

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 is 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 Certified 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 in communicating 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







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.

Within the practice we also have expertise in Building Biology, 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, Wevn



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



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

oor. Includes solar shading, MVHR, low energy lighting and systems



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 and Massing Models

From the strategy, plan options will be prepared to review, test and refine. Massing studies will be undertaken to explore forms for the building that relate to the context. 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

Precedent studies











GROUND FLOOR ADJACENCY DIAGRAM: Total square meters: 87.5sq N LOWER GROUND FLOOR ADJACENCY Total square meters: 51sq M



Cardboard models

Massing models



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



Photomontages



Interior photomontage



3D models and exploded views



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 roof carcassing pan and 3D view





182mm in also and ministra commute state, RC28/30 with layer 2010 mesh to ballion







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HOUSING DEVELOPMENT BROCHURE



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16Deven in alla nasi rainformat concrete siale, RC28105 with lagar AV03 mask to latitude al siale to E.E specification













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.









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



Wall type studies



Office and People

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. 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.



Chartered Practice



PRACTICE STRUCTURE





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



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'.

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...







Garden Room at RHS Rosemoor, Torringtor

Coastal Apartments model

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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 newlly 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 panellised 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

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HOUSING DEVELOPMENT BROCHURE

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

Northfield Road, Ilfracombe

New Development of I2no. Dwellings on Brownfield Site

SUMMARY

- 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
- buildings 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 llfracombe's urban regeneration

The project completed in 2020.





Spurway Gardens, Combe Martin

New Development of 5no. Dwellings

SUMMARY

- 5 no. bungalows on steeply sloping edge of village site for regional developer
- 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
- nearing completion

Riverbend, Bishops Tawton

New Rural Development of 16no. Dwellings

SUMMARY

- 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 almhouses 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

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Bowen Court, Braunton

Development of 15no. Dwellings on Brownfield Site

SUMMARY

- 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

Birch Road, Landkey

New Rural Development of 18no. Dwellings

SUMMARY

- 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

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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.

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 prosect 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.

ior of barn conversion on the coast ed 2017

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

New Private house at Woolacombe - due on site Autumn 2021

small private house in a conservation area - completed 2016

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