Residential Brochure

Peregrine Mears
CHARTERED ARCHITECTS

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.

- The practice is 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 Barnstaple, Exeter and Truro, the practice has projects throughout the South West and beyond
- Every project is a unique design solution to suit the location and the brief
- Imagination is our most important asset - finding inspired ways to solve spatial problems
- 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 trained Passivhaus designers
- 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 to communicate ideas
- We have extensive experience of preparing for and hosting public consultations, from brief development to detailed design
- Buildability is an integral part of our approach, finding design solutions that are achievable for contractors

An Introduction to Peregrine Mears Architects

We are a medium-sized practice comprising a mix of qualified Architects, architectural assistants and architectural technicians. Across our practice there is a wealth of experience of working on different types of projects, from fast-track, small-scale refurbishment, to sensitive reordering and conservation of listed buildings, through to large new build projects.

We have a keen eye for design, from initial concept ideas through to the technical detail, with design flair backed up with a strong technical background. Through Continuing Professional Development (CPD), our team is always developing skills and specialisms, keeping abreast of current policy, regulations, products and good practice.

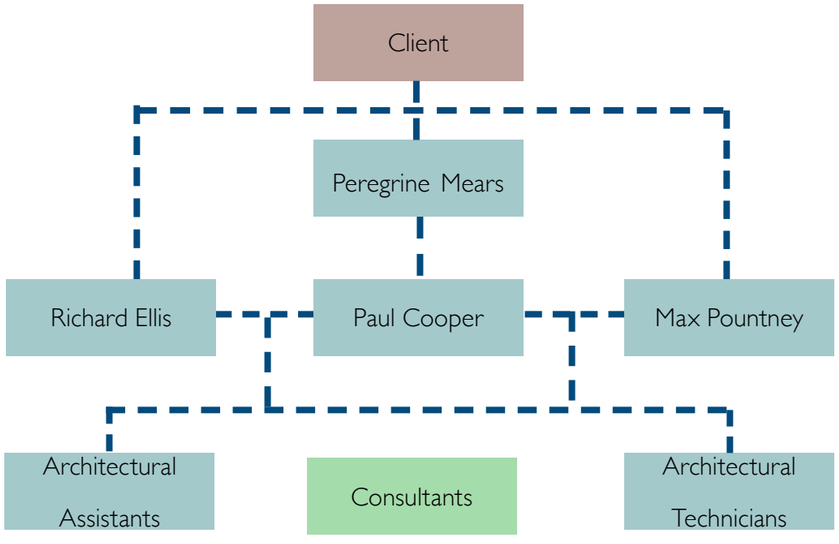
Recent CPD training undertaken by our team includes:

- ongoing changes to Fire Safety regulations following Grenfell
- latest developments in renewable energy technology
- Building Biology and delivering healthy buildings

Our open plan office encourages discussion and peer review. As part of our rigorous design process, once we have identified opportunities and constraints for a project, we regularly hold design sessions to test and develop ideas.

We are confident design team leaders, encouraging collaboration and coordination with other consultants from the outset of projects to secure the most effective design solutions.

PRACTICE STRUCTURE



RIBA Chartered Practice

AECB building knowledge

An Introduction to Peregrine Mears Architects

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.

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 practices 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.

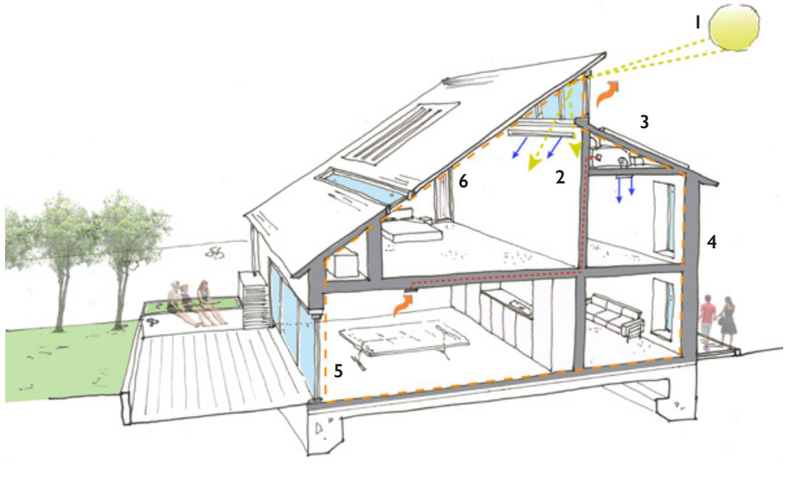
Leading sustainability and low energy design in the practice is Paul Cooper, a trained Passivhaus Designer. Paul attends regular specialist workshops, including use of Therm (for thermal bridging modelling), use of WUFI Pro (for hygrothermic modelling), masterclasses in airtightness detailing and site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

Paul has also attended a Building Biology course, a set of 25 principles used to guide the design of buildings to create healthy environments, as close to the natural environmental conditions found in the locality. This involves consideration of air quality, material selection (odours, contaminants, thermal and hygrothermic properties), electromagnetic radiation, quality of light and amount of daylight and use of sustainably sourced materials, amongst many other factors.

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

AECB building knowledge

An Introduction to Peregrine Mears Architects

Process

Peregrine Mears Architects has a collaborative approach to all projects. Throughout the process there is ongoing dialogue between the practice and client, consultants 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.

Getting Started

Research

Research includes a study of precedents, planning policy, historical context, landscape character and other regulatory documents and guidance. This information informs the design strategy and process.

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.

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, we develop a strategy for the building. Sustainability issues will be considered as these can influence arrangement of spaces and orientation.

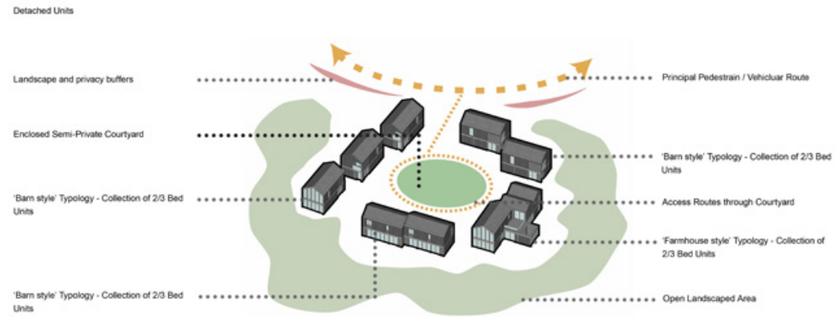
Plan options

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.

