

MILLMOUNT NEWS SPRING 2021



JDDK'S DESIGN FOR 18 APARTMENTS AT COTTINGWOOD LANE, MORPETH

PLANNING PERMISSION FOR MORPETH APARTMENTS

JDDK's design for 18 apartments at Cottingwood Lane, Morpeth



Northumberland County Council have granted planning permission to Northumberland-based developer, Ashford Residential Ltd, for the construction of 18 luxury apartments on land to the east of Cottingwood Lane in Morpeth.

The flagship development for Morpeth has been a three year labour of love for the company's MD, Chris Carlisle, an award-winning developer who assembled the strong and highly professional team of architects and planners to realise his vision of creating spacious luxury apartments with undercroft parking and lifts to all floors on this unique site.

Working with the Newcastle office of development consultancy, Lichfields, our design application was submitted in June following an extensive period of public consultation which resulted in both design changes and the inclusion of a communal garden on surplus land for neighbouring residents to the end of South Terrace. A previous planning application by McCarthy and Stone for 52 retirement living apartments on the same site was refused with the subsequent appeal dismissed in 2013.

JDDK Director and Project Architect, Nicky Watson, commented, "It's a wonderful location within a few minutes' walk of the first class amenities of Morpeth town centre and surrounded by an established neighbourhood of substantial houses.

"The new proposals differ significantly from the earlier scheme and has addressed the grounds on

which the previous application was refused and comments resulting from the extensive public consultation. Instead of one large block, we have split the physical mass by designing the apartments in the style of two pairs of large semi-detached houses of two storeys each with a limited third storey in the roof. A dressed stone section, on which a Morpeth emblem will be carved, gives the impression of separating each building into two large, traditional, brick built houses.

"The buildings are aligned to give the maximum number of apartments a south or west aspect – not only does this create bright and sunny interiors, but also maximises views to the shared gardens and mature trees around the site and, from the upper apartments, over the rooftops of Morpeth. All the apartments have access to private outdoor space in the form of either a private patio, balcony or modest roof terrace.

Lichfields' planning director, Alastair Willis, said, "This is a fantastic development, adopting the high-quality design principles, and reflecting the scale and character of the surrounding streets. The design team has worked together for three years to achieve a scheme which is befitting of the site and surrounding area, delivering a positive addition to the Morpeth townscape. Furthermore

the development will support 50 construction jobs and boost the local economy by over £7m."

"It is a sensitive location and planning permission could only be achieved with a carefully considered planning strategy and a commitment to meaningful engagement with surrounding residents. The applicant's positive approach to public consultation has been central to delivering a scheme of the quality proposed and achieving support of the planning committee."

Ashford Residential director, Chris Carlisle, added:

"The planning committee's decision is a huge milestone for Ashford Residential in the development of this project. We have worked with a great team for three years to realise a scheme of such high quality which is befitting of this part of Morpeth. Ashford Residential will now be working through the planning conditions to start on site in spring 2021, with a build programme of approximately 24 months. We already have expressions of interest on more than half of the properties and will be speaking to prospective residents over the coming months."



PHASE II OF BLYTH SPORTS CENTRE REFURBISHMENT COMPLETE

The second phase of the £5m Blyth Sports Centre refurbishment is complete with main contractor, Brims Construction, now well underway with the third and final phase.

Our design and project planning split the project into three phases to minimise disruption and keep the Centre open to as many of the local community as possible. The first phase of the scheme, the refurbishment of the Swimming Pool and changing facilities, was completed before the Coronavirus pandemic, opening in February 2020.

The second phase, however, was delayed by the lockdown but included the creation of a new state of the art gym and fitness area, and two new

fitness studios. There are also new spa facilities, including a Jacuzzi, Sauna, Steam Room and mood lighting, new wet and dry changing rooms and new classrooms which will be used by the county council's Learning & Skills Service to provide a range of learning opportunities for the local community. The third and final phase of work, which is now underway, will include the creation of a dedicated cycling studio, a new and improved soft play experience and an extended cafe offer, while a re-designed modern and welcoming reception area will improve the customer experience.

