IDP Newsletter 2014
CONTENTS

Scotswood Regeneration ..................... 4
Cotgrave.......................................... 5
Wynyard Hall..................................... 6
Sniperley......................................... 7
Trinity South.................................... 7
Daventry.......................................... 7
Alnwick Extra Care............................ 8
Plan B.............................................. 8
Mill House........................................ 9
High Gosforth Park........................... 9
Woolsington Hall.............................. 10
Turner Court..................................... 11
Portland Green................................. 11
Story Homes..................................... 12
Sherburn Hill.................................... 12
Swainby Road................................... 13
Land east of Hexham.......................... 13
Cherry Knowle................................. 14
Lowhills.......................................... 14
A & P Yard....................................... 15
Acklam Hall..................................... 15
Crest Nicholson................................. 16
Heathfield House............................... 16
CGI modelling................................... 17
IDP Southern.................................... 18
Off Site Construction........................ 18
Arborfield....................................... 19
IDP Awards and Shortlist.................... 21
Founding Partner retires after 26 years

In May this year, the respected architect Ian Darby retired after 26 years at the helm of the award-winning architectural practice, Ian Darby Partnership (IDP), which he founded with Mark Massey in 1988.

In that 26-year period, they have created some of the North East’s most popular housing developments at St Peter’s Basin, Royal Quays, Baltic Quays, Dunston Riverside, Staiths, Gateshead Crown Point, South Shields Riverside and Newcastle Great Park, as well designing UK headquarters for leading accountancy and HR software specialists, SAGE.

Since its launch, Ian has seen the practice grow from its original Portland Terrace location into its present home in the Grade II Listed St Jude’s Church, Jesmond. This move led to the creation of a studio workshop environment from which a wide range of design related initiatives continue to be successfully delivered. IDP also gained a reputation for nurturing some of best talent in the region, training over 75 architects, spawning seven of the region’s current up and coming young practices, many of whom continue to work in close liaison with the firm.

As Ian bows out, IDP continues to go from strength to strength, announcing it has recently been appointed by developer Crest Nicholson plc, to prepare and deliver a Masterplan for Arborfield near Reading, a major MOD disposal which will provide over 5,000 homes together with health, education and retail amenities over the next 18 years. This follows completion of a new town extension in Daventry.

And, coupled with similar development procurements in Hampshire, Swindon and Windsor, has prompted IDP to reopen its London Office.

While the practice has a presence in the capital to deliver this demanding specialist work much of the technical overview will be delivered from the Newcastle head office.

Closer to home, IDP has been responsible for the Masterplanning behind the significant multi-million pound regeneration of Newcastle’s west end on behalf of the New Tyne West Development Company at Scotswood.

Ian Darby is succeeded in the practice by senior partner, Mark Massey and partners Roger Copestake and Keith Dillon, with Jane Massey as consultant. Mr Massey said:

“Ian’s retirement heralds a time of change and recalibration for the firm as it emerges from the recession returning to growth, and once again increases its staffing levels.”

He continued:

“Adopting our groundbreaking “cradle to grave” approach to design and experience of working at distance is allowing the practice to benefit from the brimming M25 market whilst also benefiting from the large and capable experienced workforce in the North East. Having reviewed and overhauled our hardware and software we have returned the level of BIM capacity we enjoyed prior to the last recession. Further to this, younger members of staff are primed to play a crucial role in the next chapter of the IDP story, contributing to and managing the change. This will not only safeguard IDP’s unique design methodology, of “going the extra mile”, it also supports our aim to become the practice of choice for both the public and private sector for the next 25 years.”

Stop Press...

IDP has been successful in the recent Constructing Excellence North East Awards in the Innovation category, for its masterplanning and groundbreaking collaborative social housing venture, ‘Plan B’, delivered with Elliott Associates and housing experts, Housing Consultancy Plus.
Scotswood Regeneration

IDP’s award winning £265m, 1,800 unit regeneration project in Scotswood, West Newcastle: New Tyne West has started on site in a flurry of activity, leading up to the Show Village being opened in Easter 2014.