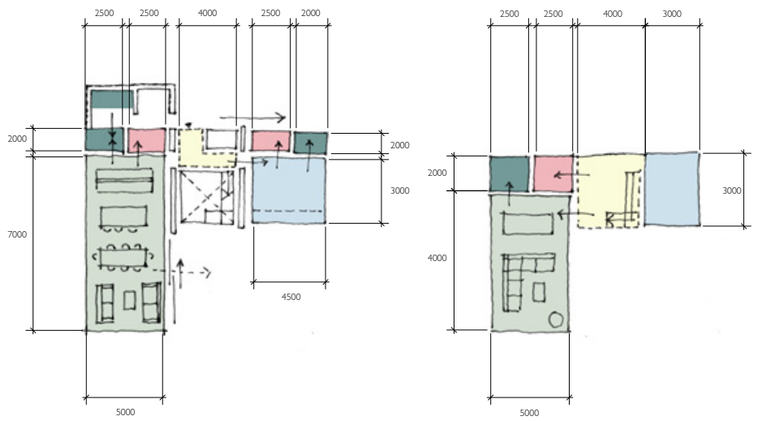
Cardboard models

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.

Precedent studies

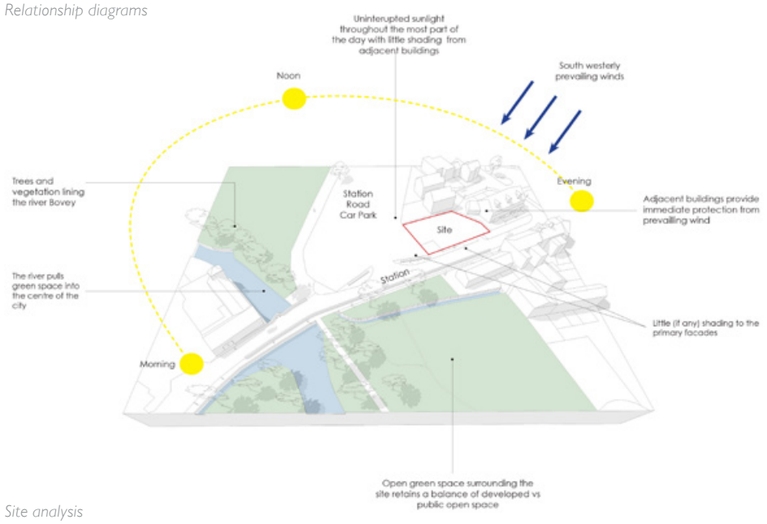


Building strategies



Relationship diagrams

Plan options



Site analysis

Cardboard models

An Introduction to Peregrine Mears Architects

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,

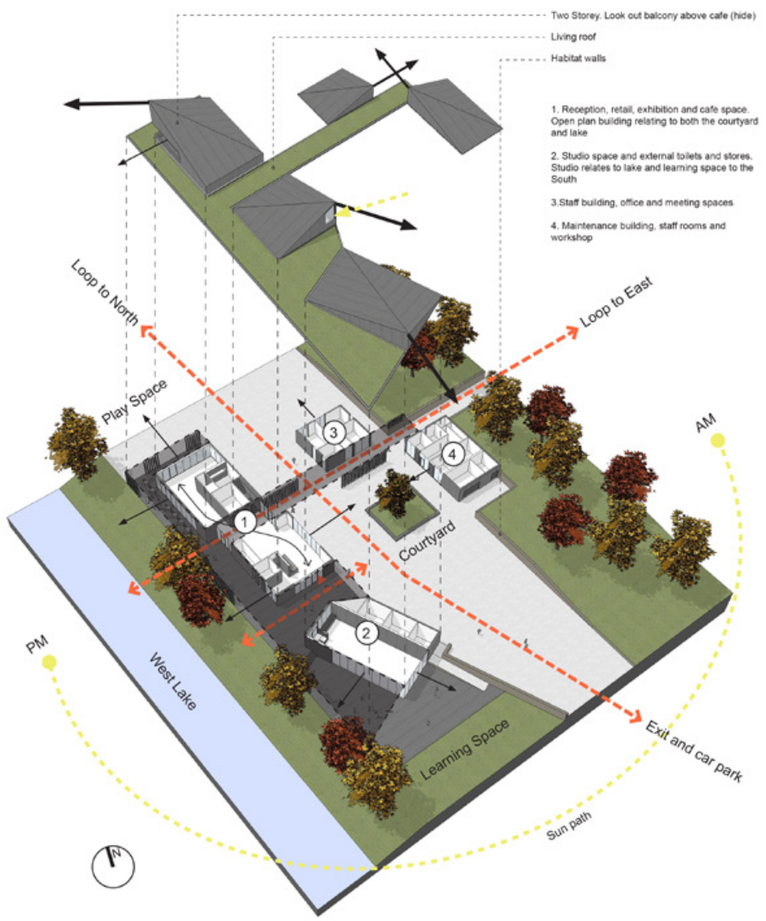
Coloured elevations & 3D Views

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, neighbours, the local authority and statutory consultees, amongst others, will ensure you get a project that meets your requirements and hopefully surpasses expectations.

