



**Brochure for Residential
Dwellings for Private
Buyers and Developers**

23rd February 2018

Approach to Commission

An Introduction to Peregrine Mears Architects

Peregrine Mears Architects was established in 2004 and has developed a reputation for finding design solutions that respond imaginatively to the individual requirements of the setting and the client. The practice is driven by a desire to create spaces that are a joy to be in, whether for living, working, socialising or relaxing.

- Peregrine Mears Architects is a medium sized, Devon based practice, small enough to offer a personal service tailored to specific project needs, yet large enough to be able to resource and undertake substantial schemes
- based in Exeter and Barnstaple, the practice has projects throughout the south west
- every project is a unique design solution to suit the location and the brief
- a good project starts with a good brief; we spend time with our clients at the outset of a project to explore and define their needs
- we are a sounding board / filter for clients ideas, guiding and encouraging
- our role is never to stamp our ideas on your project, but to find out what is important and provide good quality, professional advice to meet your needs
- sustainable, environmentally conscious design is a fundamental part of our approach
- we are Certified Passivhaus Designers and have training in various aspects of best practice in
- we maintain a positive working relationship with local planning officers
- we use a combination of hand drawing, CAD and the latest 3D design and modelling technology to present information in a way that is easily understood.
- larger projects are developed using BIM (Building Information Modelling)
- we also use traditional 3D models as a tool in communicating ideas
- we have extensive experience of preparing for and hosting stakeholder and public consultations, from brief development to detailed design



Approach to Commission

Expertise in designing healthy and comfortable buildings

First and foremost, Peregrine Mears Architects has experience of designing low energy, healthy and comfortable buildings, understanding the need to consider environmental and comfort aspects from the outset of the design.

The practice is committed to using their skills to produce energy efficient and sustainable buildings through careful design, specification and collaboration. With all projects they aim to raise the awareness of their clients about sustainability and environmental issues, with a view to developing a shared sustainability vision for the project. We know, in this case, Exeter City are ahead of the game in the UK, with their commitment to the passivhaus standard for current and future projects.

Peregrine Mears Architects approach is to prioritise the use of natural resources, passive control and quality building materials to produce low tech and low energy buildings, which are healthy, comfortable and easy to operate, control and maintain.

It is an integrated approach which requires consideration from the outset. Orientation and massing are optimised to maximise the potential for daylighting, natural ventilation and use of passive solar energy. Materials and construction methods, whether modern or traditional, are selected for their contribution to the thermal envelope, airtightness and control of temperature or humidity, within the constraints of other considerations such as structures, context or embodied energy.

The practice preference is for buildings which are easy for users to control, whether opening windows or turning on lights, rather than rely on automated controls and building management systems. High tech solutions, such as microgeneration with photovoltaics or wind energy, are considered from the outset and buildings designed to accommodate them, but inclusion of these technologies is after all efforts have been made to minimise the energy use.

Leading sustainability and low energy design in the practice is Paul Cooper; a Certified Passivhaus Designer. Paul attends regular specialist workshops, including use of Therm (for thermal bridging modelling), use of WUFI Pro (for hygrothermic modelling), masterclasses in airtightness detailing and site education. Paul is also a regular attendee at the UK Passivhaus conference.



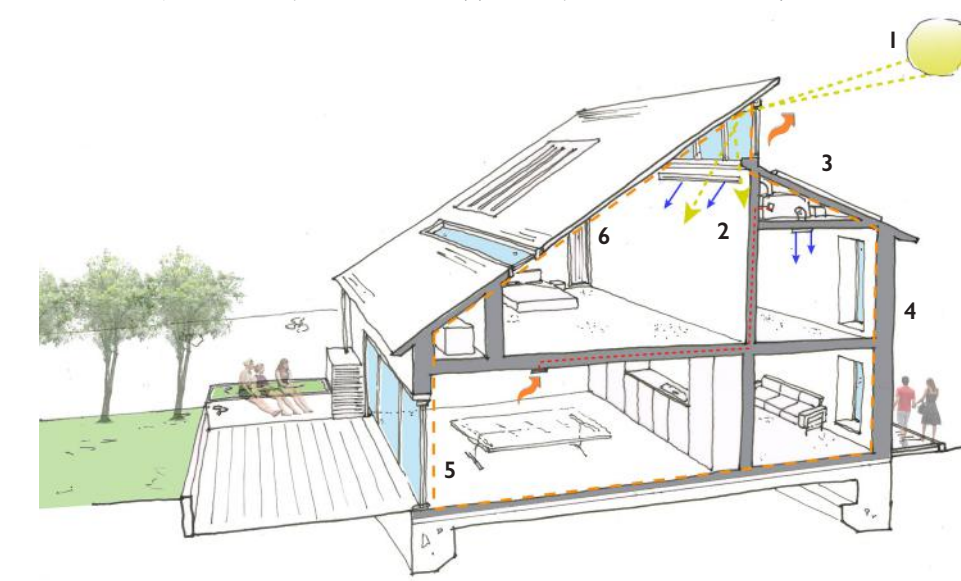
Off-grid house, Weymouth



Garden Room at RHS Rosemoor. Includes solar shading, MVHR, low energy lighting and systems