IDP received planning approval for the first Phase of 378 new homes February 2012.

New Tyne West has been voted into the top ten of major European Urban Regeneration Projects by Consultants, KPMG Peat Marwick. This comprehensive area regeneration is the beginning of a fifteen year development programme which will rejuvenate the West End of the City. New Tyne West is an innovative collaboration between the private sector, Barratt David Wilson and Keepmoat and the public sector, the City of Newcastle upon Tyne, and local residents in the delivery of Area-wide regeneration.

The next Phase will deliver convenience stores, community hub, new doctors group practice, health centre and pharmacy.

The Scotswood Energy Centre District Heating Scheme is also on site. The New Tyne West development will create new levels of sustainability in housing.

All houses are designed to Lifetime Homes and Code for Sustainable Homes Standards
The Energy Centre will provide a 33% reduction in the carbon footprint of the new homes
Reduction in carbon emissions
Reduction in bills
Nil maintenance to the homeowner
Cotgrave

IDP received planning approval on £100 million village extension for BDW North Midlands in Nottingham on the former Cotgrave Colliery site.

The Cotgrave scheme was recently awarded “Diamond” status in the OPUN Design Review.
Wynyard Hall

Work has started on site on the first element of the new Wynyard Hall Visitor Centre. IDP were selected by Cameron Hall Developments to prepare detailed planning proposals for a new Visitor Centre at Wynyard Hall. Phase One is for a Conference and Banqueting Facility on the former site of the historical Italian Terrace – high quality catering and entertaining will commence by Easter 2014.
Sniperley

IDP have been working closely with Planning Consultants, NLP and their client Theakston Estates, to deliver strategic housing land to the north of Durham as part of the Durham County SHLAA. The team will be preparing more detailed proposals throughout 2014, leading up to delivery of a Masterplan for 2,500 new homes, a local centre, new school and elderly care, in a phased development programme.

Trinity South

Work has started on site on the first Phase of 222 new homes and mixed use redevelopment of this important Town Centre site in South Tyneside. Design development work is ongoing on the Linear Park which unifies all elements of this bold urban regeneration scheme, linking it with the proposed Riverside Park by the South Bank of the River Tyne.

Update on Monksmoor Garden Village, Daventry

IDP obtained planning in 2013 for the first Phase of the 1,000 unit urban extension at Daventry in the East Midlands, working closely with Daventry District Council, Northampton County Council and Crest Nicholson plc. Work is currently ongoing on the next Phase of this urban extension Masterplan.
Alnwick Extra Care Facility, Northumberland

IDP obtained detailed Planning Permission for a 58 bed Extra Care Unit at Greensfield, Alnwick. This state of the art new facility will provide 58 extra care units and a wide range of high quality shared facilities including a small shop, restaurant and sensory garden. Work is ongoing with regard to a second Phase of retirement housing centred around this care delivery hub.

Plan B – Delivering Cost Effective Social Housing

IDP formed an LLP with Elliott Associates and Housing Consultancy Plus to form Plan B in 2011. Plan B has an innovative approach to delivering affordable social housing. The unique plan forms are designed to minimise waste and maximise functionality. Great care has been taken to simplify structure and detailing which makes the house types particularly suitable for training and apprenticeship purposes. 270 Plan B units have achieved detailed planning permission and are now starting on site, with a further 800 dwellings proceeding through the planning process.
Mill House, Hartlepool

The Mill House Regeneration Project has increased in scope and scale to incorporate the regeneration of Jackson’s landing as a new leisure facility comprising swimming pool, multi use sports hall and sports centre on the Hartlepool Quayside. Situated adjacent to the historic Jackson’s Landing Nelsonian quay, it will create a stunning new visitor attraction that will draw visitors to the regenerated quayside.

