



Housing Development



Peregrine Mears
CHARTERED ARCHITECTS

Approach to the 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
- with bases in Exeter, Barnstaple and Truro, the practice covers the whole south west
- every project is a unique design solution to suit the location and the brief, but we are able to draw on our experience to avoid 're-inventing the wheel'
- 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 experience of various aspects of low energy design
- we maintain a positive working relationship with local authority 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 card 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 presentations



New Private House at Ashford



Design proposals for a new Wetlands Visitor Centre, Sevenoaks



The Garden Room at RHS Rosemoor.

Approach to the 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 our combined 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.

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.

Our 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.



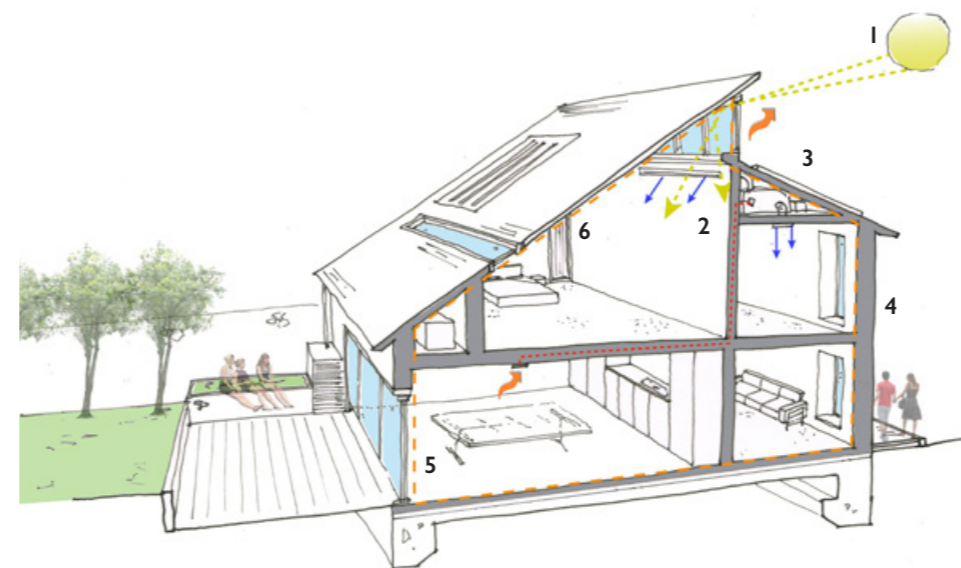
Off-grid house, Weymouth



New Library & Community Centre at Bovey Tracey - National Competition Win!



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 the 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 how we add value at key steps in the process from initial appointment through planning application, technical design and construction.

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 along with the client's requirements and aspirations to help develop the brief.

Configuration of spaces

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

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.

Option Studies

Building strategies

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

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.

Cardboard models

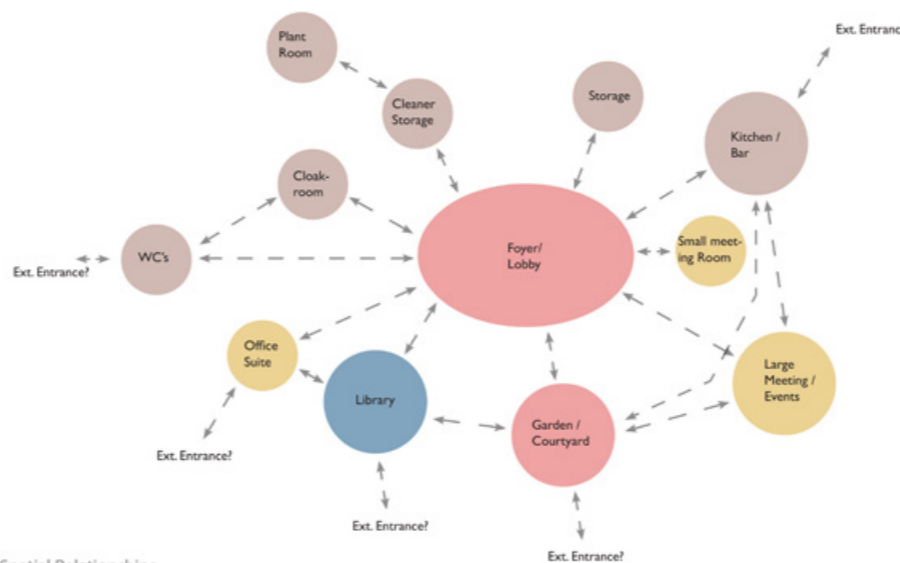
Cardboard models can supplement the sketch plan arrangements to give a flavour of the building form. These will vary in style to explore ideas. The preferred direction is often a combination of different options.