Sketch elevations and views



3D models and exploded views

Photomontages

Interior photomontages

Public consultation

An Introduction to Peregrine Mears Architects

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. To aid construction we produce 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 this 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 management 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

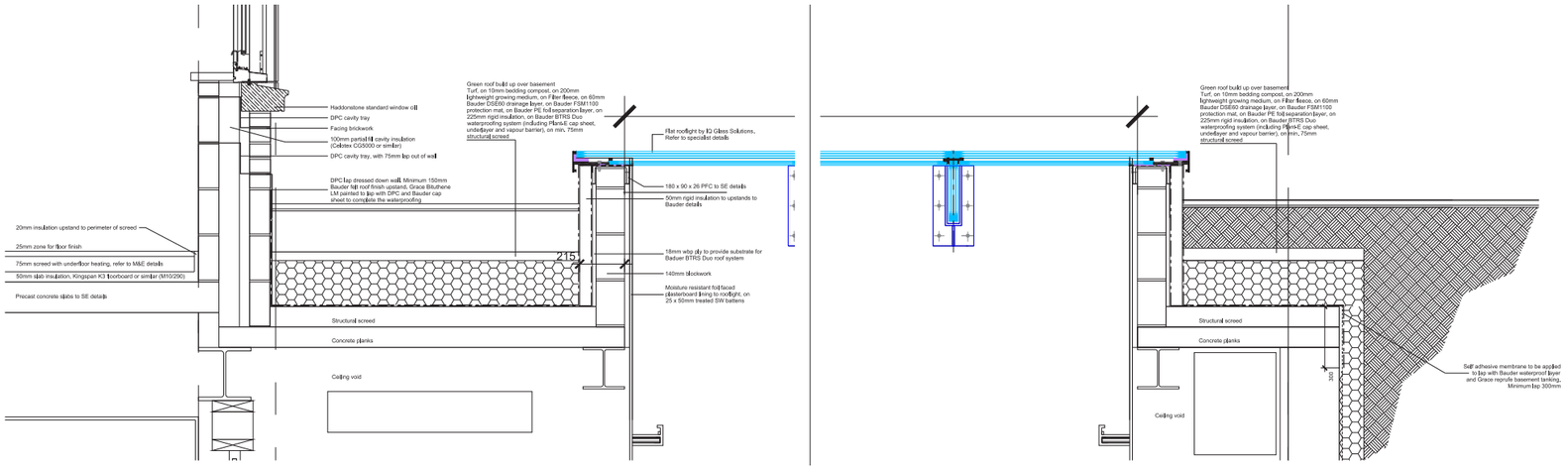
We offer full architectural services including Project Management. That gives a client confidence that there is an experienced professional leading the team and looking out for the clients best interests at all stages of a project.

Quality Control

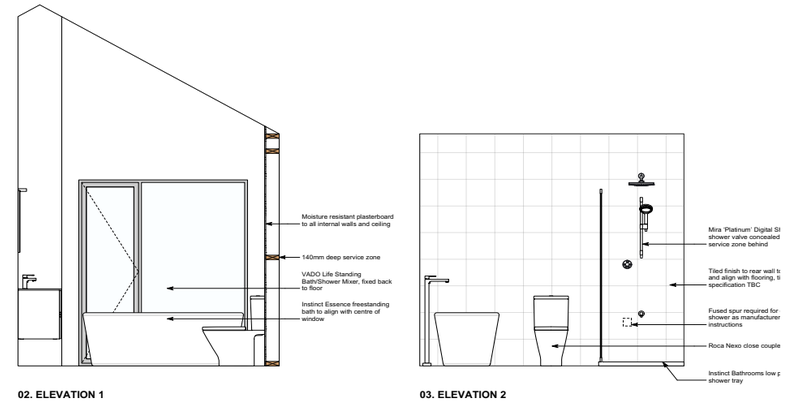
Where we are appointed to manage a project and undertake a Contract Administration role, we monitor progress and quality of the building on site. That gives a client certainty in terms of time and cost and provides the reassurance of Architects Certificates at intervals through the construction phase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

Flexibility

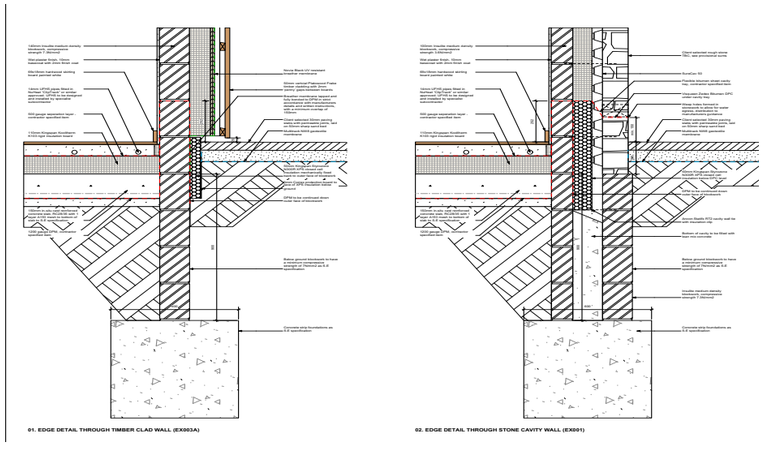
For this project however, we understand that a different procurement route is favoured and are happy to work within that framework. In this case we have allowed for providing a defined range of services tailored to your needs as a client. Our commitment to the project will be the same, irrespective of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



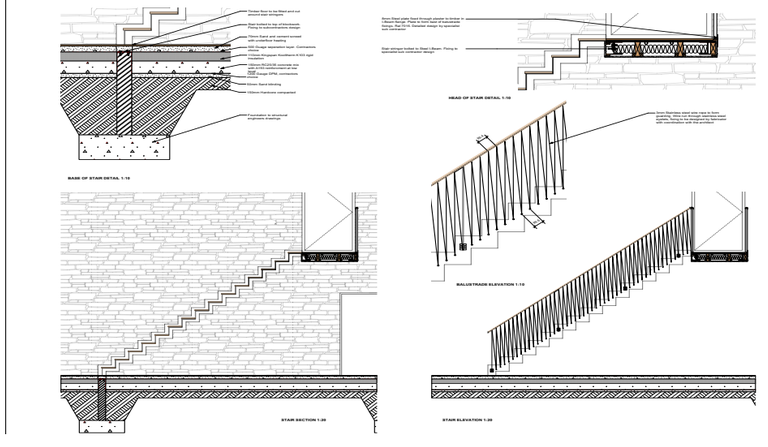
Example technical detailing for green roof and structural glazing to basement swimming pool



Example bathroom elevation drawing



Example foundation / ground floor detail drawings



Example staircase detail drawing

Curriculum Viate - 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 (2018)
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 working on residential, hotel and leisure and conservation project. 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 practice's design approach. That and a genuine passion for design and the value good architecture can add to life..

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.