New house, Oxfordshire, to the passivhaus standard (by Paul Cooper while at TSH Architects)



- 1 Daylight
- 2 Heat Recovery / Exchange
- 3 Solar Thermal and Photovoltaic
- 4 Improved Insulation
- 5 High performance windows
- 6 Air Tight Line



Approach to Commission

Process

Peregrine Mears Architects has a collaborative approach to all projects. Throughout the process there is ongoing dialogue between the practice and all client parties, consultants, stakeholders and specialists, to ensure the optimum design solution is found for each project. On this and the next page we have outlined steps in the process from appointment to planning.

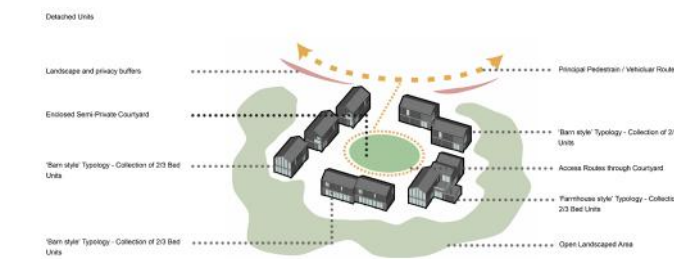
1) Getting Started



Precedent studies

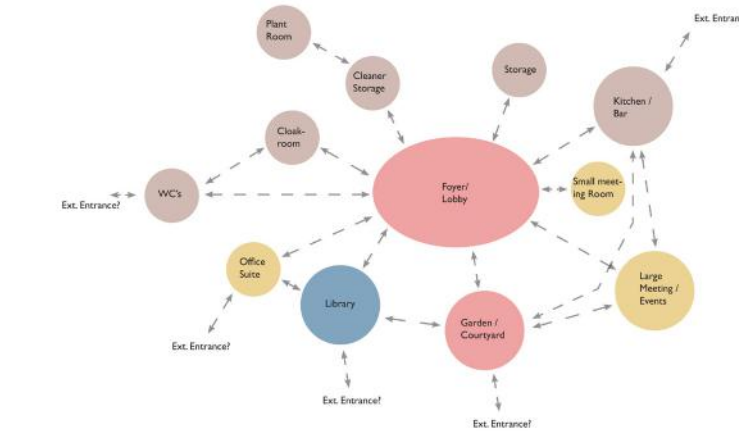
Examples of similar projects are reviewed to see what has been successful, and what less so. The case studies are reviewed to help develop the brief.

2) Options Studies



Building strategies

Taking the relationship diagrams, areas brief and site strategy, a strategy can be developed for the building. Sustainability issues will be considered as these can influence arrangement of spaces and orientation.



Relationship diagrams

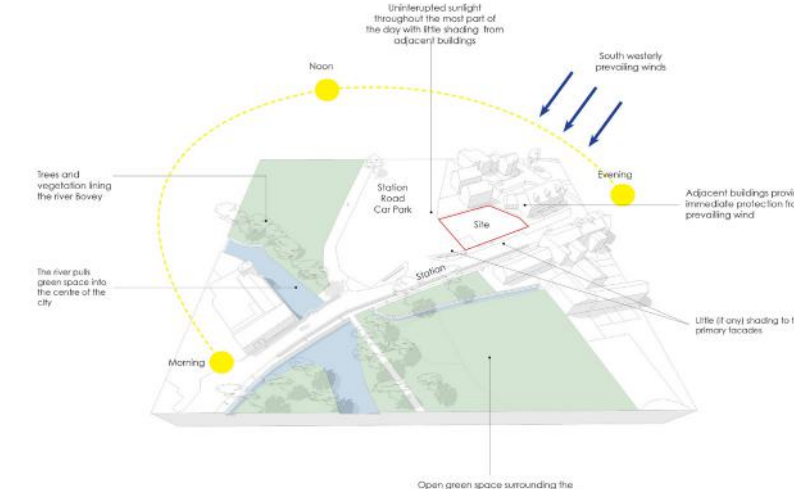
Configuration of spaces

Through space relationship diagrams we can test different options for arranging the building. We can establish a hierarchy of relationships, which spaces must be adjoining, which have more flexibility in location.



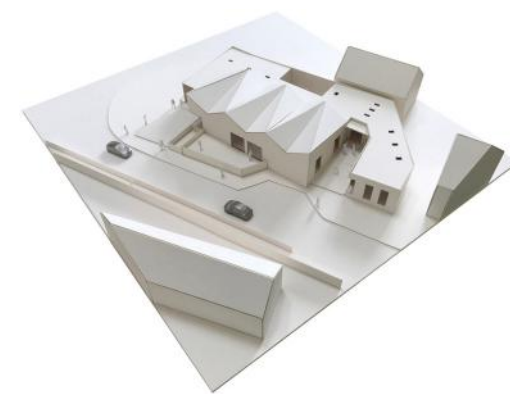
Plan options

From the strategy, plan options will be prepared to review, test and refine. At this stage, a wider consultation can be held to get feedback from all stakeholders. From this process a clear direction for the development will be identified.