9.0 Precedents

9.1 Precedent Images

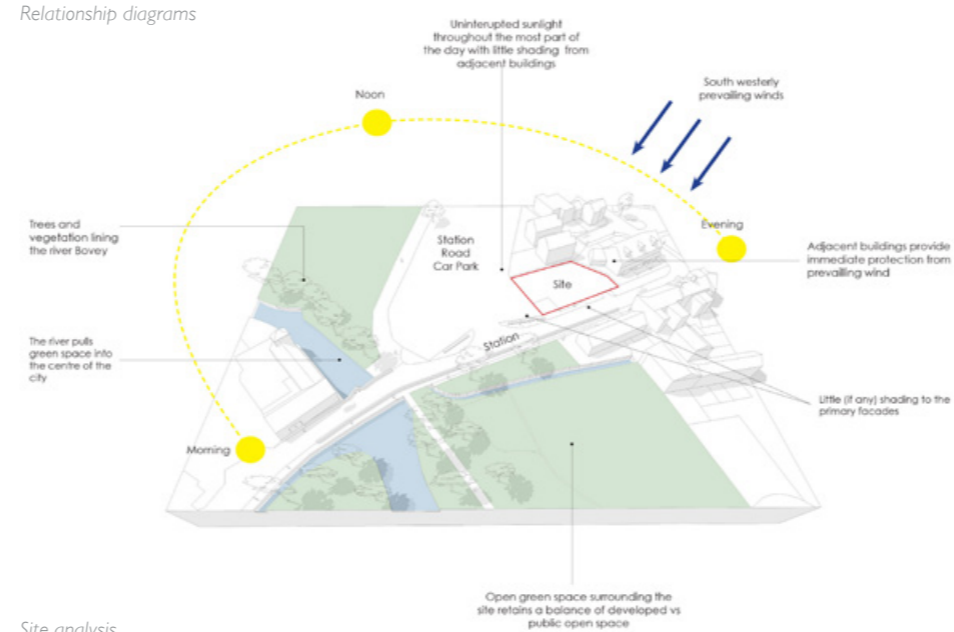


Precedent studies



Key Spatial Relationships

Relationship diagrams



Site analysis

Detached Units

Landscape and privacy buffers

Enclosed Semi-Private Courtyard

'Barn style' Typology - Collection of 2/3 Bed Units

'Barn style' Typology - Collection of 2/3 Bed Units

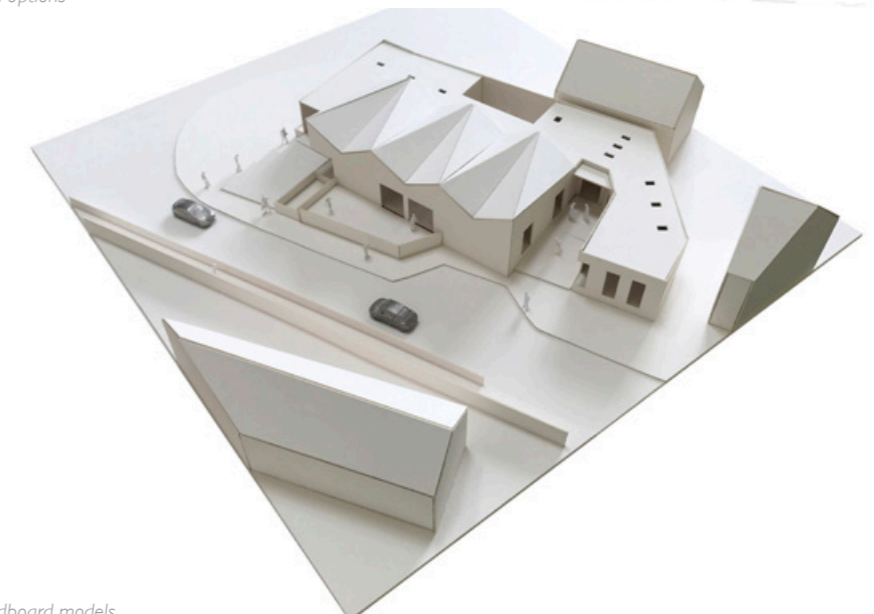
'Barn style' Typology - Collection of 2/3 Bed Units



Building strategies



Plan options



Cardboard models

Approach to the Commission

Process (continued)

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 scape.

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.

Finalising the Design

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,

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.

Consultation

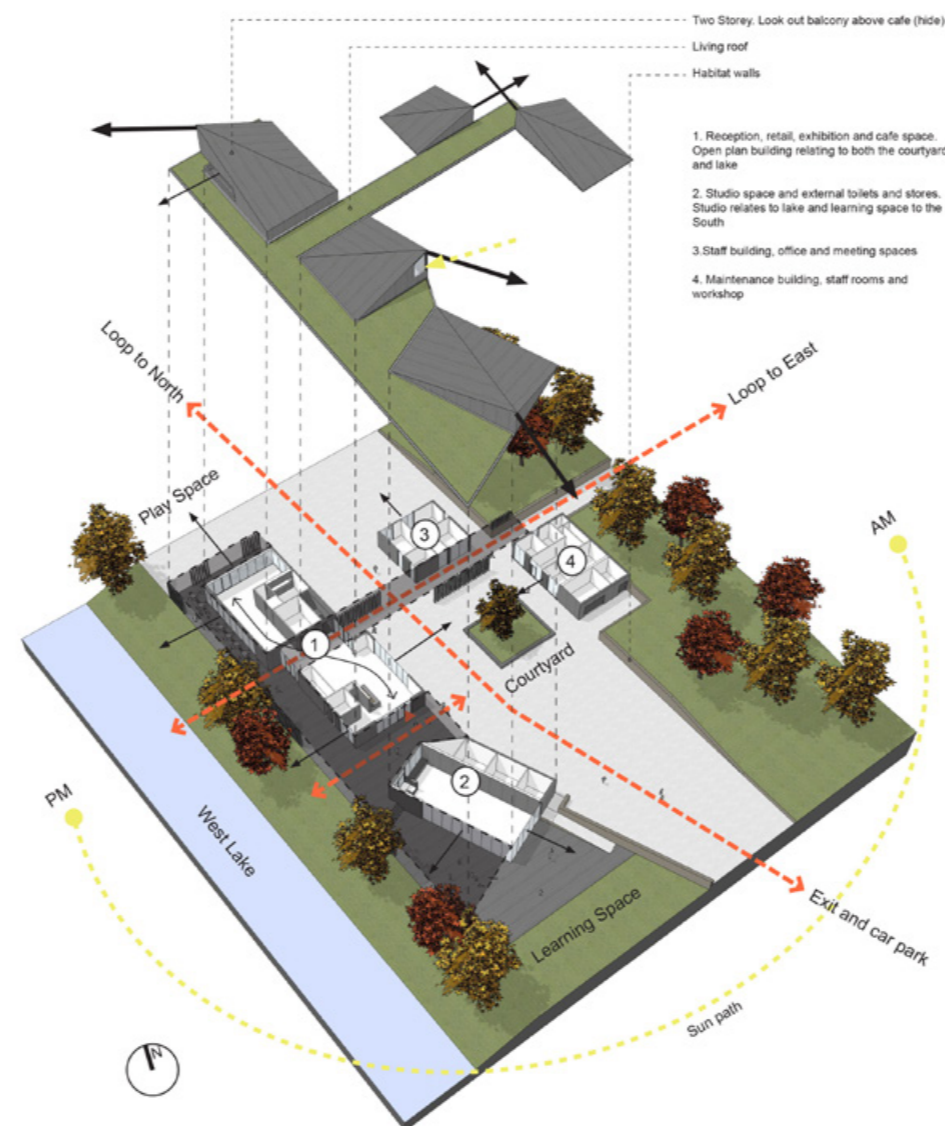
Consultation is at the heart of the design process. Involving you, the client, those who will use the building, neighbours, the local authority and statutory consultees, amongst others, will ensure you get a building that meets your requirements and hopefully surpasses expectations.