JDDK Associate Director and Project Architect, Nicky Hodgson, commented, "This would have been quite a complicated project without the pandemic as the Active Northumberland brief was to keep as much of the Centre open



New Changing Rooms

to the public as possible whilst there was ongoing construction work, but lockdown and social distancing restrictions have created some challenges which the project team have overcome magnificently."

"It's been a huge advantage working with the same team as the previous phase and the programme has prioritised the public, the facility staff and the construction team's safety.

"We have become used to conducting site meetings remotely as part of the new way of working whilst we can deliver all the information required by the construction team on a regular basis through our CAD systems. Social distancing has extended the project but that is just part of the new way of working in construction and is now built into the planning. I think we're all now just looking forward to the easing of restrictions and re-opening the doors to this fantastic facility to the community!"

Funded by Northumberland County Council, the refurbishment is part of an ambitious £65 million countywide investment programme to upgrade and transform sport and leisure facilities which includes the building of new leisure centres in Berwick, Morpeth and Ponteland and major investment to refurbish and revitalise centres in Newbiggin and Hexham.

The bright and airy Fitness Area



The Spa facilities include mood lighting

Mark Warnes, Interim Chief Executive of Active Northumberland, added,

"The revitalisation and refurbishment of Blyth Sports Centre is giving it a fresh modern feel and will make it a great place for the people of Blyth and surrounding areas to visit, to be active and to have some fun. The centre has been transformed with some fantastic exercise facilities and services that will help enhance the health and wellbeing of the local community, whatever their age or fitness level."

JDDK TALK RETROFIT AS A ROUTE TO NET ZERO CARBON

The November 2020 survey by Inside Housing, the social housing trade journal, has revealed the cost of decarbonising the nation's social housing stock to achieve net zero and comply with the UK's legally binding climate change targets by 2050 will exceed £104bn.

The figure was generated from answers given by the 207 social landlords across the UK to the magazine's request for information about their decarbonisation plans and how much they expected to spend.

The plans varied greatly in detail and ambition with some aiming for their stock to become carbon neutral within 10 years whilst others had not yet set any targets and the projected costs ranged from £2,500 per property to over £45,000 per home.

The journal then multiplied these by the 5m social homes to put the total cost at between £12.5bn and £250bn, averaging it out at £104bn.

Whilst the total predicted cost is large, the range of ambition is even larger. This is undoubtedly influenced by the fact that retrofit work is complex.

However, to meet the climate crisis, and the UK's climate targets, all existing homes need to be at or near zero carbon by 2050. Here are five key points to consider when planning and budgeting for retrofit projects.



Thermal imagery can quickly detect areas of heat loss

1 Social Value

The upfront costs of retrofit work when done properly can be high, but the social value of this work is also high. At a global scale, reducing carbon emissions is an obvious goal, and this is reflected in the ambitious targets set by some social landlords. At a local level, there is an opportunity to reduce energy bills for tenants, and to dramatically reduce fuel poverty. Energy efficient homes are comfortable to live in, reducing the detrimental health effects of living in cold homes.

2 Trigger Points

Retrofit work is generally disruptive. All but the simplest of upgrades will affect residents, so it makes sense to programme energy efficiency works in when other upgrades are being carried out, such as kitchen or bathroom replacements. Retrofit work doesn't have to be carried out in one phase, so when property upgrades are being planned, always consider which complementary energy efficiency measures could be carried out at the same time.

3 Whole House Assessment

Homes needs to be considered as whole systems, and shouldn't just have individual energy efficiency measures applied to them. There are some golden rules, such as 'No Insulation Without Ventilation', and it's vital not to 'lock in' poor performance by carrying out measures without planning ahead. Every property should have a plan for reaching zero carbon even if a step by step approach is required. This whole house approach is a key part of PAS 2035 - the quality framework for deep retrofit projects - which introduces the new role of Retrofit Coordinator to ensure this is undertaken.

4 Supply Chain

The construction industry is only beginning to gear up to the scale of the retrofit challenge. The test will be ensuring that quality is maintained across such a diverse range of properties and in such numbers. Schemes such as the Government endorsed TrustMark scheme should bring some confidence that installers are up to the job. Retrofit is also a huge opportunity for social landlords to upskill their own property and maintenance teams to deal with retrofit projects and assist tenants adapting to new technologies.