Site analysis and strategy

Site characteristics influence the locating of new buildings. Opportunities are identified and tested to determine the best strategy for the site, taking on board existing features, views, neighbours, construction process and environmental conditions.



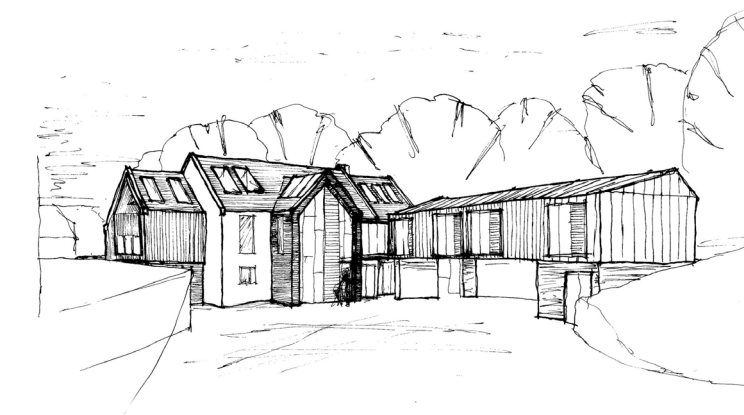
Cardboard models

Cardboard models can supplement the sketch plan arrangements to give a flavour of the building form. These will vary in style to explore ideas. The preferred direction is often a combination of different options.

Approach to Commission

Process (continued)

3) Design Development



Sketch elevations

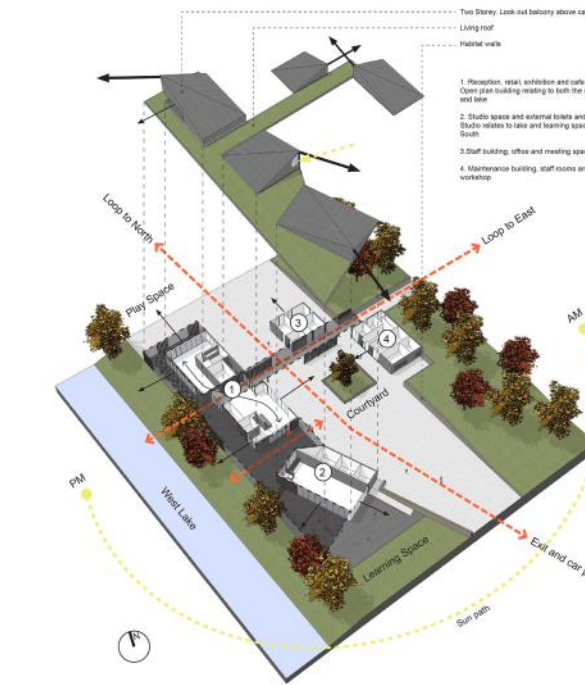
Once a clear direction is established, sketches are still a quick method of investigating the form of the building, including material choices and roof space.

4) Finishing the Design



Coloured elevations & 3D Views

Once the design has been refined and agreed, coloured elevations can be prepared for the planning application. These, together interior and exterior 3D views can be useful for publicity and fundraising.



Photomontages

3D renderings from computer models can be overlaid on photographs from the site to give a appreciation of the proposed buildings in context. These can be useful for consultation with the local community.

3D sketches and modelling

Computer modelling allows us to generate accurate 3D views, and can also be used for walk-throughs, giving you an early glimpse of what it could be like to be in your completed building. 3D views are easier to read for most people, they can help give a sense of the scale of proposed buildings on the site and the relationship to existing site features. Exploded 3D views are a helpful way of explaining layouts.



Consultation

Consultation is at the heart of the design process. Involving you, the client, those who will use the building, neighbours, the local authority and statutory consultees, amongst others, will ensure you get a building that meets your requirements and hopefully surpasses expectations.

Team Structure

Curriculum Vitae - Peregrine Mears, Director

DATE OF BIRTH:	25/02/1968
NATIONALITY:	British
QUALIFICATIONS:	RIBA Chartered Architect (no. 9082110) ARB Registered Architect (no. 073162E)
EDUCATION:	RIBA Conservation Training Course (2013) Advanced Diploma in Professional Practice - RIBA Part 3 (RIBA NW Region - 2004) Diploma in Architecture - RIBA Part 2 (RIBA London / Oxford Brookes University - 2003) Certificate in Architecture - RIBA Part 1 (RIBA London / Oxford Brookes University - 1999) P.G.Cert. Ed (University of Plymouth - 2003) HNC Building Studies (Exeter College - 1989) ONC Building Studies (North Devon College - 1987)
EMPLOYMENT:	2004 -Present - Peregrine Mears Architects Ltd. - Founder / Director 1998 - 2004 - Freelance Technician / Assistant 1998 - 2004 - North Devon College - Lecturer in Construction 1997 - 1998 - RGP Architects - Technician 1996 - 1997 - Clive Jones Architects - Technician 1991 - 1995 - Freelance Technician 1988 - 1991 - Jonathan Rhind Architects - Technician 1984 - 1988 - Dyer Feesey Wickham Architects - Technician