High Gosforth Park – Newcastle Racecourse

IDP are working closely with Arena Racing Company to prepare a regeneration Masterplan for Gosforth Race Course and its facilities. Reinvestment in the course and course-side facilities with an all-weather track and straight mile run will provide world-class facilities in Newcastle. A small number of new homes are designed to provide enabling development within the existing walled gardens.
Woollsington Hall

IDP were selected by Cameron Hall Developments to prepare design proposals for a new five star Boutique Hotel and Spa within the grounds of this Grade II Listed Building. Woollsington Hall will provide Newcastle’s only Five Star Hotel. 34 en-suite rooms will provide unparallel luxury for regional and international guests. Visitors can enjoy the luxury of a health spa and beauty therapy, play golf within the listed parkland and enjoy Michelin Rosette rated cuisine within the brasserie and the restaurant.

Detailed design work is progressing with English Heritage and the Local Authority, leading up to a Planning Application due for submission in the summer.

The Hall and its grounds, which lie adjacent to Newcastle International Airport, will become a regional showcase of all that is best within the Newcastle City Region.
Portland Green

Metnor Construction have started work on site on the second phase of the Portland Green development which will house 338 bedrooms in cluster flats together with retail space on the ground floor. Built around a secure landscaped courtyard, the seven storey building is due for completion for student intake August 2015.

Turner Court, Portland Green

Turner Court, the first phase of the Portland Green Student Village has been successfully developed and handed over for student occupation. IDP have assisted Metnor Property Group in the design and development of 275 student bed spaces along with a new TESCO convenience store and fast food retail unit.
IDP are proud to be working alongside Story Homes in the design and development of their new “Signature” range. Story Homes have for many years been the leading housing developer within the Lake District and success has led them to open a new office in the North East. To celebrate this venture, Story Homes have prepared a new collection of premium house designs. The “Signature” range incorporates all the substance and opulence that have made Story Homes a leader in the delivery of luxury housing in the North West. The new “Signature” range focuses upon the heightening of the “spatial experience”. Careful consideration has been given to the potential purchaser’s journey up the garden path to the house threshold and beyond. “Open plan” spaces enfold the visitor and attractive views into the carefully designed patio and beyond draw the visitor through the house.

Story Homes have chosen an Edwardian ethos for their new range. The new house types are well proportioned and carefully detailed, utilising handcrafted details and superb quality traditional materials.

Sherburn Hill

Keepmoat is working in close partnership with the Local Authority to achieve a regeneration of Local Authority assets. Working alongside community representatives, proposals of the highest quality are being evolved and painstakingly delivered.
Swainby Road

IDP are building on the success of a long term working relationship with Keepmoat Homes; drawing upon the successes of Mandale, Hardwick, Trinity and Central Park, IDP are now developing Swainby Road with Keepmoat to deliver 160 units within the northern area of Stockton.

Land east of Hexham (for Esh)

IDP have been working closely with Esh and Dunelm on two Phases of this important entry site into Hexham. Phase One is for 27 new homes and is in partnership with Two Castles Housing Association. The designs are due to be completed during 2014.

Phase Two is for a new range of executive housing inspired by Esh’s “Swedish by Design” concept of highly sustainable timber frame Triveselhus construction, previously developed at the carbon zero Bowburn Sales Village.

The designs have moved on and five new house types with four and five bedrooms offer light and airy new homes set within a rural concept.
Cherry Knowle: An outstanding Competition Win

IDP’s competition winning design for the 770 number unit regeneration proposals for this former hospital site at the entrance to Sunderland City achieved critical success at the subsequent North East Design Review Panel. This landscape led Masterplan safeguards all the existing landscape assets and utilises the principles of the “Garden Village”. “Walkable” neighbourhoods have been developed around a comprehensive community hub offering the potential of a care village integrated within the fabric of the village. The history, culture and ecology of the site are “fused” together within a “landscape narrative” that defines each neighbourhood and assists contextual “placemaking”.

