



# LEISURE & TOURISM



## PRACTICE INTRODUCTION

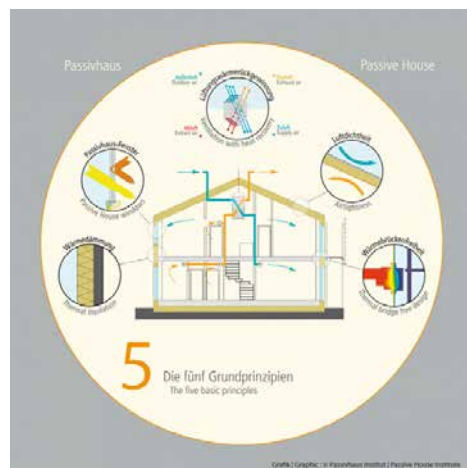
Peregrine Mears Architects was established in 2003 and has studios in Exeter and Barnstaple. The practice has developed a reputation for finding design led solutions that respond imaginatively to the individual requirements of the local environment and the client.

Peregrine Mears Architects are...

- a medium sized local Architectural Practice, which means you will get a personal service tailored to the specific needs of your project, while the practice has the resources to undertake substantial schemes;
- RIBA Chartered Architects, which means you can be assured of the highest standards of expertise from conceptual design through to project completion;
- members of the Association for Energy Conscious Building (AECB) with lots of expertise in sustainable and healthy building design;
- excited by your project! Every project the practice works on brings different design opportunities, so they can find a solution that reflects your individuality;
- committed to working with you to create and deliver your project - let their imagination bring your vision to life!

## PASSIVHAUS

Continuing our commitment to sustainable and environmentally conscious design, we have an in-house Passivhaus Designer. The passivhaus standard follows the 'fabric first' approach, prioritising form, insulation, airtightness and ventilation to deliver comfortable, healthy and low energy buildings



## ABOUT US



## THE TEAM



**PEREGRINE MEARS**  
Director



**ADAM KENT**  
Architect



**LEWIS JOHNSON**  
Graduate Assistant



**PAUL COOPER**  
Associate Director



**DANIEL HUXTABLE**  
CAD Technician



**MICHAEL SMITH**  
Graduate Assistant



**JAMES GOODWIN**  
CAD Technician



## LEISURE & TOURISM

Peregrine Mears Architects have a lengthy track record in the leisure and tourism sectors, with projects ranging from small refurbishment projects to single holiday homes to masterplanning and designing holiday resorts covering over 100 acres. Projects have included:

- holiday cottages
- hotels
- holiday resorts
- spas
- function suites
- wedding venues
- restaurants
- cafes and tea rooms
- public houses
- community hubs and information centres
- visitor centres
- multi-use halls
- sports halls
- swimming pools
- leisure pools

The practice is equally happy to work with individual clients who may be undertaking their one and only build project and professional clients who have extensive experience of the design and construction process. Every brief, site and client is different, so the appointment and approach for every project is tailored to suit. Peregrine Mears Architects has no distinct practice style but instead takes pride in delivering unique solutions for clients, designs which reflect setting, brief and client aspirations.

Services can extend from feasibility studies and masterplanning, to full architectural services from concept to completion. With extensive experience in the sector, the practice can provide guidance on the best options for your buildings and site that will accord with local planning policy and meet your requirements.

Depending on the size and scope of the project, the practice has a network of other consultants they can recommend to compliment a design team for the full delivery of a project. Work on all projects, especially sensitive buildings and sites, benefit from early, strategic input from a wider design team, ensuring all factors which could affect the design and delivery of a project are considered from the outset.

The following pages illustrate a number of projects the practice has had the pleasure of working on over the last 10 years. If you think Peregrine Mears Architects could be the practice to help you, please get in touch to discuss your project.