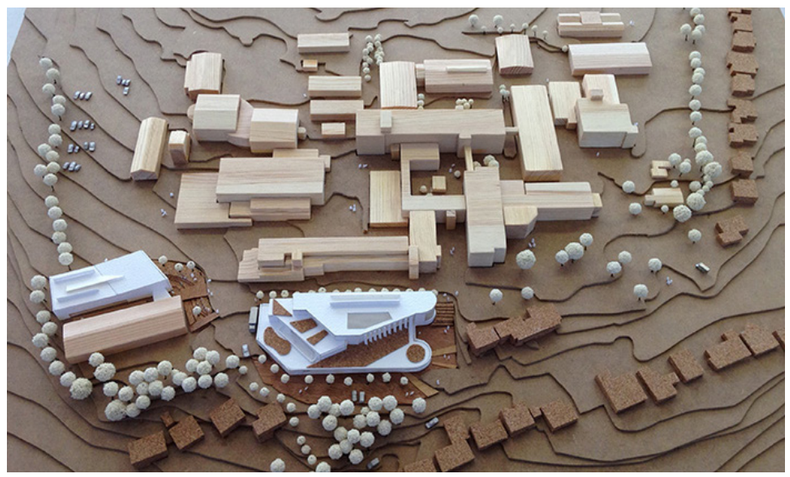
Highbullen Hotel, Chittlehamholt - Various projects including a New Health Spa, 58 Holiday Lodges, Hotel Extension £15 m - 2014 onwards.
The practice was entrusted by the new owners to develop a masterplan for development of the hotel's 125 acre estate. A number of projects have been implemented to date, 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 - £33m - 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'.

Garden Room at RHS Rosemoor, Torrington

Coastal Apartments model



Masterplan model for Petroc College, Barnstaple

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)
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

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:

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.

Housing prototype for Feltham Properties, Drayton, Oxfordshire (2016)
After several successful projects with Feltham Construction, Paul worked with Feltham Properties, a newly formed subsidiary of the Feltham Group, to develop prototype housing styles to meet their aspirations for high quality, low energy homes, which could be rolled out over different sites. The house designs were based on timber framed construction which could either be constructed on site, or off-site as a panelised system. The proposed construction method means different external materials can be selected to suit the location and context, without affecting the underlying timber framed skeleton.

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. 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.

Prototypes for housing developer, Oxfordshire (with TSH Architects)

Steudent Accommodation, Oxford (with TSH Architects), utilising off-site construction

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

The Ark

New House in Rural Setting

LOCATION:	Ashford, Devon
GIA:	205sqm
STATUS:	Completed
CONTRACT TYPE:	Traditional
STAGE OF INVOLVEMENT:	Full Architects Services

SUMMARY

The Ark is an elegant new house on an elevated south facing site in a conservation area. Inspired by the local vernacular, the original form of the house was based upon a 'Devon Longhouse', with further devolpment seeing it conceived as two volumes to define areas of use, one for living and one for sleeping. Each window and habitable room has been uniquely positioned to capture a South facing view of the Taw Estuary. The form and materials of the house reflect the local character of buildings in the countryside, in particular a barn which once stood at the entrance to the site. The property incorporates sustainable design features including solar PV, air source heat pumps and passive ventilation to create a low energy home.

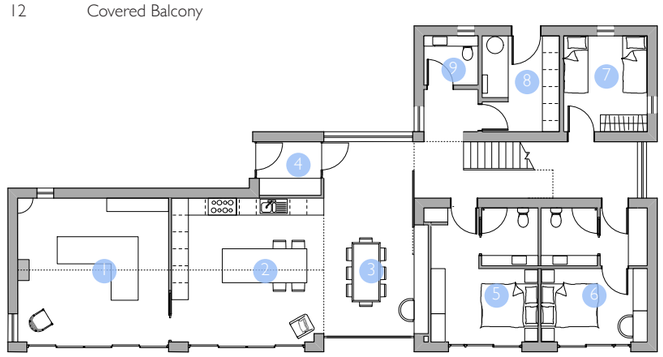
ROOM KEY:

GF:

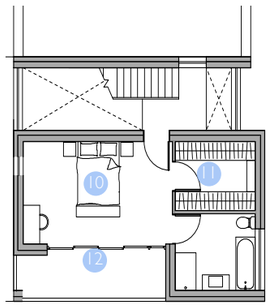
1	Living Room
2	Kitchen
3	Dining
4	Entrance/Lobby
5	Ensuite Bedroom 01
6	Ensuite Bedroom 02
7	Bedroom 03
8	Plant/Utility
9	WC

FF:

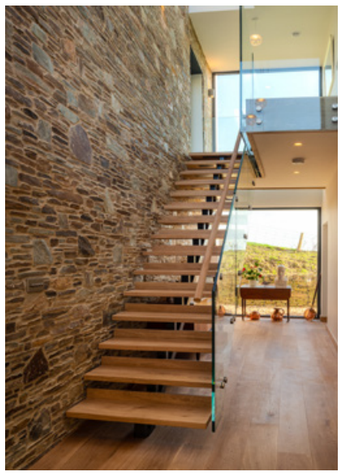
10	Master Bedroom
11	Dressing Room
12	Covered Balcony



GROUND FLOOR PLAN



FIRST FLOOR PLAN



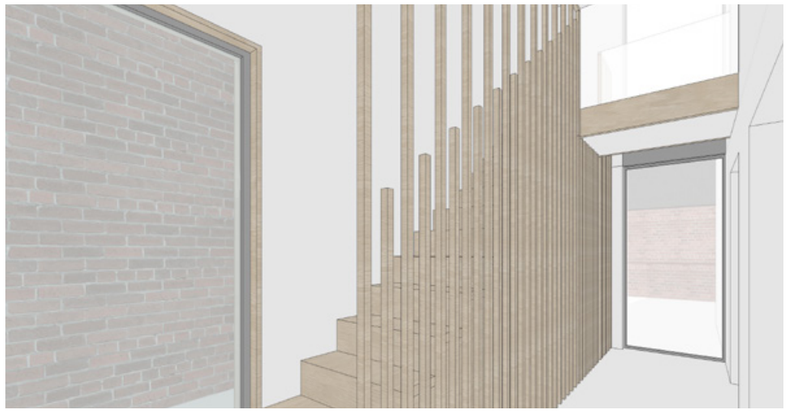
Woodford Villa

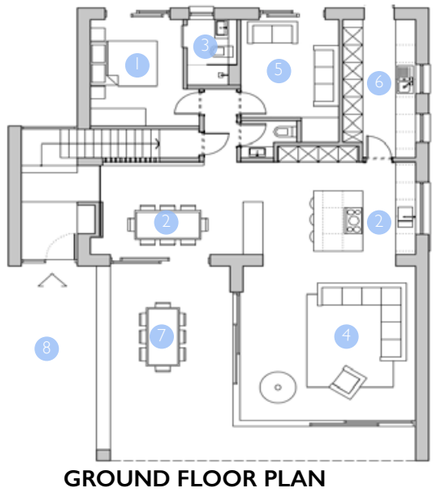
Contemporary New Suburban Home

LOCATION:	Barnstaple, Devon
GIA:	193sqm
STATUS:	Technical
CONTRACT TYPE:	Traditional
STAGE OF INVOLVEMENT:	Design & Planning