5 Embodied Carbon

Much of the focus on retrofit work is in reducing the carbon emissions from operational energy, in other words, the gas and electricity consumed by the property. However, a significant portion of carbon emitted over a building's lifespan comes from its initial construction. i.e. the carbon embodied in its materials. This means we should always prioritise the retrofit and reuse of our existing building stock. Demolition and new build should be seen as a last resort.

At JDDK, we have supported the case for sustainable homes throughout our 30 year history and see the retrofit of the social housing stock as a vital step towards reducing carbon emissions and slowing down climate change, stimulating construction and reducing fuel poverty.

We are assisting a number of social landlords in the region with their retrofit programmes. If you have a project you need help with then please get in touch.

CASE STUDIES



Beeswing House, Northumberland

The conversion of this stable block to a Grade I listed hall for a private client required the sensitive application of insulation to the solid stone walls to ensure the fabric can continue to breathe.

We specified natural wood fibre and lime insulations to ensure embedded timbers aren't vulnerable to excessive moisture.

The refurbished building, now providing holiday accommodation, is heated with an air source heat pump, and new timber windows maximise natural light to the interiors.

Riddicks Building, South Shields

This scheme for South Tyneside Council and Muse Developments involves the refurbishment and upgrade of a key building in the centre of South Shields, and is part of the South Shields 365 Regeneration project.

The locally listed building is to be converted from retail to office use, including the upgrading of 19th century and 20th century fabric. The first phase of enabling work, now complete, comprised the following works:



- Window and shopfront upgrade to historic listed elements of the building.
- Façade replacement of 1960's North elevation with sympathetic brick and stone.
- Structural repairs to concrete frame.
- New cavity insulation to existing walls.
- Stabilising building for future works.

JDDK worked closely with engineer, CK21, and contractor, Bowmer + Kirkland, on this project. In particular, several structural defects were noted in the existing building which had to be corrected as part of the refurbishment.

Proposals have been developed for future stages of work which are expected to progress once a tenant has been found.

The refurbished building is currently on the market to rent or buy from www.atetail.co.uk.

Conewood House

This project in Newcastle for Your Homes Newcastle and Esh saw the remodelling and refurbishment of an existing sheltered housing complex in Newcastle.

Its internal accommodation was below standard, and the building was inefficient and costly to run.

The project has created aspirational accommodation for a current generation of elderly people, meeting the needs of a wide range of users.

Communal spaces are now welcoming, and the building has much improved accessibility, security and safety.



Where major components have been replaced, e.g. the roof, the opportunity has been taken to significantly improve its energy performance. Similarly, where boilers were replaced or added, these were high efficiency condensing gas boilers.

Barn Retrofit, Northumberland

This building was converted from a hillside barn to a family home in the 1970s but performs poorly in terms of energy efficiency.

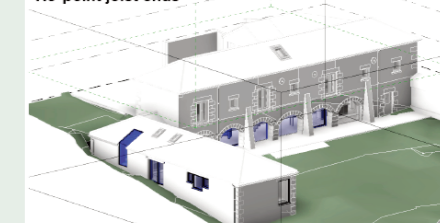
The client, having recently purchased the building, has commissioned JDDK to prepare proposals to upgrade its energy performance.

This will involve the following measures:

- Internal wall insulation to solid stone walls
- Air tightness measures to reduce heat loss
- Hybrid ventilation systems, including an element of heat recovery
- Air source heat pump to replace the oil boiler
- Solar thermal panels and solar photovoltaic panels



Re-point joist ends



Revit model of the Barn

Whole House Retrofit, Northumberland

This 'whole house' retrofit project for a private client will see a mid 20th century home brought up to current standards and beyond through a step-by-step approach to suit the client's budget. At the end of the process, the house will be at, or near, zero carbon. Measures are to be carried out in

a manner that causes the least disruption for the client, whilst ensuring that early interventions don't hinder future energy improvements. The project is being modelled using the Passivhaus Planning Package to estimate the energy savings from the various fabric improvements.



