently employs 250 people, with 180 based in Newcastle, the vision for the development includes the creation of an architecture gallery and other facilities to host industry and public events, such as a lecture theatre and social areas.

Commenting on the appointment, RIBA Enterprises' Chief Executive, Richard Waterhouse, said, "It was a great process and I'm absolutely delighted with the result. It was a difficult decision as we had six excellent practices on the shortlist, but JDDK fulfilled all of our requirements. The firm combines the expertise to deal with the conservation issues around the listed building, with the skill to integrate our technological brief. Above all we were hugely impressed with the team's approach to engagement with colleagues at all levels of the business."

RIBA Enterprises' vision is that the project will be a teaching and learning exercise for the industry as a whole and an exemplar in the use of Building Information Modelling (BIM) as Richard Waterhouse continued, "Our aim is not just to get a great building that will inspire customers, colleagues and the local community, but to develop a case study of the process involved that will be of use to the industry."

The way we were... the building in Post Office use.



Ian Clarke, JDDK Director, commented:

"We are delighted to have won this prestigious commission in conjunction with Ward Robinson as Interior Designers, BDN as Engineers and SDS as Building Services Consultants and are looking forward to working with RIBA Enterprises to help realise their ambitions for their headquarters. The project offers the great contrast of a heritage city centre site in Newcastle and a very ambitious and forward-looking brief - a combination we find very exciting."

Staff Consultation by Graffiti

We offered the end users of the project, the staff of RIBA Enterprises, a slightly unusual means of consultation by inviting them to write down on a blank wall what they wanted to see in their new headquarters. Within less than a week, the wall was getting full - and pretty interesting graffiti it was too!

St Columba's Hospice Opens - an exemplar in many ways...

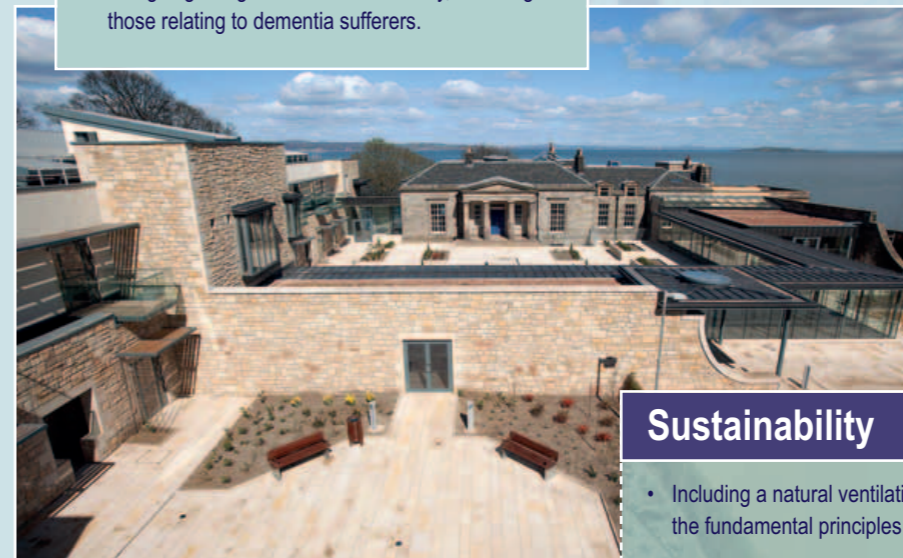


In May of this year, the St Columba's Hospice in Edinburgh re-opened after a two year re-building project. Centered around two Grade B listed buildings, the previous unsatisfactory care facilities dating from the 1970's-90's have now been replaced with an exceptional 30-bed hospice care facility that is a fine example of progressive vision in the UK hospice sector, and of design in a highly sensitive setting.

This £26m project, which began with conversations between JDDK Director, Ian Clarke, and the hospice back in 2006, overlooks the Firth of Forth in the Trinity Conservation Area. Whilst the client requirements, the site's characteristics and the design solutions were all of course unique and bespoke, this project demonstrates many of the aspects of our work across a number of development sectors.