SUMMARY

Finding a suitable plot to build can be a challenge, sometimes the answer is right on your doorstep! That was the case with this project, having a designed a contemporary extension to their existing family home 10 years ago, we were pleased to be commissioned to design a brand new house in their garden. The initial brief was for something fairly traditional, and we successfully obtained detailed planning consent for a new house on that basis. However a change of heart on the client's part led to a much more contemporary approach being taken. Their taste for mid century modernism influenced the new design which explores a subtle interplay of horizontal and vertical elements with a crisp form but a simple, buildable plan.





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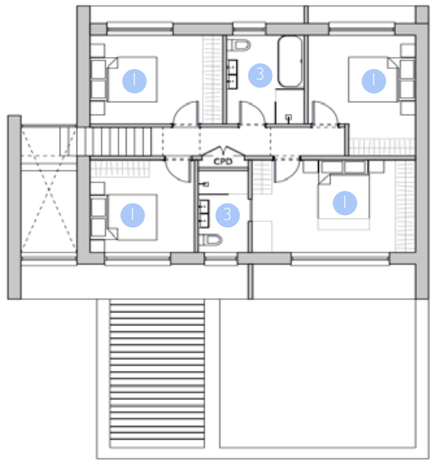


FIRST FLOOR PLAN

ROOM KEY:

1	Bedroom
2	Kitchen Diner
3	Bathroom
4	Living Room
5	Snug
6	Utility
7	Deck / Terrace
8	Garden

Green Pastures

Replacement Dwelling Near the Coast (in AONB)

LOCATION:	Georgeham, Devon
GIA:	360sqm
STATUS:	Planning
CONTRACT TYPE:	Direct by client
STAGE OF INVOLVEMENT:	Full Planning & Technical Design

SUMMARY

Having successfully designed and managed a replacement dwelling 3 doors down from this site, we had a good feel for the location and what it could offer. Our brief was to design replacement dwelling that is significantly larger than the bungalow it replaces, yet isn't imposing or over bearing.

Our solution was to place most of the living space on one level, with a small first floor area on the part of the building furthest from neighbours. The overall height is no greater than the ridge of the existing bungalow as a result.

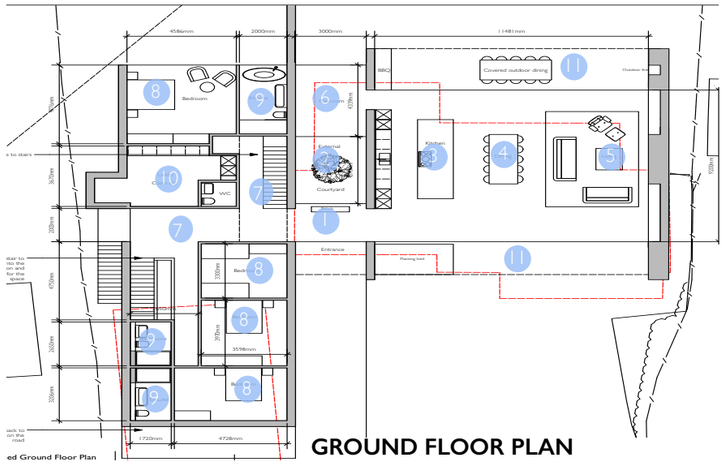
The house is entered via a stepped courtyard up from road level, (or via the garage / games room in the basement), with a single monolithic wall of grey brick leading one into the central entrance with views through a glass winter garden. On one side of this is a large open plan principal living wing running east to west, with fully glazed facades opening onto terraces on both sides.

Bedrooms are placed in the secondary wing which runs north to south and the two wings together frame the private garden space whilst maintaining privacy from the road.

The style of the house is 'mid-century modern' as per out clients tastes. So a restrained palette of high quality materials helps create a sense of timeless quality.

3D View from South East

Existing Dwelling



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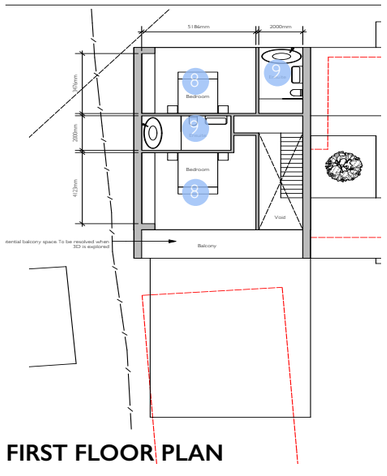


FIRST FLOOR PLAN

ROOM KEY:

1	Entrance Hall
2	Wintergarden
3	Kitchen
4	Dining
5	Living
6	Play Room
7	Stairwell
8	Bedroom
9	Bathroom
10	Utility
11	Terrace
12	Games Room
13	Garage
14	Plant Room

The Honey House

Replacement Dwelling Near the Coast (in AONB)

LOCATION:	Woolacombe, Devon
GIA:	220sqm
STATUS:	Planning
CONTRACT TYPE:	Direct by client
STAGE OF INVOLVEMENT:	Full Planning & Technical Design

SUMMARY

Having successfully won a planning argument to establish the use of the existing dwelling on the site, we were able to present a strong case for its replacement . Once again our brief was to design a replacement dwelling that is significantly larger than the bungalow it replaces, yet isn't imposing or over bearing.

Our solution in this case was to arrange the building as two long rectangular volumes, stepping up the hillside. The higher volume with some first floor space is partially obscured by the single storey volume below. This reduces the perceived massing and allows the new building to relate to the existing site contours.