Sketch elevations and views



Photomontages



3D models and exploded views



Interior photomontages



Public consultation

Approach to the Commission

Process (continued)

Technical Design Through to Construction

Buildability

Aside from the aesthetic aspect of design we pride ourselves on understanding the technical and practical aspects of how buildings fit together. We try to make a contractor's life easier by providing large scale details of key junctions in the external envelope, interfaces between different materials and setting out of finishes, fixtures and fittings. These are complemented by written specifications and schedules to provide a comprehensive set of design information. Not only does that reduce problems on site but it enables costs to be ascertained far earlier in the process.

Building Regulations

We have a thorough working knowledge of the Building Regulations as well as NHBC requirements, so strive to ensure our design proposals achieve compliance with either or both of those criteria. Our internal Quality Assurance procedures include 'gateways' at different stages of a project, to minimise delays and costs to you as a client.

Tendering

We can manage the tendering process or work with other consultants and the client organisation to facilitate this, and if necessary negotiate a favourable tender figure.

Project Management

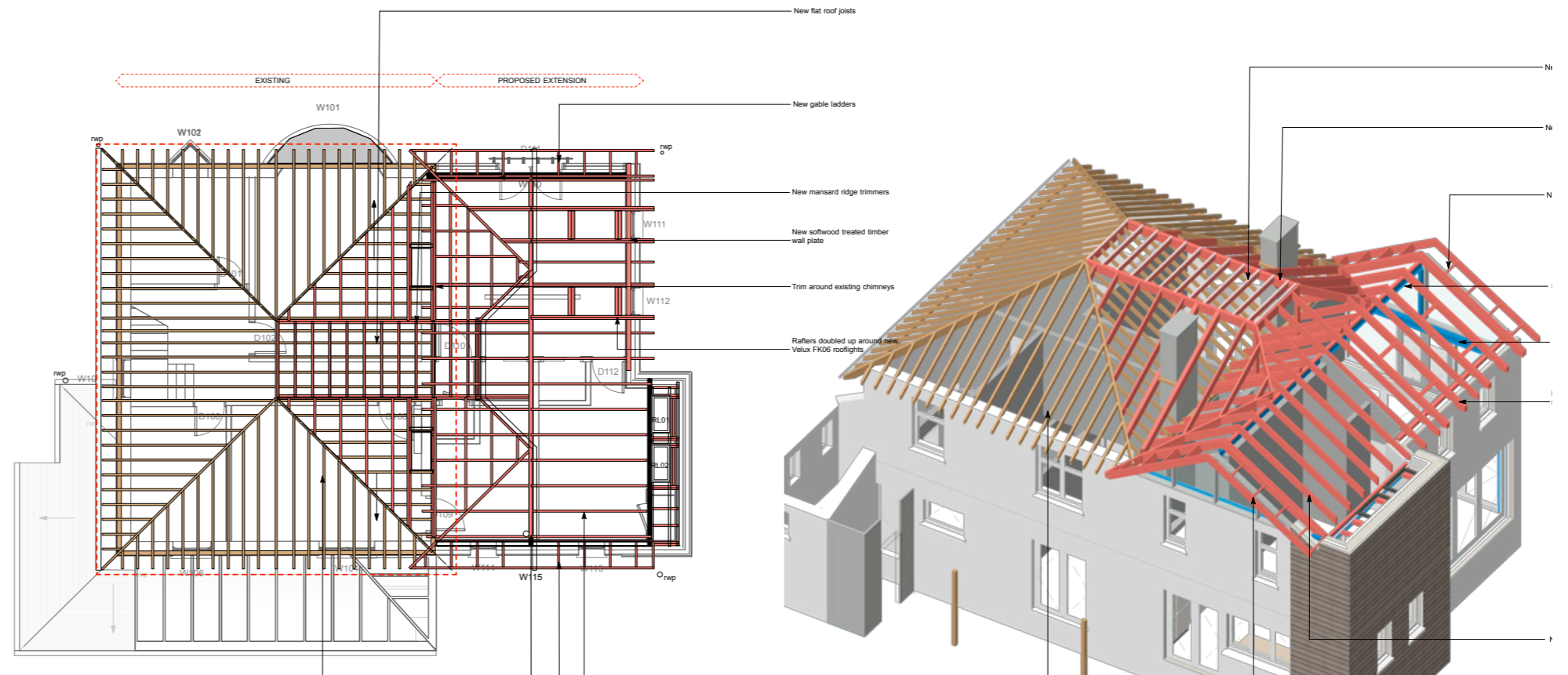
We offer full architectural services including Project Management. That gives a client confidence that there is a qualified and experienced professional leading the team and looking out for the client's best interests at all stages of a project.