Caption to go here

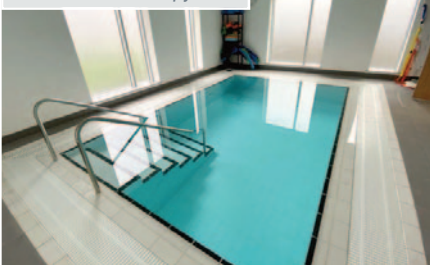


EASTWAY NEUROLOGICAL CARE CENTRE CELEBRATES ITS FIRST YEAR

Sue Ryder Neurological Care Centre Lancashire at Eastway, Preston is celebrating being open for one year.

Built by Seddon Construction, our design has produced an innovative rehabilitative and therapeutic 40 bed neurological care centre for adults with neurological conditions such as Multiple Sclerosis, Motor Neurone Disease and acquired brain injuries. In addition, there are two pairs of semi-detached bungalows for clients needing specialist neurological rehabilitation to aid their recovery after leaving hospital in preparation for returning home.

The Centre's Therapy Pool



The facility is equipped with specially designed bedrooms and en-suites featuring overhead hoists, extra width corridors to accommodate specialist wheelchairs, and the use of specialist therapy spaces including a hydrotherapy pool, physio gym and rehabilitation kitchen.

The surrounding residential development influenced the scale of the main building which is divided into three, 12-14 bed houses across 2.5 storeys with a nursing hub on each floor enabling nursing staff to provide care to all bedrooms. Day services, the gym and hydrotherapy pool, offices and the cafe are located to the ground floor, with further staff facilities to the first floor, whilst the smaller second floor is purely for resident bedrooms and nursing facilities

To open and commence operations at such a centre is a huge task at any time, but to do so as the Covid-19 pandemic was closing down the country created more than a few challenges for the Sue Ryder team as Terry Mears, Care Centre Director, explained, "National lockdown came three weeks before we were due to move into our

The Centre's Reception



new building, so that we had to adapt in every area from recruitment to patient admission with a priority for ensuring staff and patient safety."

"The unique service we provide is the first of its type in Lancashire supporting an identified need within the community so we felt it vital to admit patients from our strategic partner, Lancashire Teaching Hospital, Preston, and ensure everything we did was in the best interest of our clients and their families."

"We're delighted with the building which has proved flexible enough to deal with the additional restrictions imposed on us by the pandemic and we have successfully treated more than a dozen patients who have successfully, and safely passed through the Centre.

"The JDDK design is perfect answer to our brief for a much needed facility with a new rehab wing and now provides the very best neurological care for the North West region."

JDDK APPOINTED FOR RIPON HOUSING DESIGN

As part of the Tibbalds Campbell Reith (TCR) multidisciplinary JV, we have been appointed by Homes England as consultants for the design of a 390 home new residential development in Ripon North Yorkshire.

The West Lane site was granted outline planning permission for up to 390 new homes (including 40% affordable housing) in June 2018 and acquired by Homes England in February 2021 following various stalled attempts to progress development. The TCR team will now submit a Reserved Matters Application later this Summer, working closely with Harrogate Borough Council to develop the design through pre-application discussions and a comprehensive engagement and consultation strategy.

Maggie Baddeley, associate at Tibbalds, said, "This is a great opportunity for the JV team to support Homes England in their role as the government's housing accelerator, by unlocking a residential site with a long planning history

using our multidisciplinary team and bringing together an integrated process of planning, design and technical delivery. There is an opportunity to create a sustainable extension to the existing settlement, and the team are looking forward to bringing forward a design-led solution for the site".

The JDDK team will be led by Director, Nicky Watson, and Principal Architect, Alison Thornton-Sykes, who added, "This is a superb site within the Borough of Harrogate which has high affordability pressure and housing demand. The

site has views towards the Grade I Listed Ripon Minster and is close to a World Heritage Site and an SSSI. As such, there are challenges but also fantastic opportunities to provide much needed housing for the local area, with varied house types and a mix of tenures within the Harrogate district Local Plan. It's a great opportunity for us to work with and bring together the expertise of the other consultants of the TCR team to provide a design-led solution for the site and create a superb scheme that unlocks the potential of such a stunning location."



The West Lane location has views towards Ripon Minster

PEVSNER COUNTY DURHAM PROFILE SUCCESS

We were delighted and very proud to see the 2021 revision of the County Durham volume of Pevsner Buildings of England prominently features work by the practice.