EXPERIENCE:

New Buildings for Lifestyle and Engineering Curriculum Areas, Petroc College, Barnstaple - £7.6m

Following the successful completion of four previous projects for Petroc, Peregrine lead the practice's bid for Feasibility and Concept Design work for this prestigious project at the college's main Barnstaple Campus in the summer of 2013. The appointment was then extended to cover full scheme design which was completed within a very tight programme. Full planning approval was granted in July 2014.

Highbullen Hotel, Chittlehamholt - Various projects including a New Health Spa, 58 Holiday Lodges, Hotel Extension £14 m - 2014 onwards.

The practice was entrusted by the new owners to develop a masterplan for development of the hotel's 125 acre estate. A number of projects have been implemented to date, with the remainder scheduled to be built over the next 3 - 5 years. Peregrine is the key liaison between the owner, his team and other consultants. Highbullen Hotel has won 5 awards during the time the practice has been involved with it's rejuvenation as one of the South West's leading hotels and resorts.

Northfield Road, Ilfracombe - Residential Development of 12 no. Dwellings

Peregrine lead the design team for this private housing scheme on a sensitive site within Ilfracombe's Conservation Area which achieved planning consent where previous schemes by other agents had failed.

Waterside, Bodmin - Masterplanning and full design of expansion to holiday resort - £24m - 2017 onwards

The practice has been working with new owners for a holiday park near Bodmin to develop a new masterplan for 200 acre site, including the design of new eco lodges, which the practice is steering towards passivhaus, and numerous leisure buildings in a central 'village'.

Team Structure

Curriculum Vitae - Paul Cooper, Senior Architect

DATE OF BIRTH:	23/09/1973
NATIONALITY:	British
QUALIFICATIONS:	RIBA Chartered Architect (no. 10902412) ARB Registered Architect (no. 068418J) Certified Passivhaus Designer
EDUCATION:	WUFI Pro Heat and Moisture Workshop (Green Register Workshop, London 2015) Thermal Bridging Workshop (Therm software) (AECB Carbonlite course, London 2014) Certified Passivhaus Designer (BRE Watford 2013) BREEAM Accredited Professional (not currently registered) (BRE Watford 2010) Examination in Professional Practice - RIBA Part 3 (Oxford Brookes University - 2003) Diploma in Architecture - RIBA Part 2 (Oxford Brookes University - 2002) Diploma in Built Resource Studies (distinction) (Oxford Brookes University - 2002) BSc (hons) in General Architectural Studies - RIBA Part 1 (University of Bath - 1997) A levels in Maths, Physics and Art
EMPLOYMENT:	2017 - Present - Peregrine Mears Architects Ltd. - Senior Architect 2007 - 2017 - TSH Architects, Oxford - Associate Director 1995 - 2007 - Acanthus Clews Architects, Oxford - Senior Architect



EXPERIENCE:

Student Accommodation, St. Hilda's College, Oxford - £3.3m (on site)

Refurbishment and extension of student accommodation for Oxford University in one of Oxford City's conservation areas. As students needed to be temporarily relocated to facilitate the project, the extensions used off-site timber frame construction to minimising the period on site. The extensions were 3 and 4 storeys high, providing 30 new student rooms. Paul led the design team from brief development to initial technical design, including various stakeholder consultations to ensure the project would meet all college needs.

St. Anne's Catholic Primary School, Solihull - £6.5m (2011)

A new build primary school as part of the North Solihull Regeneration Programme. The design of the building and masterplanning for the site involved extensive consultation with the various client bodies, the local authority, the school staff, parents and pupils, and neighbours of the site. The early consultation process resulted in a successful building in terms of negotiating the planning process and meeting the aspirations of all stakeholders.

Private House, Ewelme, Oxfordshire - £700k (2013)

Replacement dwelling in the countryside designed to the passivhaus standard. Paul was responsible for the design from concept to planning. The single storey dwelling enjoys extensive views to the north west over the rolling Oxfordshire countryside. The project included a substantial landscaping scheme and a large, attached outbuilding. Basic PHPP modelling was carried out in-house during initial design development, before an independent consultant remodelled in PHPP to verify the scheme was compliant with the passivhaus standard. The project is now complete and, while the client has chosen not to get the project Certified, they are delighted with their comfortable home and low running costs.

Private House, Abingdon, Oxfordshire - £200k (2016)

Redevelopment of plans for a previously approved passivhaus dwelling in the grounds of a listed building. Work included redesign and initial technical detailing to ensure compliance with the passivhaus standard before submitting revised planning and Listed Building applications.

