



Leisure & Tourism



PRACTICE INTRODUCTION

Peregrine Mears Architects was established in 2004 and has studios in Barnstaple and Truro. Working nationally, 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 West Country 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 - including Passivhaus;
- excited by your project! Every project the practice works on brings different design opportunities, so we can find a solution that reflects your individuality;
- committed to working with you to create and deliver your project - let our imagination bring your vision to life!

ABOUT US



THE TEAM



PEREGRINE MEARS
Director



CHRIS EVANS
Architect



PAUL COOPER
Associate Director



DANIEL HUXTABLE
Architectural Technician



SAM TIDDY
Apprentice



JAMES GOODWIN
Architectural Assistant



LEISURE & TOURISM

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

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 project.

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



SNAPSHOT:

LOCATION

Devon

CONSTRUCTION VALUE

£15 million

STATUS

Planning Granted / Partially Complete

STAGE OF INVOLVEMENT

Full Architects Services

SUMMARY:

This project involves a handsome country house hotel, which our client purchased in 2012 with a view to refurbishing it and improving / extending the range and quality of the facilities.

We have worked on a number of projects as part of the hotel's re-development. That included a new 400 seat wedding and conference venue, the conversion of a tired function space into a new Tea Room, upgrading of the swimming pool / leisure building to a Spa, refurbishment of the existing holiday cottages, staff accommodation and an estate store. We also obtained planning approval in 2018 for 58 holiday lodges and a 14 bedroom extension to the main hotel building.

The additional development across the site is already increasing guest numbers and enhancing the on-site facilities, securing the long term future of this splendid hotel.



Proposed Tree House Luxury Lodges



The Loft Suite

Winner of the 'Best Suite' at the International Hotel & Property Awards (2016).



Proposed duplex bedroom extension to main hotel



Newly extended and refurbished 'Laura Ashley' Tea Rooms

REVITALISATION OF COUNTRY HOUSE HOTEL

SNAPSHOT:

LOCATION

Cornwall

CONSTRUCTION VALUE

£30 million

STATUS

Full Planning Permission Granted

STAGE OF INVOLVEMENT

Full Architects Services

SUMMARY:

The site has been a holiday park for over 20 years, currently consisting of 69 holiday lodges with a pool and cafe. We were appointed by the new owners in the summer of 2017 to develop a masterplan, lead the design team and manage the project.

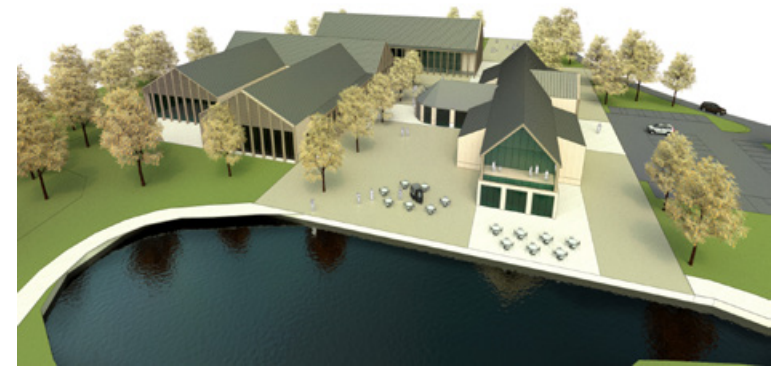
The brief was to significantly increase the quality and quantity of accommodation, increase on-site leisure opportunities and improve dining options. The new facilities will include a 25m swimming pool, leisure pool with slides and water features, gym and fitness studios, indoor climbing centre and multi-use sports barn, 280 seat wedding and conference venue, enlarged restaurant & bar, shop, business bureau, cinema, boutique spa hotel with private pool, sports pitches and site wide landscaping. The main buildings are designed to echo a group of farm buildings, arranged around a courtyard 'plaza' fronting onto the main lake.



Proposed Masterplan



Plaza formed by the new leisure buildings



Elevated view of central Plaza from main lake

NEW ECO HOLIDAY PARK CORNWALL

SNAPSHOT:

LOCATION

Cornwall

CONSTRUCTION VALUE

£30 million

STATUS

Full Planning Permission Granted

STAGE OF INVOLVEMENT

Full Architects Services

SUMMARY:

After a rigorous analysis of the site, 118 new lodges were proposed. These were conceived as a series of zones, each with its own character - which led to a form and style specific to each zone. These include floating water lodges on the two of the lakes, single storey grass roofed lodges on the lower, flatter part of the site, and elevated treetop lodges on the edge of the woodland.