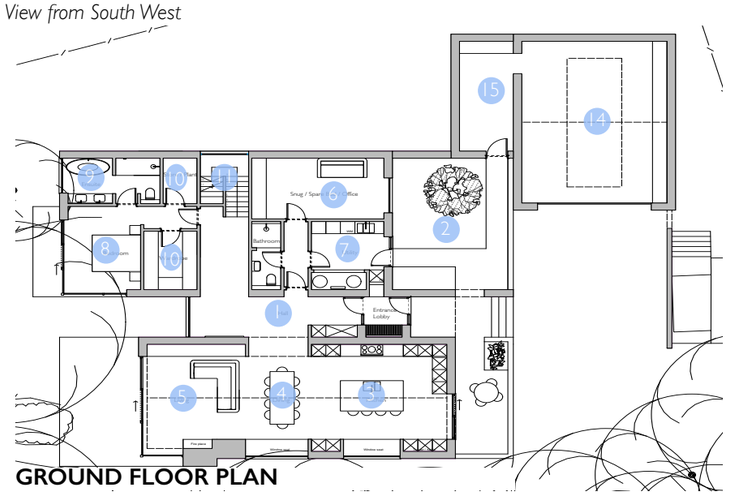
The house is entered via an enclosed courtyard from the parking area / garage and the circulation is arranged as a cruciform plan, with stairs running perpendicular to the entrance hall. On one side of this is a large open plan kitchen / dining / living space with vaulted ceiling running east to west. On the other side is a ground floor guest bedroom suite, study and service space.

There are two further bedrooms on the first floor, with the master suite benefitting from the best views - sunsets over Lundy Island no less!

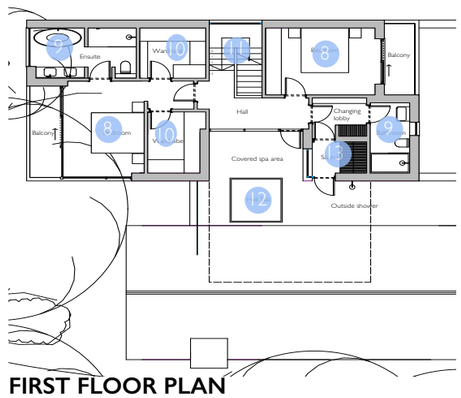
A palette of high quality natural materials; slate, timber and stone, anchor the house to the landscape and local vernacular.

3D View from South West

Existing Dwelling



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ROOM KEY:

1	Entrance Hall
2	Courtyard garden
3	Kitchen
4	Dining
5	Living
6	Study
7	Utility / Plant
8	Bedroom
9	Bathroom
10	Storage
11	Stairwell
12	Terrace
13	Spa
14	Garage
15	Workshop

Wycliff

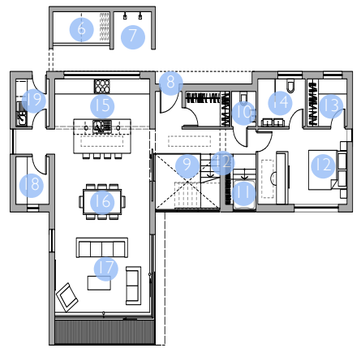
Contemporary New Home near the Sea (in AONB)

LOCATION:	Croyde, Devon
GIA:	200sqm
STATUS:	Planning granted
CONTRACT TYPE:	TBC
STAGE OF INVOLVEMENT:	Full Architects Services

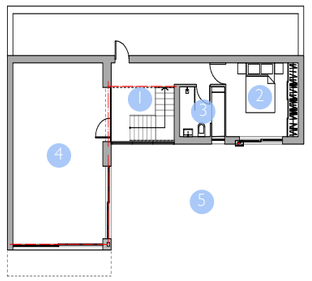
SUMMARY

Our clients had obtained outline planning consent for a detached dwelling in the grounds of their existing property, in an elevated site with views over Croyde Bay. We were commissioned to develop a design solution and take the project through to completion.

The brief was a 2 bedroom property flexible enough to allow for potentially very different end users - either the clients' elderly parents, the clients' own children, or indeed the clients themselves. Those constraints suggested that the main living spaces and one bedroom should be on the entrance level; that in turn along with the available footprint, suggested a second storey was needed. We therefore opted to go down rather than up, utilising the slope of the site to create a semi-subterranean lower level with second bedroom, a bathroom and a large playroom. The resulting plan is an L shape wrapped around an outdoor terrace on the south western side. Externally the building is treated as a timber clad box, sitting on a stone plinth - traditional materials used in a contemporary way.



UPPER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

ROOM KEY:

LGF:	
1	Hall & stairs
2	Guest Bedroom
3	Bathroom
4	Hobbies Room
5	Terrace & fire pit
UGF:	
6	Surfboard & bike store
7	Outdoor shower
8	Entrance
9	Stairs
10	Cloakroom
11	Reading nook
12	Master Bedroom
13	Dressing Room
14	Ensuite
15	Kitchen
16	Dining
17	Lounge
18	Pantry
19	Utility

Khyber

A House with Estuary Views Reborn

LOCATION:	Appledore, Devon
GIA:	210sqm
STATUS:	Completed
CONTRACT TYPE:	Traditional
STAGE OF INVOLVEMENT:	Full Architects Services

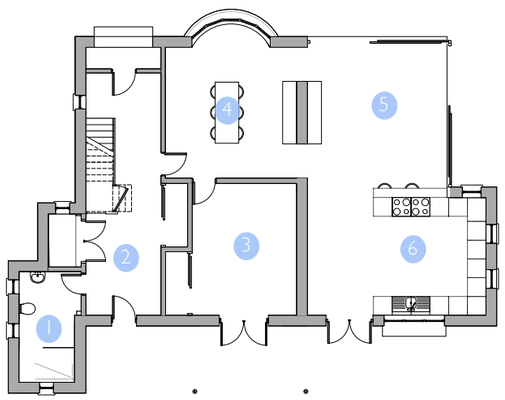
SUMMARY

Our brief for this project was to extend and alter an existing detached 1930's house to create a series of light filled spaces with a subtle contemporary feel.