**SNAPSHOT:**

**LOCATION:** Cornwall  
**CONSTRUCTION VALUE:** £30 million  
**STATUS:** Planning  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

The site has been a holiday park for over 20 years, currently consisting of 69 holiday lodges and on site leisure and dining facilities. The new park owners are looking to add to the existing on-site leisure opportunities and increase the dining options available to support proposals for 118 new lodges. As well as enhancing the existing park for holidaymakers, the improvements will also benefit the local community with access to the facilities and employment opportunities. The new facilities include a 25m swimming pool, leisure pool with slides and water features, climbing centre and multi-use hall. With the hospitality facilities and stunning setting, it is anticipated the resort will be an attractive holiday destination, as well as for conferences, functions and exhibitions, drawing visitors in from across the region.



*Elevated view of main buildings*



*Proposed masterplan*



*Plaza formed by the new leisure buildings*



*Entrance plaza*



*Elevated view of site model*

# NEW ECO HOLIDAY PARK CORNWALL



**SNAPSHOT:**

**LOCATION:** Cornwall  
**CONSTRUCTION VALUE:** £30 million  
**STATUS:** Planning  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

Situated on a hillside in Cornwall and bordering lakes and a wooded Site of Special Scientific Interest, this site has a beautiful, natural setting. Proposals for the holiday park include 118 new holiday lodges which, given the context, have required careful consideration to respect and enhance the countryside setting. Peregrine Mears Architects worked closely with the project ecologists and landscape architects to deliver proposals which respond to the different landscape characters across the site, taking opportunities to extend existing habitats and enhance biodiversity, while keeping the visual impact to the wider area to a minimum. The result is different lodge zones across the site which have different and distinct characters.



*Proposed Hillside lodges*



*Proposed Hill Top lodges*



*Proposed Lakeside lodges*



*Proposed Village Green lodges*



*Proposed Tree Top lodges*

# NEW ECO HOLIDAY PARK CORNWALL



**SNAPSHOT:**

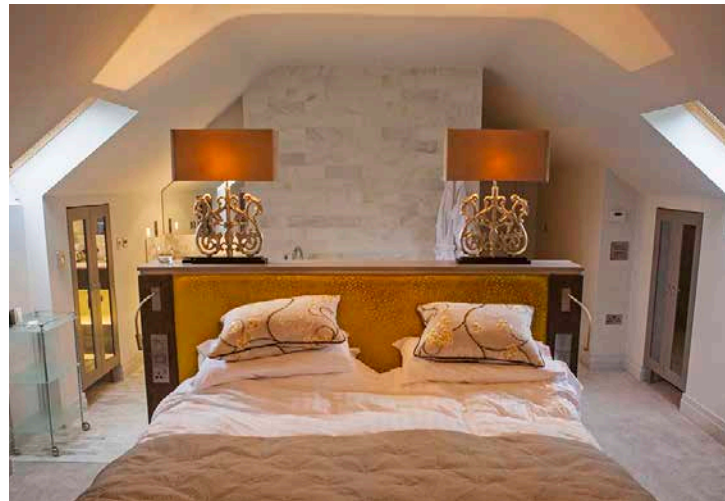
**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £15 million  
**STATUS:** Planning  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

The site is based around a magnificent country house that is believed to have been built in 1879. The building is not Listed, however it is a fine example of the architecture that emerged from the Arts & Crafts movement of the time. Run as a hotel for over 50 years, the current owner has invested in excess of £5 million since 2012 to refurbish the main building, upgrade services installations across the estate and construct a new function / events venue. Peregrine Mears Architects have secured planning for substantial development across the site to increase guest numbers and enhance the on-site facilities, securing the long term future of this splendid hotel.



Proposed lodges



Award winning hotel suite refurbishment



Proposed redevelopment of leisure pool to spa complex



Newly refurbished and extended tea rooms



The main hotel

# REVITALISATION OF COUNTRY HOUSE HOTEL



**SNAPSHOT:**

**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £4 million  
**STATUS:** Planning  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

This site in north Devon has been a holiday park for over 30 years. The new owners are investing in the site to upgrade the existing accommodation and leisure building and sensitively add new accommodation to secure the future financial sustainability of the site. The existing accommodation is receiving a high quality refurbishment to meet guest expectations, while also creating more, smaller cottages to meet the demographic of the client. New accommodation on the site has been designed to compliment the existing range of farm buildings, using traditional forms and materials, in response to the sensitive location, with the site both within the North Devon Area of Outstanding Natural Beauty and neighbouring National Trust land.