Quality Control

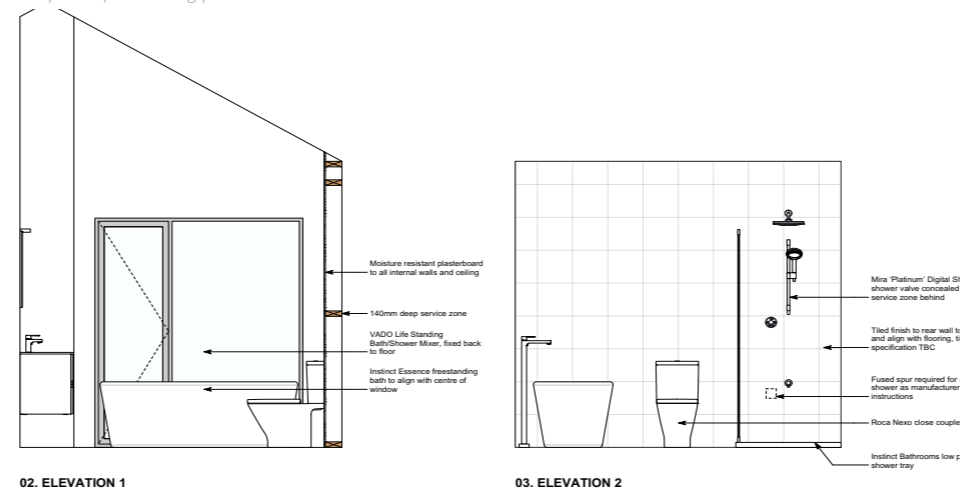
Where we are appointed to manage a project and undertake a Contract Administration role, we monitor progress and quality of the building on site. That gives a client certainty in terms of time and cost and provides the reassurance of Architects Certificates at intervals through the construction phase as well as a clear paper trail of the exact cost of variations / changes, so there are no nasty shocks at the end.

Flexibility

For this project however, we understand that a different procurement route is favoured and are happy to work within that framework. In this case we have allowed for providing a defined range of services tailored to your needs as a client. Our commitment to the project will be the same, irrespective of the process and team involved.

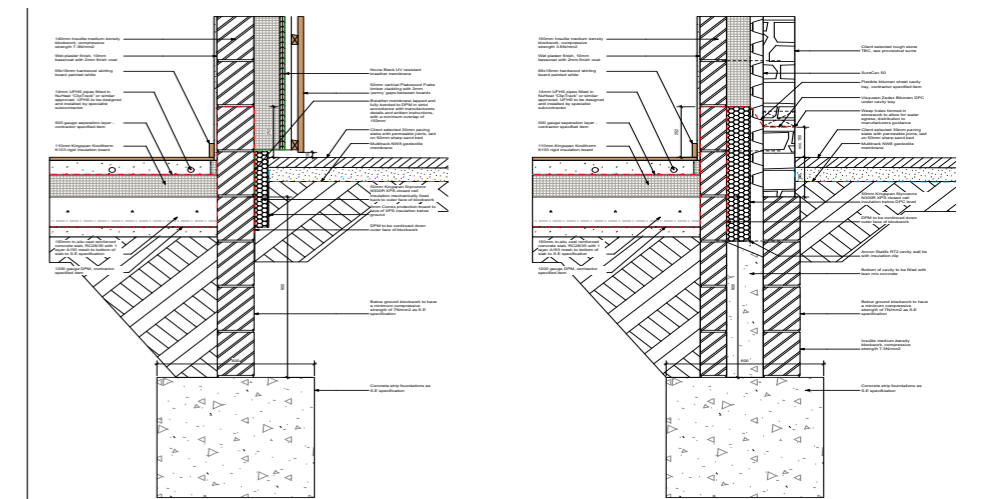


Example roof carassing plan and 3D view

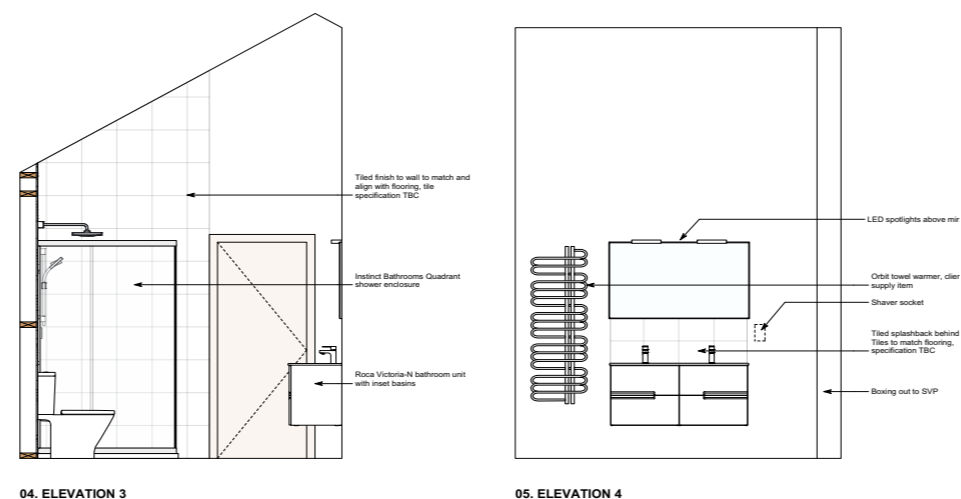


02. ELEVATION 1

03. ELEVATION 2



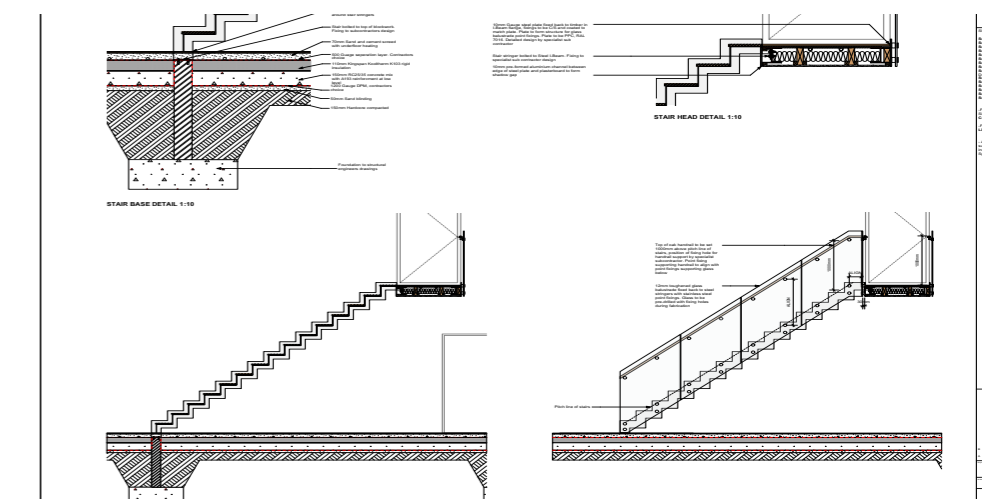
Example foundation / ground floor detail drawings



04. ELEVATION 3

05. ELEVATION 4

Example bathroom elevation drawing



Example staircase detail drawing

Approach to the Commission

Modern methods of construction and Materials

Peregrine Mears Architects (PMA) has experience of different methods of construction and regularly attend Continuing Professional Development (CPD) seminars and workshops to keep abreast of latest methods and products.