The Pevsner Architectural Guides were begun in 1951 by the architectural historian, Sir Nikolaus Pevsner, with the aim of providing an up-to-date portable guide to the most significant buildings in every part of the country, suitable for both general reader and specialist. A continuing programme of new editions keeps the series up-to-date with new information on both older buildings and recent architecture – the County Durham 2021 update was launched on 9 March.

The guide mentions many of JDDK's projects from the last 30 years – we have highlighted these below. You may be wondering why some

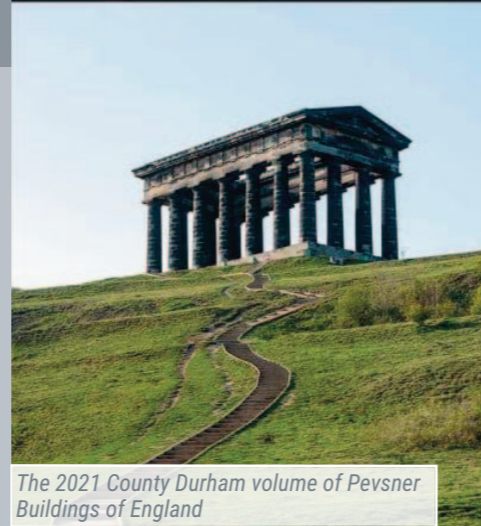
of them are in Sunderland and Teesside when the guide is entitled "County Durham"? This is because at the time of the first edition both these areas were part of County Durham and the latest edition has continued to cover the same geographical areas as that original publication.

We are particularly delighted that the RSPB Saltholme Visitor Centre is singled out and is called **one of the best modern buildings in County Durham**.

Everyone at JDDK and our wonderful client, RSPB, couldn't be more thrilled!

THE BUILDINGS OF ENGLAND COUNTY DURHAM

Martin Roberts, Nikolaus Pevsner
and Elizabeth Williamson



The 2021 County Durham volume of Pevsner Buildings of England

The Rivergreen Centre (2006)

A serviced office and conference development that is exemplar both in terms of being a healthy and pleasurable place in which to work and for its minimal impact on its immediate surroundings and the wider global environment.



RSPB Saltholme Visitor Centre (2009)

As a response to its windswept saltmarsh setting, this award-winning visitor centre fuses 21st Century architecture to both modern and traditional materials and environmental principles of sustainable regeneration.

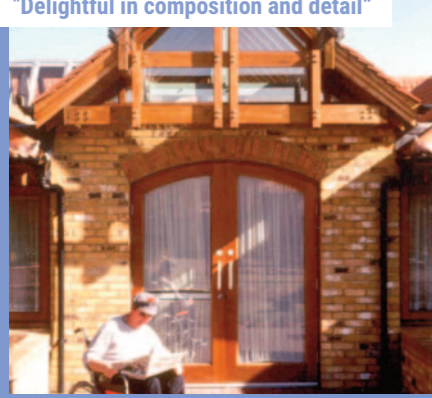
"One of the best modern buildings in the county....perfectly reflecting the genius of the place"



Bradbury House (1992):

A new home in Crook for the Leonard Cheshire Foundation providing 24 apartments and bedsitting rooms together with communal facilities, planned around an internal 'street'.

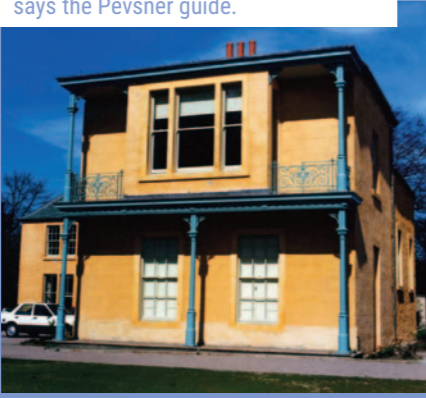
Described in the guide as being **"Delightful in composition and detail"**



Aykley Heads House (1996)

The fabric of this complex Grade II* listed 17th Century country house was saturated and fire damaged. Its careful repair created office and restaurant accommodation within a restored historic interior.

"An impressive restoration" says the Pevsner guide.



RoseLine House (1996)

The extensive repair and conversion of an 18th Century warehouse on the banks of the River Wear created office and restaurant accommodation and a vibrant addition to the waterfront.