Far reaching coastal views from the site



Existing cottages being internally refurbished and conserved externally



Proposed masterplan



Existing courtyard to cottages



The range of farm buildings was originally converted to holiday accommodation in the 1980s.

# REDEVELOPMENT OF HOLIDAY COTTAGES



**SNAPSHOT:**

**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £2.2 million  
**STATUS:** Complete  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

The project presented an interesting design challenge which called for a sensitive, imaginative design approach. In order to break up the mass of the building and at the same time reflect something of the form of the original structure, a series of pitched roofs was proposed, also influenced by beach huts on nearby beach. The family entertainment complex provides almost 22000 sq ft of space including a cinema, craft centre, indoor soft play area as well as a restaurant, cafe and bars and night club for 400 people. Along with the south facing poolside terrace, there will be plenty to keep guests occupied, whatever the weather.



The extension hosts various activities, each with their own 'shop front'



Childrens play area and manor house extension beyond



Extension with the Manor House beyond



Interior of the craft centre



Covered restaurant courtyard

# NEW AMENITY BUILDING FOR HOLIDAY PARK



**SNAPSHOT:**

**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £1.2 million  
**STATUS:** Complete  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

The commission for this building for the Royal Horticultural Society (RHS) was won in an open competition for architectural services. The final building is remarkably similar to the concept images which inspired the RHS during the competition. Replacing a temporary marquee, the new building provides a flexible, multi-purpose venue, capable of hosting flower shows, craft fayres, concerts, lectures, weddings and more. The large, monopitch roof falls with the existing site contours, allowing it to enclose a cavernous hall, while presenting a modest single storey elevation overlooking the existing gardens. The choice of materials reflect the high quality of the gardens and result in a building which feels like it has always been there.



*Building in use for a flower show*



*Bi-folding doors enable the hall to be opened up to the gardens*



*The new Garden Room viewed from the existing restaurant*



*The small hall set up for dining, with views across the gardens*



*View of the building within the landscape*

# EVENTS BUILDING FOR RHS GARDEN

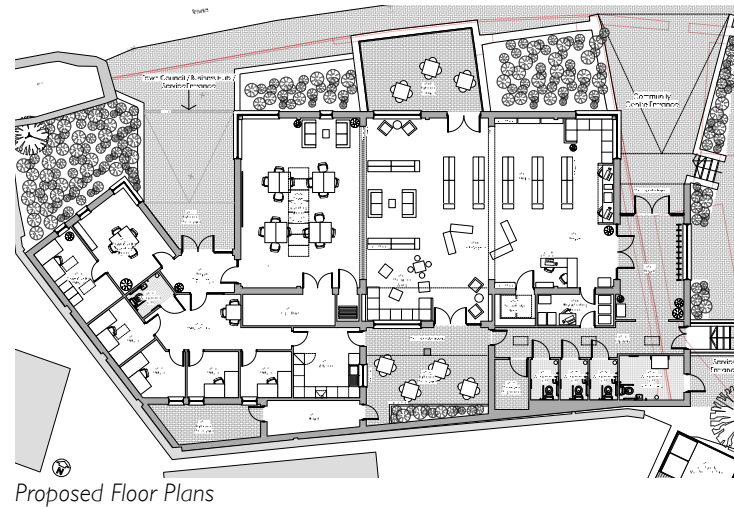
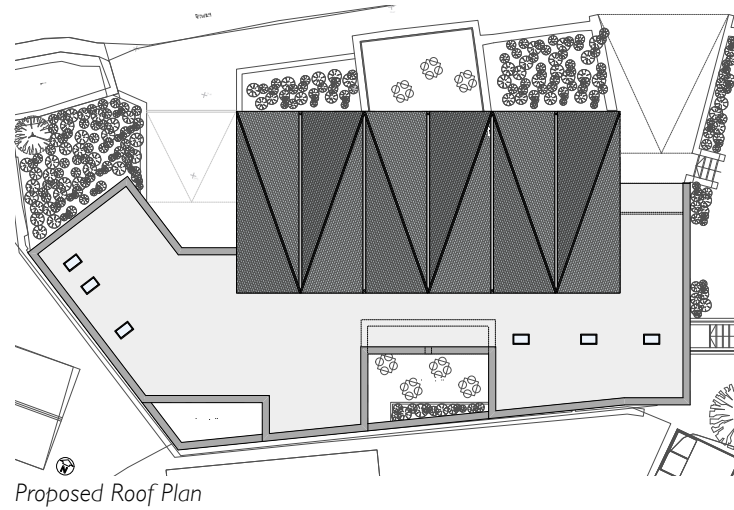