The practice has first hand experience of traditional masonry cavity wall construction, on-site timber frame construction, off-site timber frame construction, Structural Insulated Panel (SIPs) and various rainscreen cladding systems. Modular systems for en suites have also been used on student and hotel accommodation.

Other systems which the practice has investigated through CPD and site visits include:

- Cross-laminated timber (CLT)
- Flying factories for local off-site fabrication
- Thin joint clay block construction
- Modular systems for WCs, shower rooms, bathrooms etc.

While not specifically trained in building biology, PMA does have experience of construction methods and materials which deliver healthy buildings, including ventilation systems and materials to manage humidity, wiring strategies to minimise EMF radiation

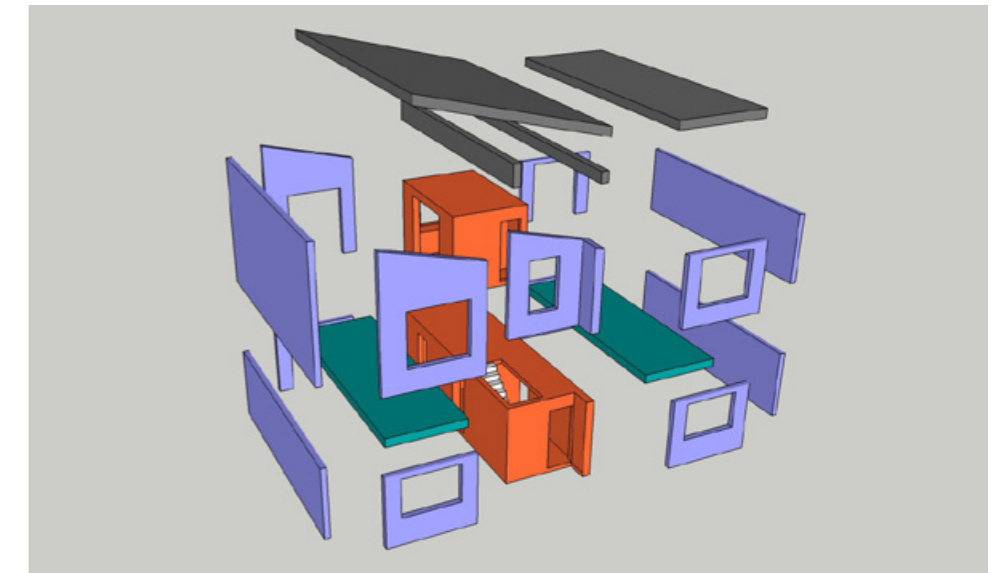
We also have extensive experience of the use of natural materials in construction, initially for sensitive refurbishment of older buildings, but now for the delivery of new, healthy buildings. Natural and breathable materials, such as cellulose insulation, clay plasters and breathable paint are used when possible to improve indoor air quality and passively manage humidity levels within buildings.



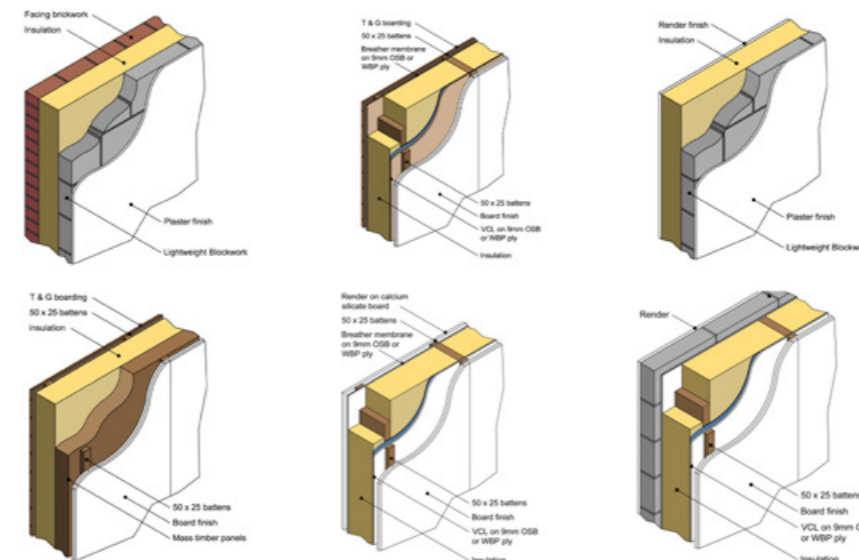
Off-site fabrication used on a primary school extension to minimise time on site



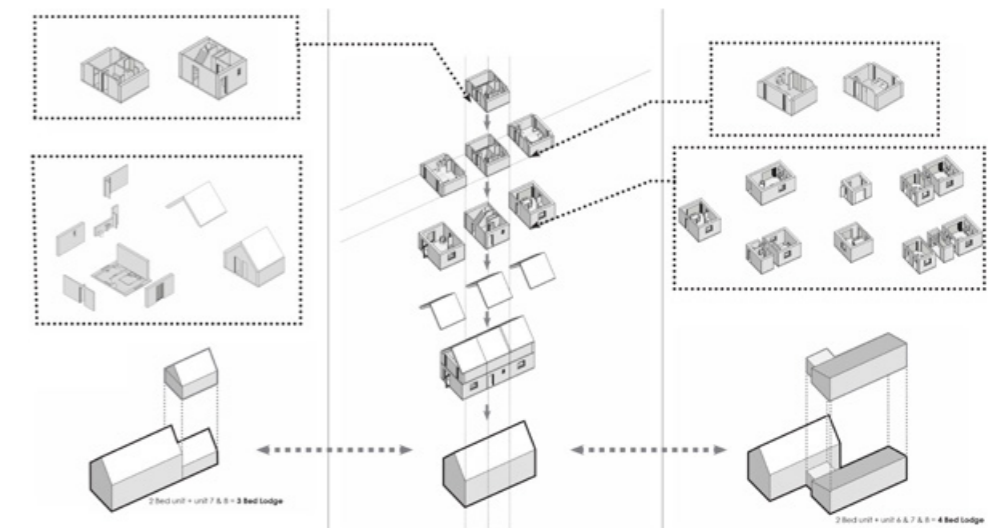
Sliding shutters over south facing windows to control solar gain. Highly insulated on-site timber frame construction