Barnard Castle Children's Centre (2011)

Funded by the final phase of the Sure Start Development fund, this single storey sustainable building features a sedum roof and clear-storey glazing which allows a huge amount of natural light in but is shaded by cedar brise soleil panels to prevent overheating producing light filled and naturally ventilated spaces.

"Refreshingly contemporary" says the Pevsner guide.



The Witham, Barnard Castle (2013)

The ambitious restoration of the Grade II listed Witham Testimonial Hall combined with a new build project within the centre of Barnard Castle has created the new artistic, cultural, commercial and community heart of the town bringing enormous benefits to the local community and visitors.internal 'street'.



Aykley Heads Business Centre (1999)

The construction of these four, two storey office buildings, formally laid out around a new lawned garden, formed the final phase of the redevelopment of the estate of Aykley Heads House.



Quayside House (2000)

Located opposite RoseLine House on Sunderland's Wylam Wharf, the contemporary design of this three storey office building provides a striking contrast to the surrounding buildings.



Roseberry House (2003)

New build office accommodation for Sport England and Northumbria Tourist Board designed to retain existing woodland and complement the character of the adjacent and historically significant Aykley Heads House.



Wear Referrals Veterinary Hospital, Bradbury (2015)

Sitting discretely in the surrounding rural environment, the veterinary referral and emergency hospital is a Centre of Excellence, equipped with the very latest state-of-the-art facilities for specialist animal care, and features a sedum roof to one wing, biomass heating and photovoltaic panels for green energy and an integrated landscaping scheme to minimise the building's impact on the surrounding landscape.



The Elms, Chester-Le-Street (2016)

Cestria Housing's specialist housing development for the over 55's who require support with their care or housing, consists of 52 apartments and six bungalows, for rent, sale and shared ownership, all designed to the recommendations of the 2009 HAPPI (Housing our Ageing Population: Panel for Innovation) Report.





PLANNING APPROVAL FOR NEW HOMES AT THORNABY

Stockton Council have granted planning permission to Thirteen Housing Group for the construction of 37 new homes to be built at Thornaby on the site of two existing tower blocks, Anson House and Hudson House, which are due for demolition later this year.

Our scheme will provide Thornaby with high quality affordable homes which meet local needs.

JDDK Director, Kevin Turnbull, commented, "The site is very well connected due to its proximity to the main Mitchell Avenue on one side and is bounded by the adjacent Thornaby Primary School and existing housing to the other sides. The layout of the scheme is therefore arranged to connect into the existing street network and designed to provide a strong streetscape and sense of place with a mix of single and two storey traditional brick built homes.

"To uphold the high standard of housing that Thirteen require, the continued maintenance and refurbishment of the existing tower blocks was deemed unviable and there was an opportunity for the landlord to create a new development with a

real sense of place which is sustainable for the changing needs of the local population. The scheme also offers adaptability of accommodation to encourage ongoing occupation with the added benefit of new landscaping to form a real community.

"There has been an intense period of public consultation with the local community, made more challenging by the restrictions of the Covid-19 outbreak, but the feedback received was in full support of the vision and plans for the site, particularly in relation to the retention of the existing trees, landscaping and pedestrian links."

All the homes will be for affordable rent and include a mix of two, three and bedroom houses and bungalows.

Ian Wardle, Thirteen Group's Chief Executive added, "We're really pleased this scheme has been given the green light and we're looking forward to working with Stockton Council and Homes England as well as other partners, to deliver these fantastic new homes in the heart of Thornaby."

"After a long period of planning and positively supporting our customers in both Anson House and Hudson House, we're pleased the project is moving to the next phase.

"Asking people to leave their homes is not something we wanted to do but sometimes the outcome is better and we're proud that all our residents have now moved from the tower blocks into new homes after an incredible 20 months of teamwork."

Subject to the decommissioning and diversion of services, demolition of Anson House and Hudson House is expected to start in the summer of 2021 with the first homes ready to move into by Spring 2023.

Kevin Turnbull added,

"It has been a pleasure continuing our longstanding relationship with Thirteen that has stretched over 10 years and has delivered many successful projects. We are delighted that our latest project has been granted planning permission and look forward to delivering it through the construction process to completion"

Artist's impression of the frontage of the new scheme



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