



JDDK ARCHITECTS: Supported Housing



JDDK DISCOVER DESIGN DELIVER

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Whitburn Towers, Whitburn



The Elms, Chester-Le-Street

INTRODUCTION

At JDDK Architects, we have been keenly interested in supported housing throughout our 35 year history. Based in Newcastle Upon Tyne, we have delivered a number of supported and specialist housing schemes in both the North East and beyond, and have built extensive technical and design knowledge within our established delivery team.

We hope that this booklet gives a taste of our approach to design of a range of supported housing accommodation, including extra care and older persons housing, dementia care, and other specialist housing. Our projects range in scale from small bungalow clusters to multi-unit apartment developments, both new-build and refurbishment, and whilst all are different our approach of Discover, Design and Deliver remains constant throughout.

Our initial work involves research and consultation, then goes through design and further consultation, before delivery and management of the construction process. In many cases, we have extended our relationship with our clients by finally undertaking the crucial post-occupation evaluation research which is then fed back into new projects.

We hope you like what you see and look forward to being of service to your own organisation.

THE ELMS | CHESTER-LE-STREET



Features: Extra Care, New Build, Design for Dementia Care, Large Scale, HAPPI



"The Elms has set a benchmark for high quality extra care in the northeast. HCA are delighted that our Care and Support Specialised Housing fund has helped Cestria to deliver this excellent project.

We have been particularly impressed by the developers understanding of the HAPPI principles which are clearly evident in the scheme."

Kevin McGeough, Head of Corporate Strategy at Homes and Communities Agency (HCA)



WHITBURN TOWERS | WHITBURN

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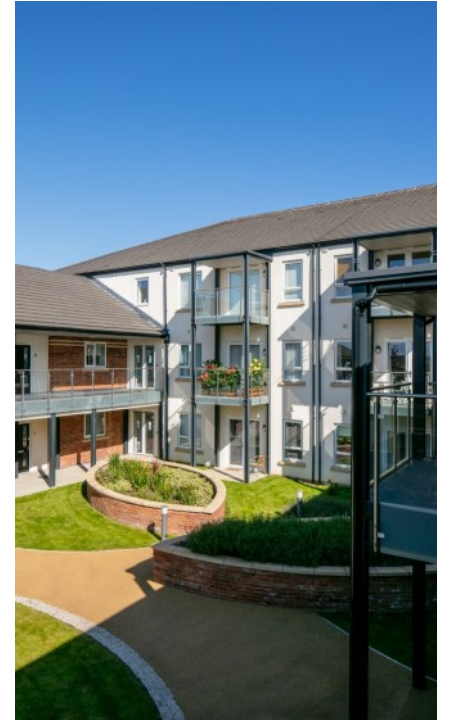


Features: Retirement Living, New Build, Community Facilities, Resident Garden



" On behalf of the board at South Tyneside Housing Ventures Trust, I would like to thank and acknowledge the tremendous work delivered by the team in the completion of Whitburn Towers. We are delighted with the outcome, it's an amazing development that also demonstrates great collaboration from our partners at South Tyneside Council and South Tyneside Homes."

Peter Davidson, Chair of South Tyneside Housing Ventures Trust,



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HEBBURN EXTRA CARE | HEBBURN

A forward-thinking Extra Care scheme consisting of 95 one and two-bedroom apartments, 17 of which are designed specifically for people with dementia. A ground floor bistro café and multi-use activity spaces facilitate community cohesion, whilst residents have access to private internal courtyard gardens.

*Features: Large Scale,
New Build, Community
Integration, Dementia Care*



Clear delineation between public and private area



The wellbeing suite: GP, Treatment and Salon



Cafe opens in two directions to address both entrances to create vibrancy upon arrival



"These quality homes will play an important role in meeting the demand for specialist housing in the area, and create strong and sustainable places that help empower people with additional care and support needs to live life to the full and bring the local community together."

Zoey Hawthorne, Assistant Director of Development Delivery at Karbon Homes

NDRC VAILANT CLOSE | HENDON



An innovative mixed development off Cork Street, Hendon, near Sunderland city centre, including a replacement day centre facility for the Northeast Disabilities Resource Centre (NDRC), with 17 adjoining bungalows specifically for residents with disabilities. The NRDC centre provides personal support packages to enable people with disabilities to get the most from life and live independently within a supportive community setting.

Client: **Sunderland City Council**

Features: Bungalows, Specialist Housing, Day Centre, New Build,



WELBECK AVENUE | WALKER



This development provides 5 flexible and adaptable bungalows for residents with autism and learning disabilities. A sixth bungalow provides staff accommodation, office space and communal space for residents, and is located to securely oversee visitors as well as the residents' homes and shared communal gardens. The scheme design responds directly to the needs of the users, including a choice of outdoor spaces with different characters, levels of privacy and functions helps to offer resident choice.