Private House, Duns Tew, Oxfordshire - £150k (2016)

A modest refurbishment and extension to an old cottage in a conservation area, for which the client's aspiration was for a low energy and healthy home. The project included improving the performance of the existing cottage with natural, breathable products, and a timber framed extension using cellular insulation, wood fibre boards, clay plaster and breathable paints.



Garden Room at RH5 Rosemoor, Torrington



Coastal Apartments model



Masterplan model for Petroc College, Barnstaple



St. Anne's Catholic Primary School, Solihull (with TSH Architects)



Student Accommodation for St. Hilda's College, Oxford (with TSH Architects)



New dwelling to the passivhaus standard, Oxfordshire (with TSH Architects)

Relevant Company Experience

Northfield Road, Ilfracombe

Snapshot

LOCATION:

Ilfracombe, North Devon

CONSTRUCTION VALUE:

£Undisclosed

STATUS:

Construction

STAGE OF INVOLVEMENT:

Full Architectural Services

Our Role:

Our firm's role was to design a scheme in a prominent location; the site being bordered on 3 of 4 sides. The constrained unit size (to maximise density), potential form and massing required creativity to maximised space within each unit, limit overlooking and retain the privacy for existing and future inhabitants.



CGI of scheme in context

The Client:

Atlantic Developments commissioned Peregrine Mears Architects to design a scheme on the site of a disused garage adjacent to the main highstreet in Ilfracombe. A previous scheme was consented as part of a previous application not associated with PMA (Peregrine Mears Architects), however there was a desire for a refinement in approach. Once again, there is a fine line between creating a profitable venture for the client, and designing a considered scheme which will benefit the local surroundings and has the best likelihood of obtaining planning permission.



CGI of scheme in context

The Outcome:

The final building forms evoke Victorian warehouses responding to the site's industrial past. It was suggested that each unit is to be arranged over 4 floors, which has the benefit that each unit occupies a small footprint on the site to maximise density (and profitability) while also relating to the scale and height of the surrounding buildings. It encompasses a mixture of contemporary town houses and terraced houses and it is suggested that the modern material palette will attract buyers. The scheme in its entirety becomes a contemporary addition to the town centre which has been in need of investment and improvement and is a key part of Ilfracombe's urban regeneration. It makes the best use of a constrained site and provides much needed additional accommodation in a primary location. The scheme is currently under construction.



Planning Elevations

Relevant Company Experience

Daddon Hill, Northam

Snapshot

LOCATION:

Northam, North Devon

CONSTRUCTION VALUE:

£Undisclosed

STATUS:

Completed

STAGE OF INVOLVEMENT:

Full Architectural Services

Our Role:

Peregrine Mears Architects were commissioned to design 2 high-end detached dwellings within the garden of a large house adjacent, providing uninterrupted views over a rural setting. Providing full architectural services, PMA oversaw this project from initial feasibility and concept design, to building regulations approval.



CGI of dwellings in context

The Client:

The client had a clear desire to commission a modern design, as they felt this would suit the market and could be sold with ease. With little/if any overlooking and visual impact, the design would benefit from extensive glazed windows to maximise the outlook and natural light, while dually in-line with the modern style desired within the brief. The first dwelling would be constructed and sold in order to finance the second. So while the site has been separated into two plots, the designs remain the same, which minimises design and planning fees.

The Outcome:

The outcome is a building which looks as it does within the CGI's produced during the initial concept and design development stage. It is a modern, well-detailed home which is currently for sale, achieving all of the clients requirements. A large footprint can sometimes starve the centre of the plan of natural light, however, the clever positioning on the stair and central circulation core allows natural light to flood the centre of the home from above. The client is currently in the process of preparing for the second identical dwelling to be built.



Internal Staircore CGI



Master bedroom and terrace CGI



Building almost completed

Relevant Company Experience

Solefield Apartments, Croyde

Snapshot

LOCATION:

Croyde, North Devon

CONSTRUCTION VALUE:

£Undisclosed

STATUS:

Planning

STAGE OF INVOLVEMENT:

Planning

Our Role:

Peregrine Mears Architects were commissioned to develop a design solution and secure planning approval for the erection of a new residential development on the large plot of land adjacent to Solefield. This commission came after initially providing full architectural services for an extensive remodel of a dwelling in need of refurbishment on the plot adjacent.