**SNAPSHOT:**

**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £950,000  
**STATUS:** Tender  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

Peregrine Mears Architects won this commission in a national competition. The site for this project hasn't been without its challenges.. It is located in the town's Conservation Area, it affects the setting of two listed buildings and a listed structure, it is with a flood zone and is on a site of archaeological interest. The client also had big aspirations for a small site. Nevertheless, Peregrine Mears Architects have risen to the challenge and have designed a community building to accommodate the Town Council offices, Library, Information Centre, business enterprise offices and town centre toilets. Planning has been approved and the project should be starting on site soon.



Visualisation of Community Hub



Proposed Section

# COMMUNITY HUB



**SNAPSHOT:**

**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £Undisclosed  
**STATUS:** Complete  
**STAGE OF INVOLVEMENT:** Full Architects Services

**SUMMARY:**

With the increasing success of their wedding venue business, this client has been converting existing leisure and dining venues into accommodation for their wedding guests. Previously used as a cafe and children's play area, Peregrine Mears Architects redesigned this courtyard building to form staff facilities and self-catering accommodation with 8 En Suite Bedrooms, including a two storey bridal suite. Work is continuing now with the refurbishment and extension of a neighbouring building to create a further 9 En Suite Bedrooms.



The bedrooms and social areas are focussed on the courtyard



The new layout was designed to work around the existing timber frame



A new terrace was formed for first floor bedrooms



Newly created en suite bedroom



Dining hall and lounge area

# AWARD WINNING WEDDING VENUE ACCOMMODATION



**SNAPSHOT:**

**LOCATION:** Devon  
**CONSTRUCTION VALUE:** £100,000  
**STATUS:** Complete  
**STAGE OF INVOLVEMENT:** Up to Planning

**SUMMARY:**

The Grade I listed frontage is believed to date mainly from 1708, (though has been repaired several times since) and was originally where merchants struck their bargains as ships unloaded & loaded in the adjoining port. Now, the building has had a new lease of life with the former dark interior transformed into a light, welcoming space. We were able to negotiate the insertion of new windows in the main elevation to bring light into the dining areas and create a visual connection with the exterior covered colonnade. We also reopened a high level gable window in the central hall and the windows along the riverside elevation. That and the high, vaulted ceilings have resulted in two impressive yet flexible spaces.