Lowhills, Peterlee

IDP have been building on close working relationships with Local Authorities and landowners, researching strategic land supply and providing development overviews for strategic sites throughout the UK. IDP have had a string of success with Durham County. Successful initial work with the Sniperly Masterplan has led to further strategic land development opportunities.

Working alongside NLP, IDP have obtained planning approval for a circa 900 unit housing site at Peterlee, County Durham. IDP’s landscape led Masterplan protected significant views into and out of the site. 3D modelling ensured that a naturalistic landform that incorporates SUDS, wildlife routes, desire corridors and shelter planting can create optimum development cells within a sustainable yet environmentally sensitive development Masterplan.
A&P Yard, Hebburn

IDP are working closely with the sustainable energy and offshore wind sector. IDP’s proposals for the advanced fabrication proposals for A&P at their Hebburn construction yard have been used by A&P in the preparation of a number of their tender preparations.

Working closely with the A&P site engineers, configurations for the construction process have been evolved to best demonstrate A&P’s competitiveness in the Bid stage. Advanced computer graphics and BIM processes have enabled effective visualisation of the construction and fabrication processes.

Acklam Hall

Working closely with Medical Property Consultants, IDP are assisting in the detailed Planning Application for 56 houses within the immediate context of the Grade I Listed Acklam Hall. The IDP team are assisting Medical Property Consultants to Masterplan the remainder of the estate to incorporate the new Headquarters of Medical Property Consultants, a hotel and health spa within the Listed Acklam Hall, a doctors group practice and “hospitel” facilities delivering 80 bed spaces to relieve the bed-blocking crisis affecting the local hospitals.
Crest Nicholson – Contemporary House Type Range

IDP were selected to assist Crest Nicholson plc in the development of a contemporary housing range. The contemporary range brings together the theme of “Form following Function” within the house type design, to ensure that the new range is functional and attractive with a distinctly contemporary feel.

The house types benefit from dramatic open plan layouts, enhanced storage and clean sculptural lines.

External treatments have been carefully appraised to deliver an engineered product that is efficient to construct, hardwearing in use and has the engineered “feel” of aspirational luxury goods.

BIM enables IDP to involve the whole of the design team with hands-on product development and ensures the delivery of client bespoke schemes, and inherent in buildability.

Heathfield House

IDP achieved planning approval for Heathfield in October 2013, a bespoke regeneration of a Grade II Listed building within Gateshead.

A painstaking examination of the Listed Building, recording all relevant historic detail within a comprehensive Gazetteer has facilitated a sensitive “pushing the envelope”. This has resulted in a dramatic and eye-catching group of apartments. Detailed CGI’s have enabled the project to be “sold off plan”. Close team working with the Local Authority and historic conservation officers has resulted in a development of outstanding quality.
CGI Modelling

IDP carries out CGI modelling for a wide range of clients. Providing images that are used within websites and advanced marketing is a major element of IDP’s Visualisation Department’s work. Cost effective and painstaking models are an enormous advantage in the design and development of architectural projects. The images generated within the Planning Application process are authoritative when utilised within the sales and marketing programme for the scheme. Include examples of TTV site, Strensall at BDW York
IDP Southern

IDP’s Southern office has celebrated its first birthday. Opened at the end of 2012 in the Building Centre, Store Street, London – just off the Tottenham Court Road; IDP Southern is centrally located to support IDP’s work in London and the M25 corridor. IDP Southern are working for a wide range of London based developers and investors.

Off-Site Construction – The Cutting Edge

IDP have been assisting BDW in their appraisal of off-site construction in volume house building. IDP’s construction and technology specialists have been carrying out research on the state of the art framed and modular construction.