Designing for Building Users

- Designing places and spaces that offer a high quality of care environment including privacy and dignity.
- Giving equal consideration to the needs and likely stresses of staff, patients and visitors.
- Achieving clinical functionality and design for infection control while avoiding "institutional" design.
- Utilising research and evidence based design principles.
- Considering room orientation in relation to the sun and outlook onto greenery, both aspects proven to be therapeutic and reduce stress.
- Creating high quality external and landscaped spaces that are easily accessible and visible to building users.
- Designing in high levels of accessibility, including those relating to dementia sufferers.

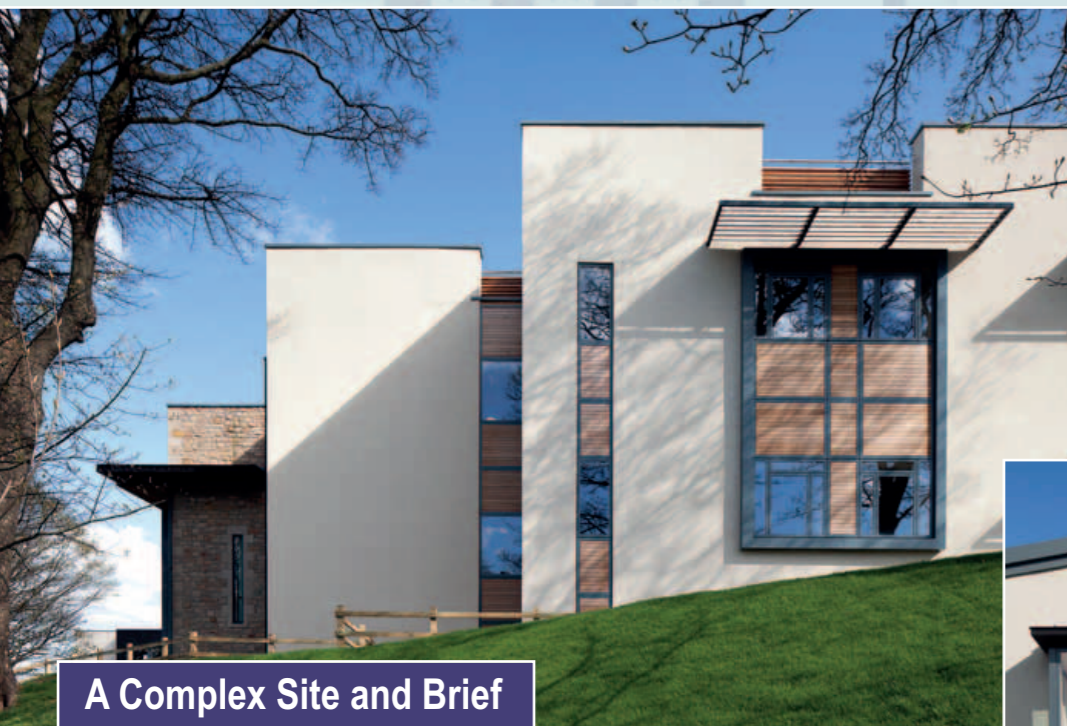


Starting from Scratch

- A client who did not know at the outset what they needed or wanted to build but did have a holistic aspiration for the future of their activities on the site.
- Working with the client and design team to turn aspiration into a viable set of detailed accommodation requirements and ultimately to a design proposal.

Sustainability

- Including a natural ventilation strategy in the fundamental principles of the design.
- Low carbon construction, use of renewables and highly efficient energy systems.
- Maximizing natural light within the building to enhance the quality of the environment and reduce reliance on artificial sources.
- High quality landscaping that will enhance the ecological value of the site and its surroundings.