Off site fabrication study for eco lodges



Wall type studies



Off site fabrication study for houses

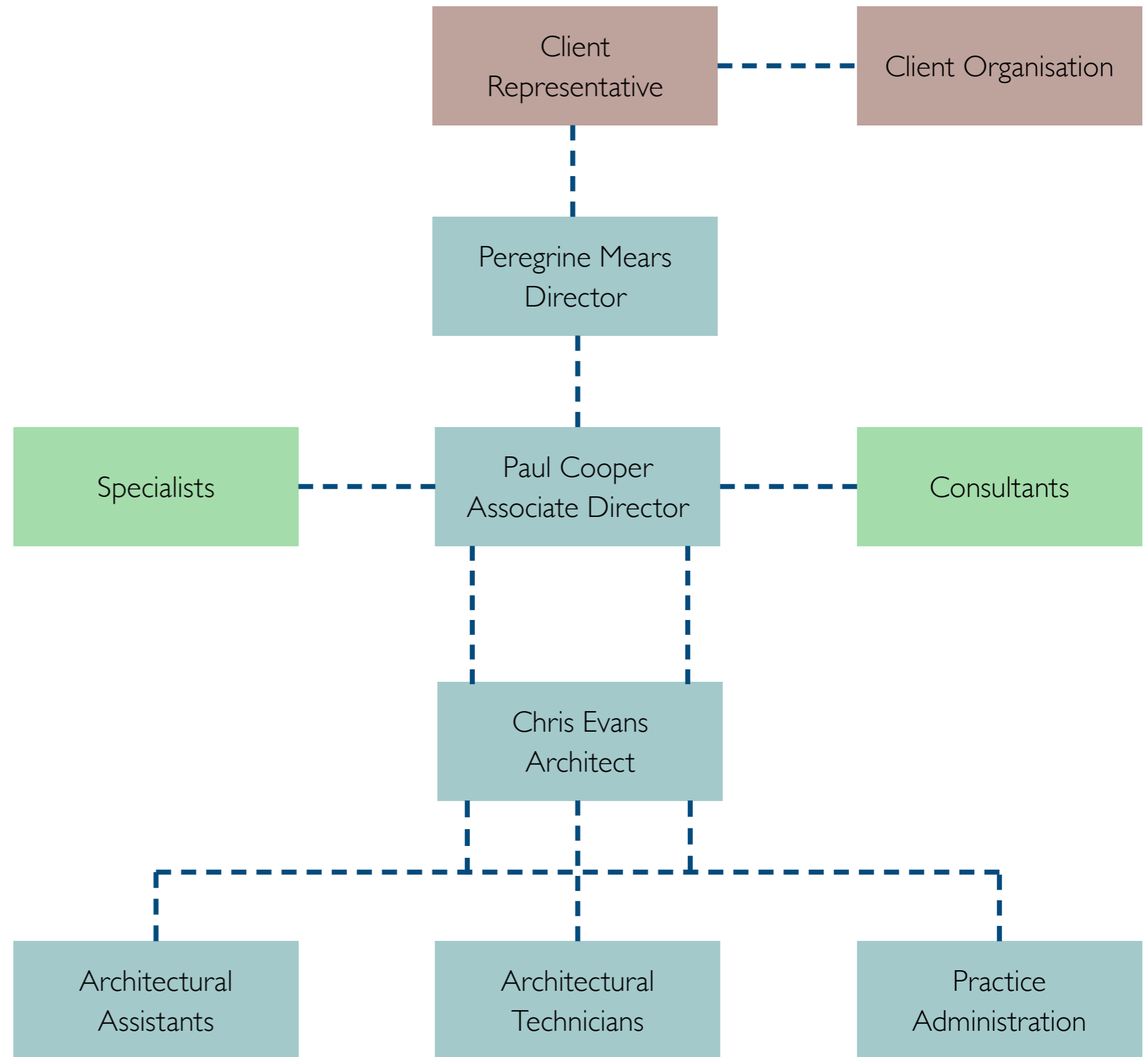
Team Structure

The Team

Peregrine Mears Architects is a medium sized 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.

All projects have a lead architect who will be the main point of contact for the project, leading the designing team and co-ordination with any specialist consultants. Perry Mears as Director will lead this project personally, with support from our team of Architectural Assistants and Technicians.

Relationship Diagram



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 Advanced Conservation Training Course (2019)
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

ABOUT:

Our Practice Director began his career in 1984 and worked as an architectural technician for several local practices. Over the next 20 years, Perry gained a thorough grounding in the technical aspects of construction before going to qualify as a Chartered Architect. During that time he gained extensive experience of residential housing schemes, conservation and the hotel and leisure sector. Perry's technical background has influenced the ethos of the practice he set up in 2004, in so much as 'build-ability' is an integral aspect of the design approach. That and a passion for design and the value good architecture can add to society.



EXPERIENCE:

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

Following the successful completion of four previous projects for Petroc, Perry 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 - 2014 onwards

Perry 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. The project is currently on site.