IDP’s involvement with Housing Consultancy Plus and Elliott Associates has assisted greatly in this work. Plan B have designed and developed their own timber framed system for housing purposes and already have 270 of the new Plan B house types on site with a further 1,200 in early planning stages.

BIM plays a large part in IDP’s design evolution and IDP’s commitment to 3D modelling at all stages underpins the functionality and integrated design development of their many development products.
Arborfield, Berkshire

Arborfield is one of the major MOD / IOD disposals in southern England. Crest Nicholson plc have become the IOD’s development partner in the delivery of this 3,500 unit urban village. Crest appointed IDP as their Masterplanner and Architect and are working with Crest’s team of Consultants. IDP are currently preparing the Masterplan and Reserved Matters Application for the first Phase of this groundbreaking sustainable development. Crest’s objective is to integrate new homes within a carefully considered landscape framework involving local people in the development process from the outset. Utilising “Garden Village” design philosophy, existing landscape assets and constraints are carefully modulated to create a green and leafy setting of the utmost quality. Safeguarding existing movement patterns across the site, whilst creating safe routes to school and community facilities and providing high quality, spacious homes within well appointed green plots ensures the long term sustainability of these strategic regeneration sites.
Social and Capital Investment

IDP’s interaction with the community at all stages within the development process assists in reinforcing the need to reinvest within the communities in which they are working. IDP are constantly seeking ways in which employment and training opportunities can be integrated within Masterplanned recovery.

Often such opportunities are all serendipity and one such example is the iconic Blyth Beach Houses. Designed and developed in 2010 for Blyth Valley, these iconic designs transformed an underused part of the North East Coast creating attractive beach huts in an area which had for years been subject to neglect and vandalism.

At a time of increased “staycationing”, the beach hut offers families attractive shelter from the elements for their seaside holiday.

The Blyth beach huts won instant recognition: Shortlisted in RICS Sustainability Sector 2010 and Commended in RTPI Awards 2010, and have been “booked out” since the inception of the scheme.

Many coastal Local Authorities have seen the potential for the re-invigorated sea front the contemporary beach huts create, and have been in contact to see whether the design can be replicated.

Rationalised construction and simplified specification have reduced the unit cost to below £3,500 and three Local Authorities have requested Plan B beach hut proposals for their sea front.

Work is currently ongoing to upscale this activity to provide training and apprenticeship opportunities within the North East as a Social Enterprise Company.
• 2014 Plan B - Winners of the CENE Innovation Award

• 2014 Shortlisted for the RICS North East Residential Project of the Year: Elba Park

• 2014 Shortlisted for the Northern LABC Building Excellence Awards for Best Social or Affordable New Housing Development: Kibblesworth

• 2011 RICS North East Residential Winner: Amytis Gardens

• 2011 RICS North East Community Benefit - Shortlisted: Plevna Mews Retirement Village

• 2011 LABC Building Excellence Commended Best Small Housing Development: Kibblesworth Phase 1

• 2010 RTPI North East Commended: Blyth Beach Chalets

• 2010 RICS North East Sustainability - shortlisted: Blyth Beach Chalets

• 2009 LABC Building Excellence Award Best Social Housing: Faber Road, Southwick

• Building for LIFE Silver Standard

• 2006 RICS North East Residential Shortlisted: The Staiths

• 2006 Westoe Crown Village Princess Foundation Commended

• 2005 Largest House Builder: The Staiths

• 2005 Environmental Assessment Award Excellent Eco Homes - Liverpool

• 2005 Regeneration Awards - Best Housing Led Regeneration Project

• Numerous North East Journal Awards

• International Practice

• ISO 9001 Accredited

• Investors in People

• 2005 Residential Development Award Old Post Office, Sunderland

• 2005 Regeneration

• 2004 Landmark Award - Sage Offices, Newcastle Upon Tyne

• 2004 Office Development Award Sage Offices, Newcastle Upon Tyne

• 2002 Service Business of Year The Journal North East Awards.