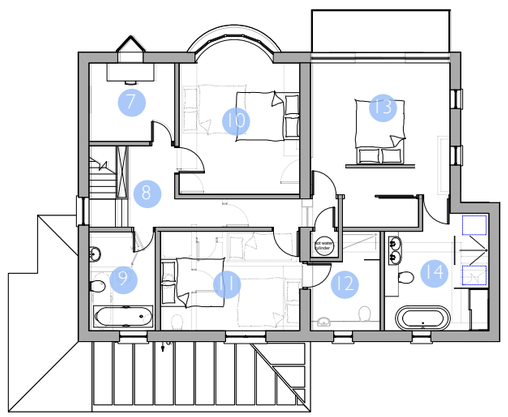
A key opportunity to achieve that was by demolishing an existing flat roofed extension and building a new two storey extension in its place. The extension comprises a generous kitchen / living space at ground floor, linking via a double sided fireplace to the existing dining room to form an L shaped suite of principal living spaces. The living room has bi-fold doors on two sides, allowing the whole external wall area of the living room to disappear and reveal the view in all its glory.

The new master bedroom suite sits within the first floor of the extension and benefits from a large glazed gable end and vaulted ceiling along with a spacious en suite bathroom, complete with 'sky shower' and plenty of built in storage.

The rest of the existing house was refurbished inside and out to create three additional bedrooms, bathrooms, a snug and a covered dining terrace.



GROUND FLOOR



FIRST FLOOR

ROOM KEY:

GF:

1	Bathroom
2	Hall
3	Snug
4	Dining Room
5	Living Room
6	Kitchen

FF:

7	Study
8	Landing
9	Bathroom
10	Bedroom 2
11	Bedroom 3
12	Ensuite Bathroom
13	Master Bedroom
14	Ensuite to Bathroom

Abscott Farm

Replacement Farm House

LOCATION:	Shirwell, Devon
GIA:	355sqm
STATUS:	Technical
CONTRACT TYPE:	Traditional
STAGE OF INVOLVEMENT:	Full Planning & Technical Design

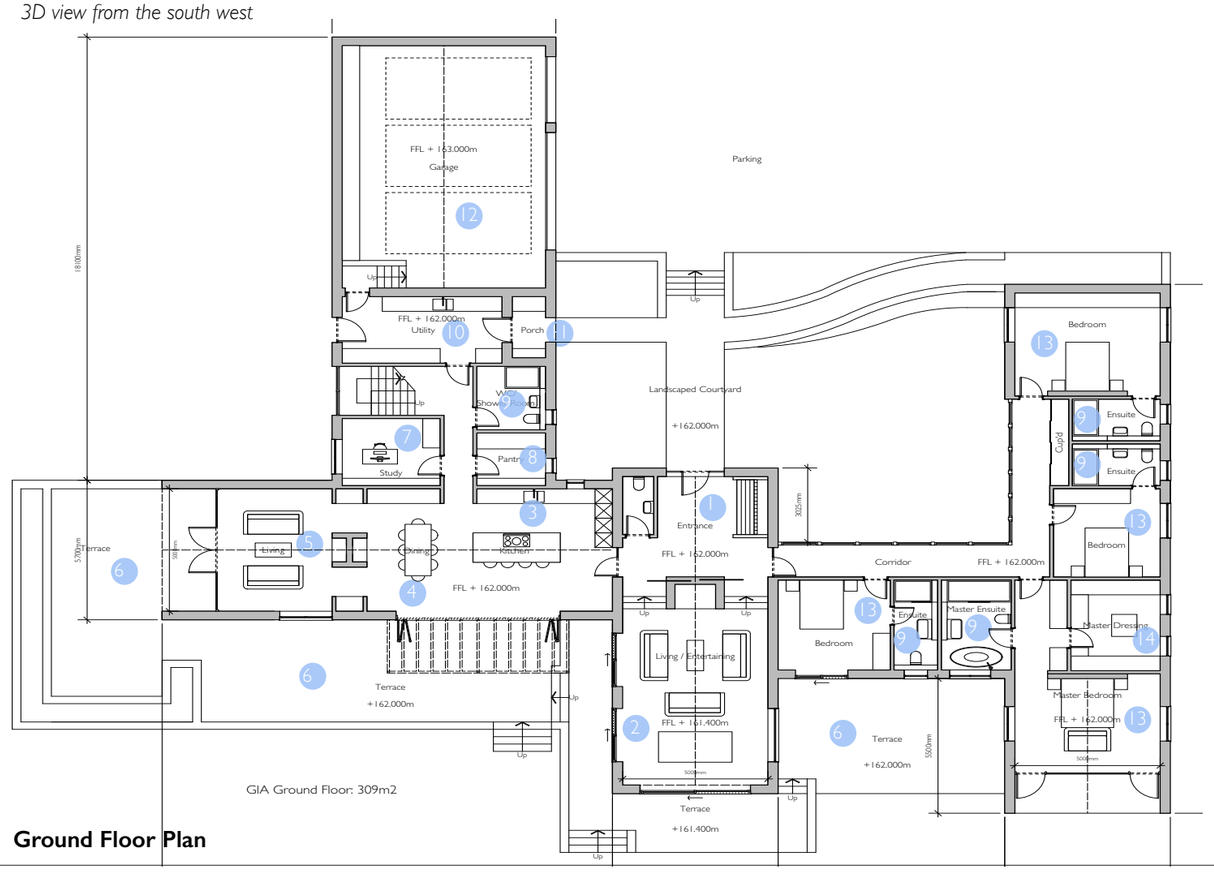
SUMMARY
The existing farmhouse is believed to date from the early to mid 20th century. The storey heights of the building are higher than traditional cottages; that and the external materials give the house an urban rather than a rural feel, making it somewhat incongruous. The existing dwelling is in a poor state of repair and does not meet modern standards of comfort. Replacing it with a new energy efficient, well designed dwelling that makes the most of the site and setting with reduced visual impact, is an obvious and appealing prospect.

The design concept has been built around a single storey farm courtyard typology with a central arrival courtyard. The surrounding wings are then split into either living spaces, bedrooms or service spaces with different roof heights and forms that define the volumes. The composition fits the rural setting.