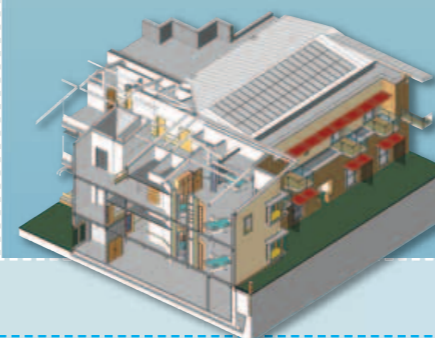
A Complex Site and Brief

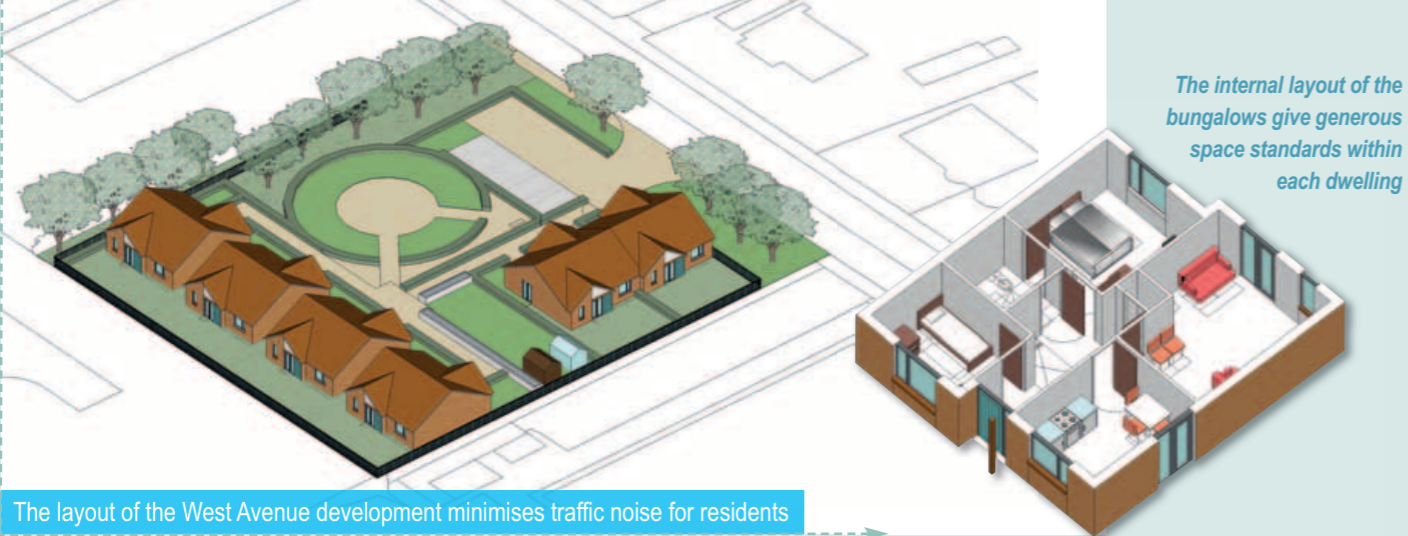
- Developing design proposals that integrate complex and often contradictory requirements.
- Phased construction and buildability on a steeply sloping, physically constrained site.
- Maximising both heritage and development potential and designing to achieve these two factors working together.
- Achieving value for money within a restricted budget.
- Detailed options analysis in relation to site arrangements, procurement and phased construction.



BIM (Building Information Modelling)

- Delivering the scheme through the use of BIM digital technology.
- Greatly enhancing coordination and communication between architect and other members of the design team and integration of design proposals.
- "Testing" the building construction in the virtual world prior to its construction.
- Providing the client with invaluable data and information to support their ongoing maintenance and operations of the building.





The internal layout of the bungalows give generous space standards within each dwelling

The layout of the West Avenue development minimises traffic noise for residents

Designing for Special Needs

The first residents will shortly be moving into the West Avenue development in Westerhope which we have developed with contractor, Galliford Try plc, for Leazes Homes.

The scheme consists of five, two bedroom bungalows which have been designed specifically for use by residents with autism and learning difficulties with a further bungalow for staff use in an established residential area.

JDDK Director and Project Architect, Mura Mullan, commented, "The layout sets the bungalows in the quietest part of the site away from the road with a

communal allotment area and an exercise area surrounded by a circular sensory garden. People with autism are especially sensitive to noise so one of the design principles here was to minimise levels - hence detached properties with private sheltered areas in addition to the communal gardens and allotment areas."

The design creates a safe and enabling environment for the residents which is domestic in scale and provides a high standard of accommodation whilst also enabling the on-site staff to both run and manage the properties efficiently and to meet the care and support requirements of the residents.