*Sympathetic refurbishment of the interior to retain existing features*



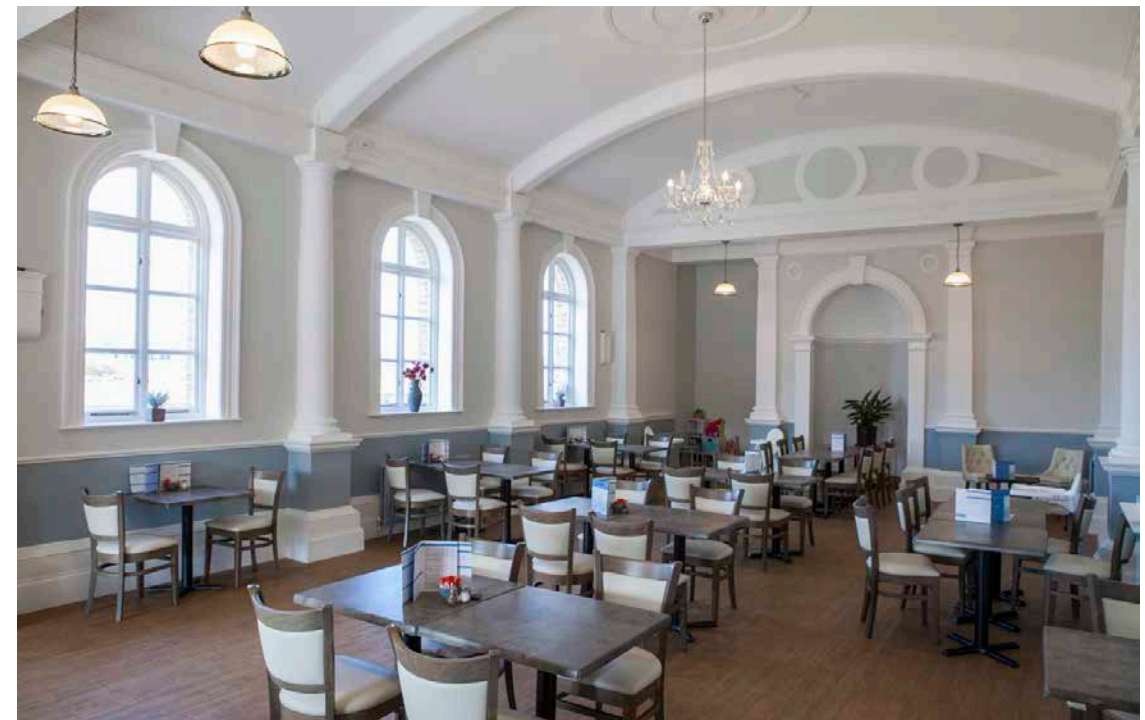
*The previously dark interior has been transformed*



*This listed building had been empty for a number of years. The careful conversion and restoration has given the building a new lease of life*



*The colonnaded elevation fronting the square has been carefully cleaned*



*Windows have been reinstated to provide a light and airy interior*



## OVERVIEW:

With backgrounds in conservation, Peregrine and Paul are both familiar with the constraints and opportunities presented when working with historic and listed buildings. The practice has been fortunate to work on many listed buildings, including the Grade I listed quayside building, bottom right. Such buildings require careful consideration throughout the project, from negotiating the planning system to careful specification of materials to conserve the existing fabric while making the building fit for future use.

Peregrine Mears Architects also have extensive experience of designing and delivering projects in sensitive rural and urban sites, including Areas of Outstanding Natural Beauty, National Parks, Sites of Special Scientific Interest and Conservation Areas. Thorough research of the site and an understanding of relevant national and local planning policy underpin the development of such projects.

Informed design, combined with early consultation with planners, provides a sound platform for planning, listed building and conservation area applications.



Refurbishment of Grade II listed riverside restaurant



Refurbishment of Grade II listed public house



Extension to Grade II\* listed neo-classical manor house



Holiday cottages located in the Area of Outstanding Natural Beauty on the north Devon coast



Grade I listed quayside, carefully restored and converted to new restaurant

# LISTED BUILDINGS AND SENSITIVE SITES



## OVERVIEW:

Gaining planning consent for new dwellings in rural areas can be tricky, however the permitted development legislation that came into force in 2013 allows barns and other agricultural buildings to change their use to dwellings, subject to some key criteria:

- the site must have been in an agricultural use on 20th March 2013 OR when it was last in use OR for during the 10 years before the permitted development begins;
- that use must have been as part of an established agricultural unit i.e. a farm enterprise "for the purpose of an agricultural trade or business"
- the floor space must be less than 465m<sup>2</sup>
- no more than 5 dwellings are created
- the site is not subject to an agricultural tenancy or if it is, the consent of both landlord and tenant is obtained
- the site is not in an AONB, SSSI, National Park or Conservation Area;
- the building is not listed;
- the building is more than 10 years old; and
- the external dimensions must not increase



Internal visualisation of dutch barn conversion



Barn conversion creating a new home



External visualisation of dutch barn conversion



Stable range converted to a new dwelling



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