Client: **ISOS Housing / Newcastle Council**

Features: Small scale, Infill, New Build, Specialist Accommodation, Independence

KILBOURN HOUSE | NEWLYN ROAD



"We are very pleased to be working again with JDDK on this project. We have developed an excellent working relationship and understanding on the design and delivery of these supported housing projects throughout the region.

Continuity of people and experience on these projects is so important to their success."

Stephen McCoy, Managing Director, Galliford Try Partnerships North

Features: Elderly Care, New Build, Bungalows, Design for Dementia Care



"This is a unique development, supporting mixed communities and different stages of life. We have ensured that our more vulnerable tenants have 24 hour access to care and support, whilst also having a level of independence. The flats have been specifically designed to offer our tenants a safe and modern home which forms part of a bigger and diverse community."

Bill Midgley, Chair at Leazes Homes

Features: Mixed Community, New Build, Housing Mix, Independence

NAPIER STREET | SHIELDSFIELD



ALBERT PLACE | WASHINGTON



Conversion of former school in Sunderland to provide 15 housing units for vulnerable adults to a high-quality specification, individually developed with the end user in mind

Client: Sunderland City Council

Features: Conversion, Supported Living, New Build Bungalows, Sustainability, Repurposing Existing Building



HOLBORN HOUSE | SOUTH SHIELD



"We are very excited about this project - the JDDK design has transformed what was quite a dark and unwelcoming environment so that it provides homes fit for the 21st century."

Michael Farr, Development Director - Delivery, for Isos

Features: Refurbishment. Supported Housing, Improving Existing Facilities

JUBILEE COURT | FAWDON



Features: Specialist Housing, New Build, User Specific, Independence with Support

"We are very proud to have developed Jubilee Court on behalf of Your Homes Newcastle, providing excellent new homes for young families in the City."

Mark Connor, Operations Manager at FHM North East



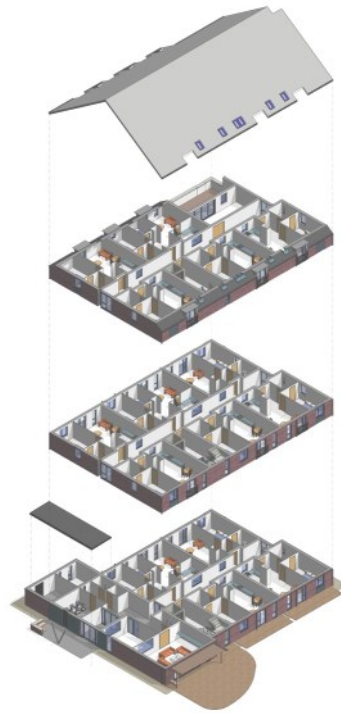
ENSLIN STREET | WALKER



A development of 15 specialist apartments for residents with Learning Difficulties and/or Autism with associated care and support, consisting of 12 one bedroom apartments and 3 two bedroom apartments for affordable rent with shared communal residents lounge and external gardens.

Client : **Your Homes Newcastle**

Features: Specialist Housing, BIM Integration, Independence and Support



ATHOL HOUSE | PONTELAND



An older persons housing development of 34 new mixed tenure homes in the form of one and two bedroom affordable rented apartments, shared ownership apartments and apartments for market sale.

Client: **Karbon Homes**

Features: Mixed tenure, HAPPI Principles, New Build, Challenging Site



CONWOOD HOUSE | FAWDON



Features: Conversion and Re-Use, Sheltered Housing, Fitness for Purpose

Conversion of an existing sheltered housing facility from bedsit units to 1 and 2 bedroom apartments, and improvement of the existing resident communal areas to bring the accommodation up to current standards.

Client : Your Homes Newcastle



KEY JDDK STAFF INVOLVED WITH SUPPORTED LIVING DESIGN



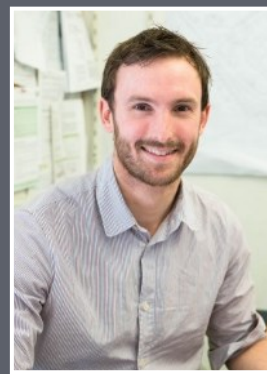
Mura Mullan RIBA
Director | Architect

Mura joined JDDK in 2000, becoming a Director in 2009, and has considerable experience and expertise in the housing and care sectors. Mura has led the majority of supported housing schemes within JDDK's portfolio, ranging from large 50+ apartment developments to much smaller 5 or 6 specialist bungalow developments. Mura has trained with Stirling University's Dementia Services Development Centre and has been involved in developing specialist housing designs for those living with Dementia.