By working closely with Cornwall Council planning department from the outset and demonstrating a clear understanding of the site, its history and opportunities, we were able to secure full planning permission for all of the proposed development within a single application, within the 3 month period, (with no S106 contributions) and under delegated powers. So our client was very pleased!



Proposed 'Lakeside' lodges



Proposed 'Village Green' lodges



Proposed 'Hill Top' lodges

NEW ECO HOLIDAY PARK CORNWALL

SNAPSHOT:

LOCATION

Devon

CONSTRUCTION VALUE

£6 million

STATUS

Pre-Tender

STAGE OF INVOLVEMENT

Full Architects Services

SUMMARY:

This site in North Devon has been a holiday complex for over 30 years. It was purchased by the Holiday Property Bond in 2017, who have 38 self-catering holiday complexes across Britain and Europe. The new owners are investing in the site to upgrade the existing accommodation and leisure facilities to meet the expectations of their clients. We were appointed to design and manage the project.

Accompanying the works to the existing buildings, we obtained planning consent for 3 new lodges at the north end of the complex and a further 10 new contemporary cottages are proposed in the field to the South of the main complex. These have been designed to compliment the existing range of farm buildings by using traditional materials, in response to the sensitive location - the site is both within an Area of Outstanding Natural Beauty and neighbouring National Trust land.



Proposed Masterplan (Phase 1)



Existing cottages are being internally refurbished and conserved externally



3D CGI view of Phase 2 accommodation

REDEVELOPMENT OF HOLIDAY COTTAGES

SNAPSHOT:

LOCATION

Devon

CONSTRUCTION VALUE

£undisclosed

STATUS

Planning granted

STAGE OF INVOLVEMENT

To RIBA Stage 4 (Building Regulations)

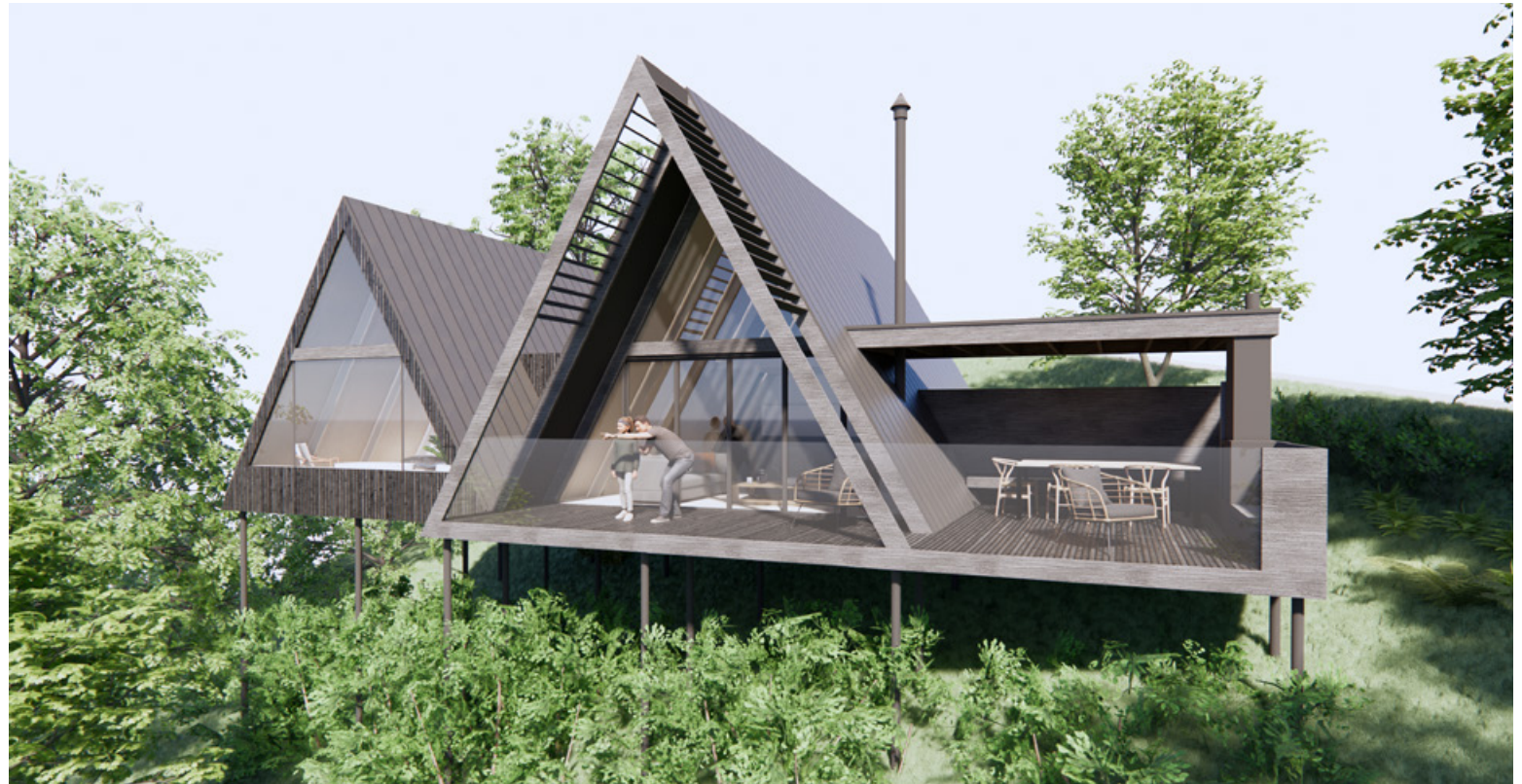
SUMMARY:

Starting a new tourism enterprise is a challenge, but finding the USP of a site and allowing that to influence the design and scale of holiday accommodation is critical to a successful scheme.

In this case the combination of a secret valley on the fringes of Exmoor and the client's desire to create a high quality, tranquil, rural retreat, led to a masterplan with three distinct elements:

1. 5 no. TeePee glamping tents in meadow
2. 3 no. underground lodges built into the hillside
3. 2 no. treetop lodges at the top of the site

As well as the accommodation, a central communal area is planned around existing lakes, this will include treatment / therapy rooms, a fire pit and food cabin. The intention is that guests are able to immerse themselves in nature and escape the modern world for a few days.



Visualisation of proposed treetop lodge



View from the proposed site of one treetop lodge



Visualisation of proposed underground lodge

NEW SMALL SCALE LUXURY ECO-TOURISM DEVELOPMENT

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 following an invited competition. Replacing a temporary marquee, the new building provides a flexible, multi-purpose venue, capable of hosting lectures, concerts, weddings and more. A simple form and low maintenance external materials meant that the building could be built for what was a very tight budget.

The large, mono-pitch 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.



The new Garden Room viewed from the existing restaurant



Building in use for a flower show



View of the building within the landscape

THE GARDEN ROOM, FOR RHS ROSEMOOR

SNAPSHOT:

LOCATION

Devon

CONSTRUCTION VALUE

£2.2 million

STATUS

Complete

STAGE OF INVOLVEMENT

To RIBA Stage 4 (Building Regulations)

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.



Children's 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

£ Undisclosed

STATUS

Complete

STAGE OF INVOLVEMENT

To RIBA Stage 4 (Building Regulations)

SUMMARY:

With the increasing success of their wedding venue business at Tunnels Beaches, the owners looked at ways of increasing their accommodation for wedding guests.

We have designed two projects to help achieve this. The first was the conversion of a cafe and children's play building to form self-catering accommodation with 8 En Suite Bedrooms, including a two storey bridal suite and generous living spaces.

Following that we undertook a second project for an adjoining house which the owners purchased. This time the brief was to develop a more contemporary aesthetic as a different offering to the converted cafe.

Both projects are within a conservation area and adjacent to listed buildings, so required deft handling during the planning process.



Extension and refurbishment of adjoining house to form new 9 bedroom accommodation block



Newly created en suite bedroom within converted cafe



External view of former cafe converted to bedroom block

AWARD WINNING WEDDING VENUE ACCOMMODATION

SNAPSHOT:

LOCATION

Devon

CONSTRUCTION VALUE

£ Undisclosed

STATUS

Complete

STAGE OF INVOLVEMENT

To RIBA Stage 4 (Building Regulations)

SUMMARY:

This project created a restaurant / cafe in an historic building on Barnstaple's quayside. The Grade I listed frontage is believed to date from 1708 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. The building was shortlisted in the 2020 RICS Social Impact Awards, (Heritage Category).



The colonnaded elevation fronting the square has been carefully cleaned



The previously dark interior has been transformed



Windows have been reinstated to provide a light and airy interior

CONVERSION OF HISTORIC BUILDING TO RESTAURANT

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 enjoyed working on many listed buildings, including a Grade I listed restaurant conversion on a quayside, refurbishment of a much loved Grade II waterside pub / restaurant and a series of projects for a Grade II* listed country house.

Such buildings require careful consideration throughout the project, from negotiating a path through 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 successful delivery of such projects.

Informed design, combined with early engagement with planners, provides a sound platform for planning, listed building and conservation area applications and reduces the risks to our clients.



Extension to Grade II listed neo-classical country house*



Refurbishment of Grade II listed historic coaching inn / hotel



Refurbishment of Grade II listed riverside pub / restaurant

LISTED BUILDINGS AND CONSERVATION AREAS

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