Bill Midgley, Chair of Leazes Homes, commented:

"The bungalows in West Avenue will offer vital accommodation for those with very specific needs and we are very pleased to be able to offer this support in Newcastle. We have worked with our partners, including JDDK, and the National Autistic Society to make sure that all aspects of the design and build programme are appropriate for those who will live there."

Home from Home at the Freeman Hospital



Bedrooms looking out onto gardens and neighbouring residential streets

In 2010 we reported that our client The Sick Children's Trust had submitted an application for Planning Permission for an innovative 'Home from Home' development at the Freeman Hospital to provide accommodation for families of children receiving treatment at the hospital.

Construction of the £1.85m, two storey 1,138 m sq building has now been undertaken by Sunderland based Brims Construction, completing in August and expecting to receive its first families any day now.

The 'Home from Home' provides 19 bedrooms, all with en-suite bathrooms, designed for single, double and family occupancy, together with communal living and kitchen/dining spaces. A suite of three rooms, including a small kitchen and living area, offers a stepping stone for families with children recovering from a heart transplant, giving them a place to stay just minutes from the clinical team before they make the final move to return home.

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 tenth such Sick Children's Trust facility in the country, has been part-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 see this project now complete. We began working on the Freeman project in 2010, facing a challenging site in the top corner of the hospital campus, adjacent to a multi-storey office building and looking out onto the neighbouring residential streets and a public footpath. These varying contexts are reflected in the design externally with one side responding to the more institutional architecture of the hospital whilst the other has more domestic scale features to reflect the adjacent residential properties."

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

"Our 'Homes from Home' must first and foremost meet the needs of families with seriously ill children, so it was key that any concept considered the therapeutic nature of the building. The team at JDDK listened to our ideas and realised our vision for a house which will truly benefit the families we support. We are delighted with the results."

SPLASH

Students at Harton Technology College in South Shields are once again enjoying their swimming pool following our £400,000 refurbishment project which the practice designed and delivered with Newcastle-based Northern Construction Solutions (NCS).

The 1960's pool building had been omitted from the College's comprehensive refurbishment in 2010 and was in dire need of improvements. Project Architect and Director, Nicky Watson, commented, "The College had a number of ideas as to what they would like to include in the refurbishment project and so we began by prioritising the work that needed to be done and matching this to the available budget. The two major problems were firstly, the failure of the existing air handling system which, combined with the very poor thermal performance of the building, had allowed condensation and damp in. Secondly, there was extensive asbestos throughout the building which had to be removed before any other work could commence. Having prioritised the work to be undertaken and gone out to tender for competitive construction prices, we then worked with NCS on a Design and Build basis to develop the detailed proposals."

The pool closed in April to allow the asbestos removal and the ensuing programme of refurbishment which included new ventilation and heat recovery systems, new high performance windows and well insulated external cladding, internal wall and floor tiling and new



After



Before

lighting throughout. In addition, the plant room was re-organised with a new dedicated chemical store whilst the initial stripping out had revealed damage to the existing steel frame, parts of which also had to be repaired and replaced. The completed project provides the College with what feels like a brand new building despite its original age, as well as lower running and maintenance costs in the future.

Sir Ken Gibson, Executive Head Teacher, commented:

"The swimming pool has always been a huge asset to the school and the community and we feel it is essential for our students to have the opportunity and facilities to learn to swim. However, the 1960's pool was desperately in need of refurbishment but we were well aware that we needed professional advice."

"We are absolutely delighted with the final result and, with the help of the design team, we have the pool building that now fits seamlessly with our new site. We are incredibly grateful to JDDK who have helped us to create a truly stunning environment for our students to learn to swim."



One of the open plan kitchen/dining areas complete with children's play area



A typical family bedroom

"Our aim has been to maximise physical and emotional relief from the hospital environment and offer the families a comfortable, supportive and domestic environment. Most of the spaces used by families face away from the hospital, offering therapeutic and distracting views of adjacent plants and trees as well as day to day life passing by. Inside the building there are lots of views between spaces that will help to reduce feelings of isolation and anxiety, particularly at the entrance where before you even enter the building you can see right through it to the sunny garden on the other side."