3D view from west

Existing farmhouse

3D view from the south west



Ground Floor Plan

Room Key:

1	Main Entrance Foyer
2	Entertaining Space
3	Kitchen
4	Dining
5	Living
6	Terrace
7	Study
8	Pantry
9	Bathroom
10	Utility / Plant
11	Back Door
12	Garage
13	Bedroom
14	Dressing Room

Sunnybank

Replacement Dwelling Near the Coast (in AONB)

LOCATION:	Georgeham, Devon
GIA:	109sqm
STATUS:	Completed
CONTRACT TYPE:	Traditional
STAGE OF INVOLVEMENT:	Full Architects Services

SUMMARY

Sunnybank was owned by our client's family since 1953. The original building was a chalet bungalow which reached the end of its usable life. We were commissioned to design a sensitively scaled replacement dwelling.

The site is gently sloping, with a southerly aspect and far reaching views over the coastal countryside near Putsborough Beach. Due to the location being in an area of outstanding natural beauty (AONB), it was important to find a building form that picked up on the rural & coastal vernacular, and palette of materials. At the same time we were tasked with increasing the amount of floor space without increasing the height or width above that of the existing property.

To address those constraints, we developed a design which is a modern interpretation of a chalet form. So the solution is a split level dwelling, with two offset volumes one for living and one for sleeping, linked by a service & circulation zone. This has enabled the building to have increased living space and a greater connection to the garden, without being more prominent on the streetscape. The cedar cladding gives a warmth to the external facade and the slate roof picks up on the local vernacular style. We think its a great little house that makes much better use of the site!

GROUND FLOOR PLAN

ROOM KEY:

GF:

1	Kitchen
2	Dining Room
3	Living Room
4	Utility
5	WC
6	Hall

FF:

7	Bedroom 3
8	Bedroom 2
9	Bathroom
10	Master Bedroom

Lydford Farm

Barn Conversion Transformation (in AONB)

LOCATION:	Watermouth, Devon
GIA:	99sqm
STATUS:	Completed
CONTRACT TYPE:	Traditional
STAGE OF INVOLVEMENT:	Full Architects Services

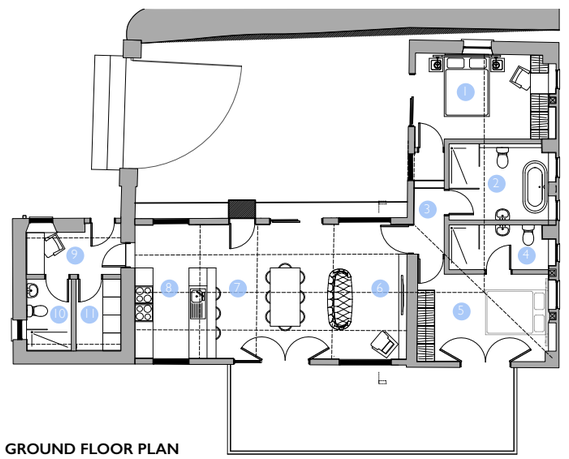
SUMMARY

Lydford Farm is part barn conversion and part remodelling of a holiday cottage. The interior has been redesigned to create large spaces of open plan living including a kitchen, dining room and living room. Vaulted ceilings within the dwelling have been introduced to reflect the buildings origins as a barn.

Full height glazing was added to all habitable rooms to give unobscured views over the Bristol Channel one one side and access to a south facing courtyard on the other. The existing external brickwork / render was replaced with cedar cladding to compliment the natural stone.

The interior is a stripped back Scandinavian style. Works to the dwelling also included an upgrade to the thermal fabric and the installation of a new biomass boiler and underfloor heating.

Find out what the client thought by watching the video on our website.



GROUND FLOOR PLAN

ROOM KEY:

1	Bedroom 2
2	Bathroom
3	Hallway
4	Ensuite Bathroom
5	Master Bedroom
6	Living Room
7	Dining Room
8	Kitchen
9	Study
10	Bathroom
11	Utility / Plant Room

The Boathouse

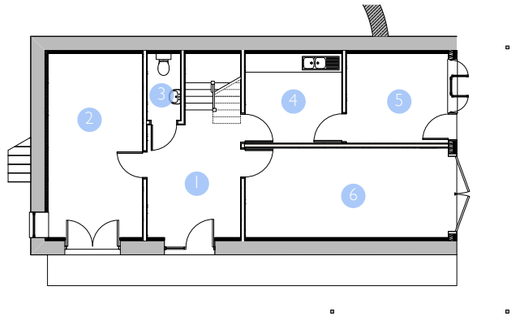
Conversion to a Riverside Home

LOCATION:	Bideford, Devon
GIA:	164sqm
STATUS:	Completed
CONTRACT TYPE:	Homeowner
STAGE OF INVOLVEMENT:	Full Planning & Technical Design

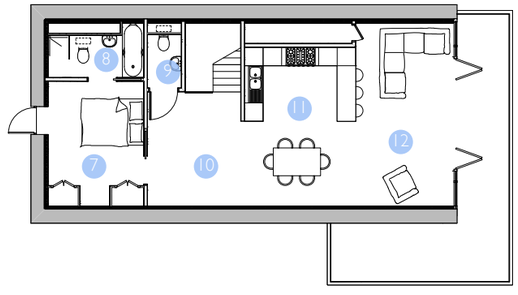
SUMMARY

Finding a new home when you want to downsize later in life can be a challenge. But in this case the answer was right on the client's doorstep. literally! We were commissioned to design a scheme to convert an adjoining boathouse to a new home. The most important aspect of the brief was to really maximize the wonderful setting and glorious view across the estuary. We did this by placing the principal living space on the first floor with a fully glazed gable end and balcony. The master bedroom sits at the back of the first floor, enabling the owner to live mostly on that one level.

The ground floor comprises a garage, hobbies room, lots of storage and a guest bedroom suite with access to the garden The project included the careful restoration of external joinery features. The property has given its owner a new lease of life!



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ROOM KEY:

GF:	
1	Hall
2	Guest Bedroom
3	WC
4	Utility
5	Hobbies Room
6	Garage
FF:	
7	Bedroom
8	Ensuite
9	WC
10	Study
11	Kitchen / Dining
12	Living room

Class Q Barn Conversions

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 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^2
- 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

Listed Buildings and Sensitive Sites

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.

Remodelilng of Grade II listed riverside restaurant

Refurbishment of Grade II listed public house

Extension to Grade II listed neo-classical manor house*

18 Holiday cottages in the Area of Outstanding Natural Beauty on the North Devon coast

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

Head Office
North Devon Studio
The Old Sail Loft
Paiges Lane
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Peregrine Mears
CHARTERED ARCHITECTS