Clair Sanders RIBA
Director | Architect

Clair joined JDDK in 2006, becoming a Director in 2023. She has worked across many sectors, but with a specific focus on both general needs and specialist residential design. Clair has extensive experience in the application of current residential design standards including BFHL, HAPPI, NDSS and Wheelchair Housing Design Guide, and has a specific interest in innovative housing design and community placemaking.



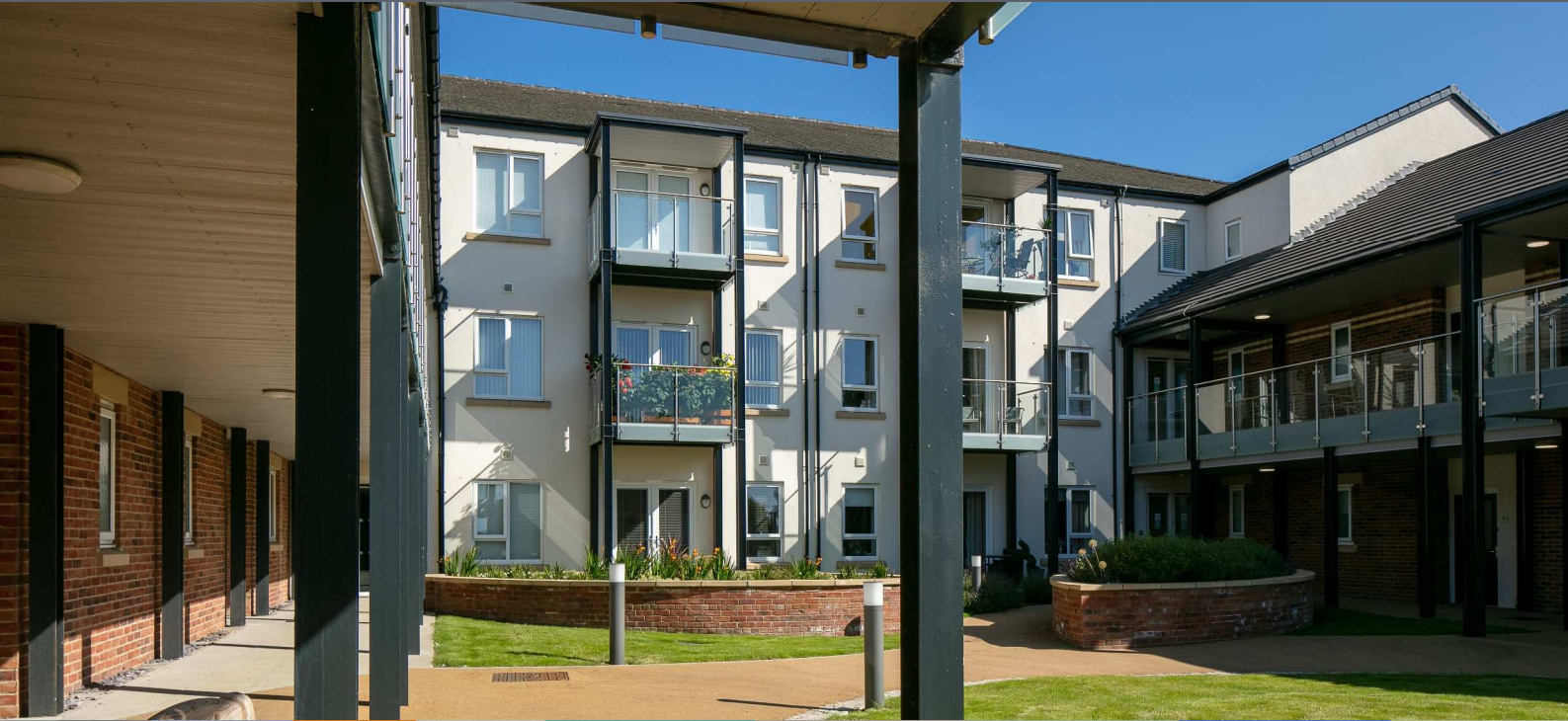
Tristan Cooper B.Sc. (Hons)
Associate | Technologist

Tristan joined JDDK in 2005 and has led the detail design and delivery of much of the practice's affordable and supported housing schemes, as well as working at production information stage for private house builders and on major healthcare projects within the practice. He has a keen interest in sustainable design, and is a certified Passivhaus Designer.



Gavin Wu RIBA
Architect

Gavin joined JDDK in 2018, having started his career in Malaysia with experience in private residential and mixed commercial schemes. Following completion of his Masters at Newcastle University, Gavin has been a key member of JDDK's team securing planning approval for a number of residential and Supported Housing schemes, expanding his interest in spatial planning and knowledge of design standards.



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