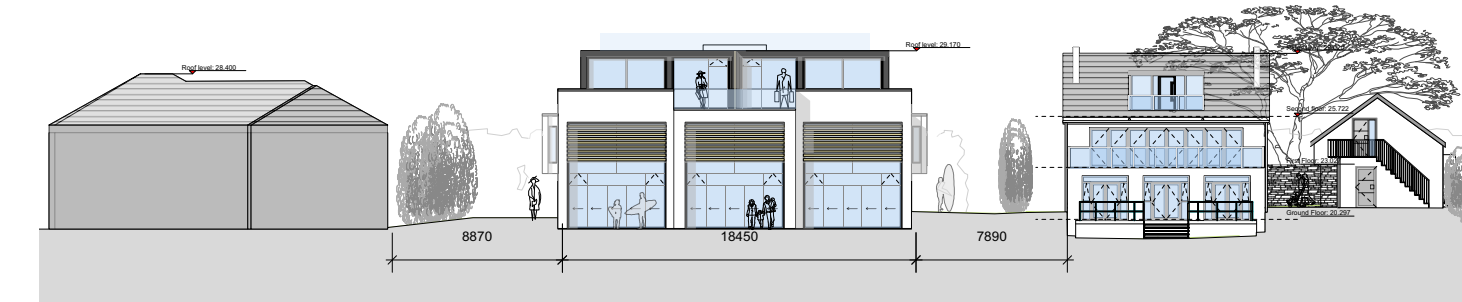
CGI of proposed apartments in context

The Client:

As briefly mentioned, the client, a private developer, initially approached PMA to provide full architectural services for the property adjacent the site in question. Satisfied with the outcome, and through discussions prior, it was proposed that the extensive garden of the property previously remodelled was to become a separate plot for the erection of 5 apartments. The client's brief specified a high-end approach to design and materials to compliment the outstanding view (as pictured below), to market the properties on luxury living, and consequentially being able to demand a higher marketable value. Moreover, the location and specification of the building markets itself to a calibre of buyer which would desire the level of finish which is suggested.



CGI of view/outlook over Croyde and the sea beyond



Proposed planning elevations: Proposed Apartments (centre) previous remodelled scheme (right)

The Outcome:

The outcome is the granted planning permission for 5 contemporary apartments, which answer to the surrounding building heights and provide additional accommodation in a prime coastal position, maximising the site for its views, proximity to the beach and position within a popular holiday village. Each unit has been designed to make both a great permanent address as well as potentially a seasonal holiday let or second home (popular of this location). The style answers more to the remodelled 'Solefield House', instead of the more dated dwellings situated along Moor Lane, which has arguably set a modern precedent for the area, to which has been taken advantage of in the design and justification of Solefield Apartments



CGI of both Solefield House and Solefield Apartments in context

Relevant Company Experience

Birch Road, Landkey

Snapshot

LOCATION:

Landkey, North Devon

CONSTRUCTION VALUE:

£Undisclosed

STATUS:

Planning

STAGE OF INVOLVEMENT:

Full Architects Services

Our Role:

Our firm's role was to prepare a scheme which balanced financial viability, appropriate density, need/marketability and architectural relevance to the rural surroundings.



3D model ariel view of proposed scheme

The Client:

The client approached Peregrine Mears Architects to provide architectural and planning services to take the project up to and through the outline planning application stage. The initial role was to explore the possible density, which would be an over arching factor in the feasibility of the scheme. Exploring different layouts and forms had to balance the likelihood of obtaining planning permission and providing a scheme which would be financial viable for the client. The client had a desire to explore a contemporary style of dwelling which would be marketable, while considering its edge of village location.



CGI of proposed scheme

The Outcome:

The outcome was a planning application which suggested 22 no. Dwellings on the greenfield site. The design proposes a scheme of various house types based around a communal courtyard with the aim to create a sense of place and a high quality development that relates to its village surroundings. It is felt that this was achieved by building forms and materials which reflect the agricultural and rural vernacular. The courtyard focused layout encourages natural surveillance in accord with Secured by Design principles. This project is currently going through planning.



CGI of proposed scheme

Relevant Company Experience

Baggy View, Croyde

Snapshot

LOCATION:

Croyde, North Devon

CONSTRUCTION VALUE:

£Undisclosed

STATUS:

Completed

STAGE OF INVOLVEMENT:

Planning

Our Role:

We were commissioned to develop a scheme which provided 7 800sq ft units in the position 2 detached dwellings which were to be demolished. The scale, form and building position was limited by the neighbouring buildings, and was therefore positioned in-line with the existing building frontage line along this prominent row of large detached dwellings on the main road into Croyde. Achieving planning permission saw the building constructed and realised as per the initial plans.



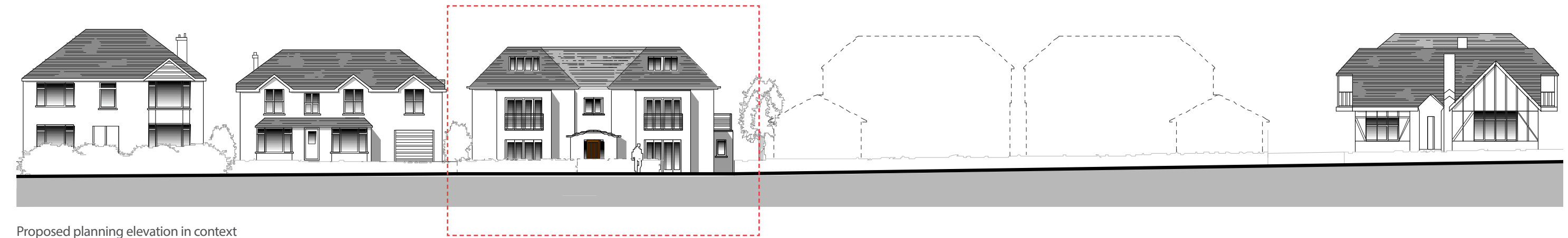
Photograph of completed building

The Client:

Croyde Homes Ltd, a private developer approached PMA to obtain outline planning permission in the place of 2 existing dwellings. As with all 'for-profit' developers, there is an emphasis on numbers, so a definite unit size and amount was specified, and so to meet the brief, careful space planning and the clever use of the roof space achieved the desired floor areas while limited the ridge height; retaining the continuity in height and scale of the row of existing buildings along Baggy View. The client was excited about initial ideas put forward, and "hoped that we can realise these to achieve an interesting, well designed and elegant building that meets everyone's expectations." It is clear this was realised and a building which met the clients initial brief has been delivered.

The Outcome:

From design to finished product, the building has been realised and has been successful in providing high end living for its inhabitants. It is felt that, although it is a large dwelling, sits comfortably within context through answering to existing scale, height and material palette. Making use of the large roof space made achieving the desired floor areas possible, while the clever use of inset terraces on both the front and rear facades provides the penthouse with outdoor space, maximising the view over Croyde Beach and the headland beyond. Furthermore, it makes the spaces feel less like they are situated within a roof. Large windows maximise natural light and the coastal view, while the fenestration and lintels provide a sense of grandeur.



Proposed planning elevation in context

Relevant Company Experience

Cliff House, Woolacombe

Snapshot

LOCATION:

Woolacombe, North Devon

CONSTRUCTION VALUE:

£N/A

STATUS:

Concept

STAGE OF INVOLVEMENT:

Feasibility

Our Role:

Peregrine Mears Architects were commissioned to undertake an initial feasibility study to explore the potential to knock down an existing dwelling which has fallen into disrepair on the Esplanade, Woolacombe, and replace it with apartments. An initial massing study, alongside site analysis explored the size and the form of a potential replacement. This would then aid the client in calculating whether the scheme would be financial viable (unit size and quantity) prior to purchase.



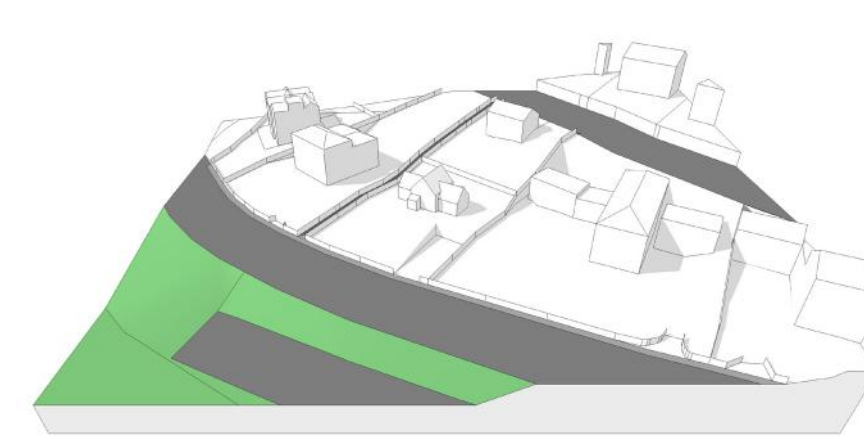
Cliff House (proposed dwelling to be demolished and site to provide 7 appartments)

The Client:

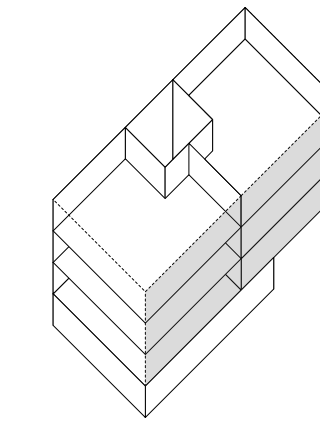
The client approached the practice prior to purchasing the site to explore the possibility of achieving 6 no. 3 bedroom (120m²) apartments along with a penthouse suite. The firm explored firstly, as to whether this would be viable with parking requirements, and how then it is positioned on the site, the impact it could have on the views of existing residents and initial massing layouts. This aided the client in their own financial feasibility studies. As a result, they put in an offer on the site, however were unsuccessful after being outbid.