Bowen Court, Braunton - Residential Development of 14 no. Dwellings - completed 2017

Perry lead the design team for this private housing scheme on a small and difficult site in the centre of Braunton. The project had planning approval when it was taken on by the practice but this had not taken into account some challenging constraints such as building near a flood zone, surface water attenuation, foul drainage connections, a lack of space on site and a very tight access! Nevertheless PMA found a way to overcome these technical difficulties and the scheme has been successfully completed.

Waterside, Bodmin - Masterplanning and full design of expansion to holiday resort - £30m - 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 118 new eco lodges, which the practice is steering towards passivhaus, and numerous leisure buildings in a central 'village'. Full planning consent was achieved at the end of 2018 at the first attempt, within the 13 week deadline, under delegated powers and with no S106 contributions!



New House at Ashford



Coastal Apartments model



Masterplan model for Petroc College, Barnstaple

Team Structure

Curriculum Vitae - Paul Cooper, Associate Director

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 I (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

ABOUT:

Paul joined the practice at the start of 2017 after working for 22 years in Oxford where he worked on residential, education, leisure and conservation projects. As well as being a Chartered Architect, Paul has developed a particular interest and expertise in sustainability and low energy architecture and construction, qualifying as a Certified Passivhaus Designer in 2013.



EXPERIENCE:

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.

Bovey Tracey Community Hub - £1.1m (2017 onwards)

Paul is the Project Lead for this job which PMA won after an open competition advertised in the Architect's Journal at the end of 2016. The new building will include a library, information centre, town council offices, business startup space and town hall. It is due to complete in summer 2020. PMA are Lead Designer, Principle Designer, Architect and Project Manager.

Northway Court - £5m (2017 onwards)

Paul is also the Project Lead for this job which PMA were appointed at in 2017. The project comprises the redevelopment of a complex of 15 holiday cottages on the Devon Coast, including 13 new cottages, a new reception building and upgraded swimming pool and associated facilities for a national Leisure Operator. It is due to complete in 2021. Again PMA are Lead Designer, Principle Designer, Architect and Project Manager.



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)

Company Experience

Northfield Road, Ilfracombe

- 12 no. dwellings on brownfield town centre site for local developer
- a mixture of contemporary town houses and terraced houses
- an alternative proposal to a block of flats designed by another architect
- all properties have on plot or allocated parking
- terraces, inset and projecting balconies add external space at all levels
- building forms evoke Victorian warehouses responding to the site's industrial past
- roof forms include Solar thermal & Solar PV hidden from streetview
- the scheme is a key part of Ilfracombe's urban regeneration

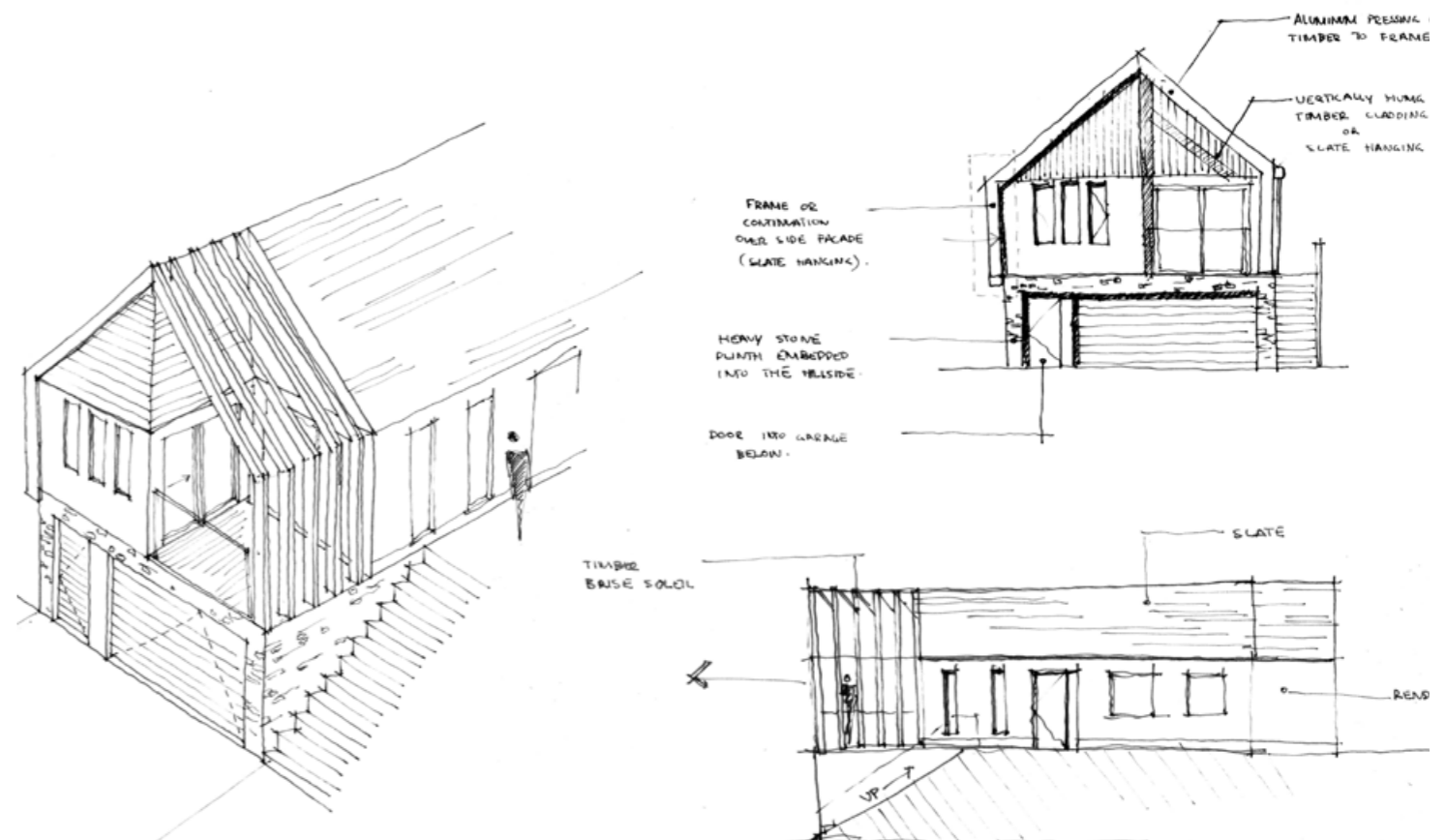
The project completed in 2020.



Company Experience

Spurway Gardens, Combe Martin

- 5 no. bungalows on steeply sloping edge of village site for regional developer
- appointed to provide more imaginative ideas than previous architect
- our solution was to stagger the buildings across the site so that each benefitted from seaward views
- all properties include garaging at lower level and have a morning terrace at the east end and covered evening terrace at the west end
- simple design and construction to maximise site opportunities
- difficult technical constraints including small size, terrain, proximity of adjacent properties and varying ground conditions
- we achieved reserved matters planning approval in autumn 2019 and have subsequently produced a full technical design package
- currently on site



Company Experience

Riverbend, Bishops Tawton

- 16 no. dwellings on greenfield site for private developer
- our task was to redesign a scheme produced by an architectural draftsman to achieve more imaginative, higher value house types and a more desirable layout
- a key design constraint were the listed almshouses opposite the site
- we took inspiration from this and developed a range of 4 house types that included traditional external features like gables, chimneys, porches and mullioned windows,
- we combined that with contemporary spaces and family friendly layouts
- the site layout allowed the maximum number of dwellings to benefit from the attractive river views to the south and west, whilst creating a sense of exclusivity
- at the same time the layout now allows for further potential development phases on adjoining parcels of land

This project is due to start on site Autumn 2021



Company Experience

Bowen Court, Braunton

- 15 no. dwellings on brownfield village centre site for local developer
- mix of affordable and open market units
- difficult technical constraints were overcome including surface water drainage & flood risk and lack of space!
- we developed full technical design proposals for 4 house types
- lifetime homes compliant
- NHBC approved
- completed in 2016



Company Experience

Birch Road, Landkey

- 18 no. dwellings on greenfield site for private landowner
- our design proposes a scheme of various house types based around a communal courtyard
- our aim is to create a sense of place and a high quality development that relates to the edge of village location
- proposed building forms and materials reflect agricultural and rural vernacular
- courtyard focused layout encourages natural surveillance in accord with Secured by Design principles
- 2/3 of all dwellings have a south facing principal aspect

This project is currently going through planning



Conclusion

Summary of how our approach differs from other Architects

We spend time at the outset trying to understand your needs as a client, so that we are clear what is important to you, what you need to achieve from the project. We listen to your concerns, your needs and aspirations and tailor our approach to reflect that. It is you the client that we want to please more than anyone else, including ourselves.

We investigate the brief and the opportunities and constraints presented by that, the site and external factors thoroughly. Our design approach is tailored to those considerations; we don't have a practice style and we don't seek to impose our tastes on you. Rather we seek to use our imagination and experience to develop a scheme that truly makes the most of the site and brief.

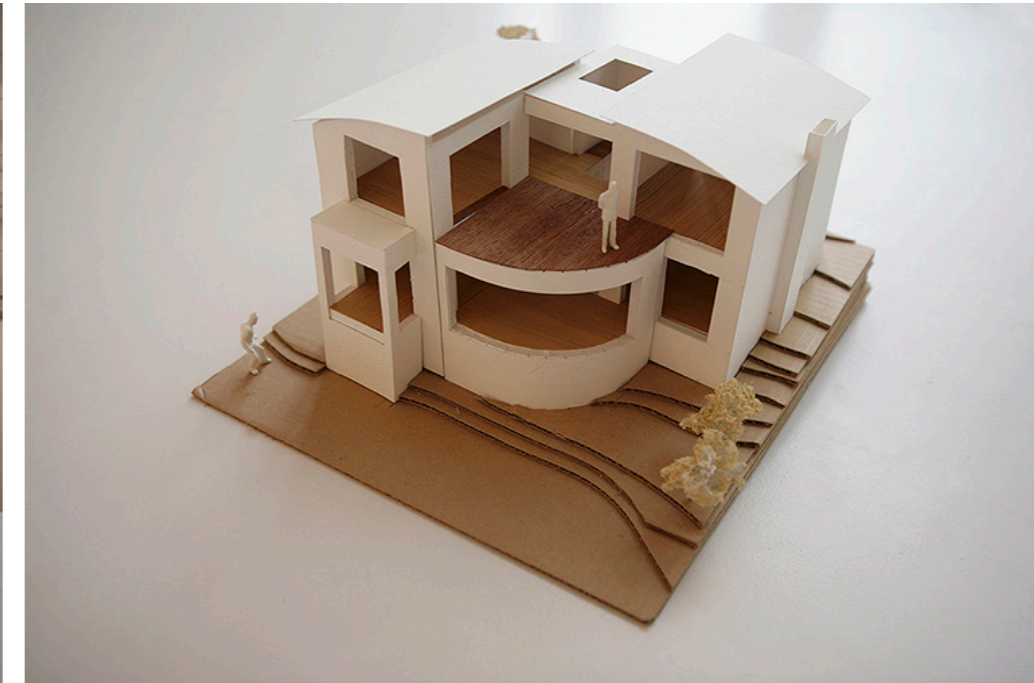
We take great pride in what we do and want to end a project with you happy at the result and a development that we can all feel satisfied that we have done an excellent job delivering.

We are keen to add value to your project, especially by good design. So that will include carefully considering orientation, form and external materials to produce homes that appeal to a range of potential buyers. Crucially we are adept at developing sensible layouts that make optimum use of a plot and result in homes that feel spacious, light and are a pleasure to live in.

We want to build a long standing relationship with you as a client; we are aware and excited by your aspirations to building your housing company and relish the prospect of being part of that from day one. We hope to be your long term preferred Architect for any and all developments. So we are keen to prove our worth. We hope this project will allow us to do that.



Interior of barn conversion on the coast - completed 2017



Model for a small private house in a conservation area - completed 2016



CGI of a new house at Shirwell - planning approval granted summer 2021



New Private house at Woolcombe - due on site Autumn 2021

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