The Outcome:

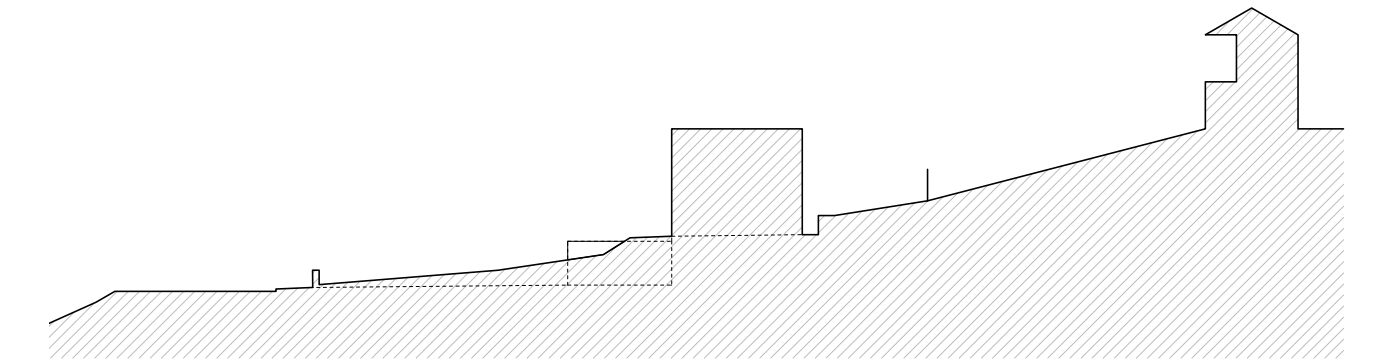
The outcome was providing the client with information to back up financial calculations. It provided leverage against overexposure and gave them the relevant information to move forward with an investment. The exploration illustrated the potential of the site and how it could be best utilised with the potential opportunities as well as constraints.



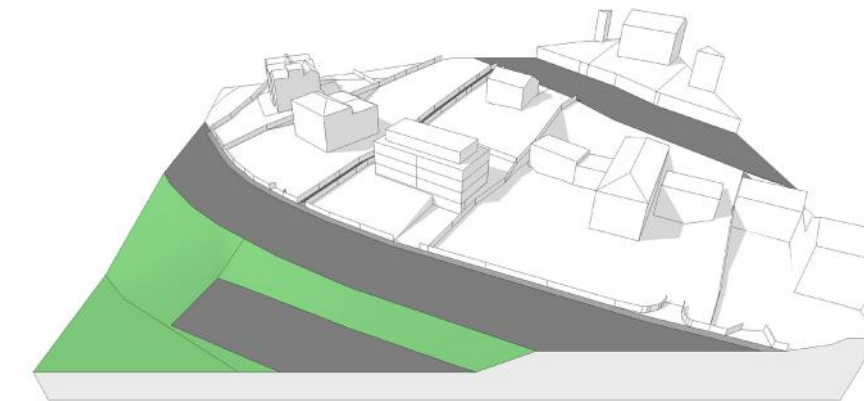
As existing 3D model of Cliff House and surrounding context



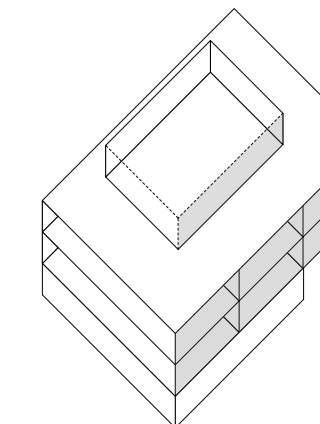
Axonometric of form 01 and extent of frontage



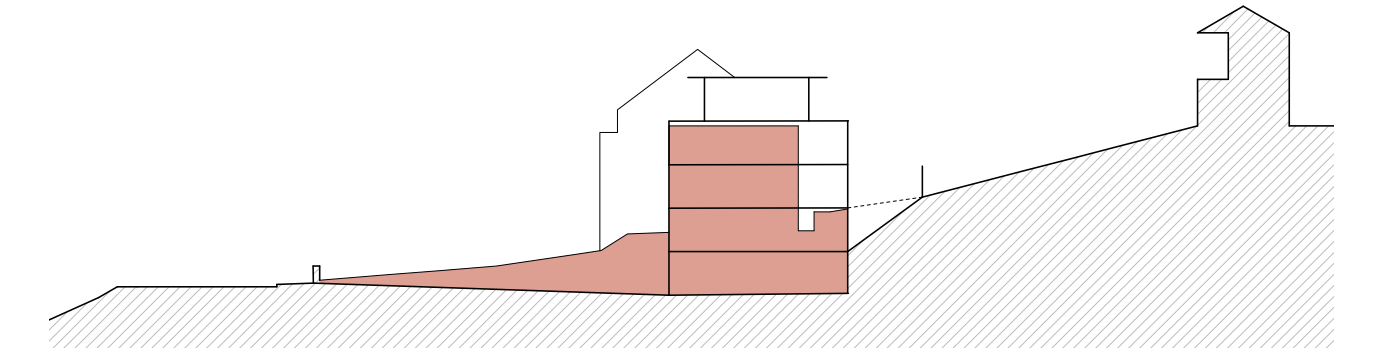
Existing site section



3D Model of proposed/possible scheme in context



Axonometric of form 02 and extent of frontage



Proposed building section in context



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