

---

## Design Development

### Proposed Community Hub

Including Information Centre,  
Library and Town Council Chamber

For Bovey Tracey Town Council

---



June 2017



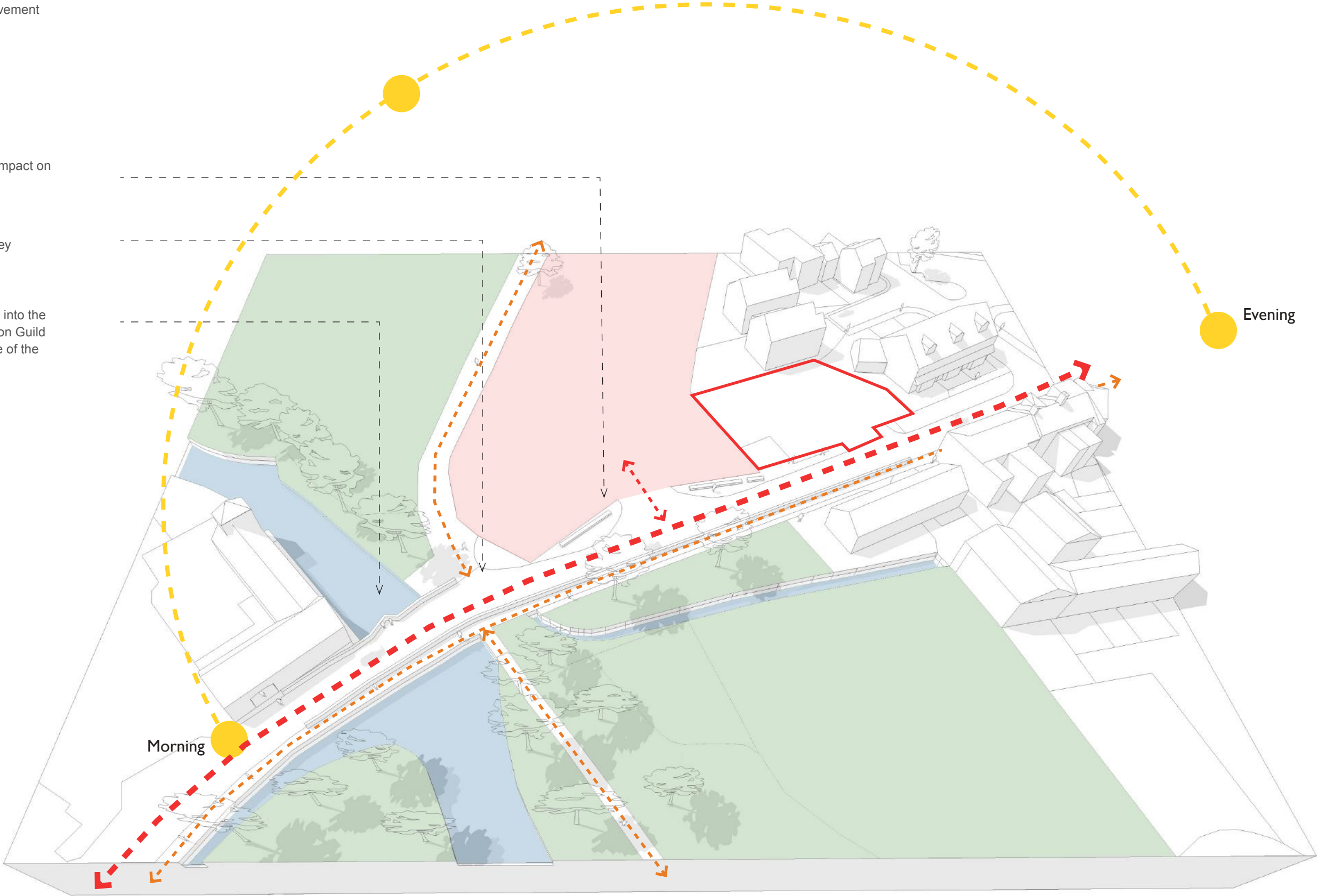
# 1.0 Site constraints

1.0 Views and movement

Car park has negative impact on streetscape

Corner of the site is a key movement node

River pulls green space into the center of the town. Devon Guild also adds to importance of the node



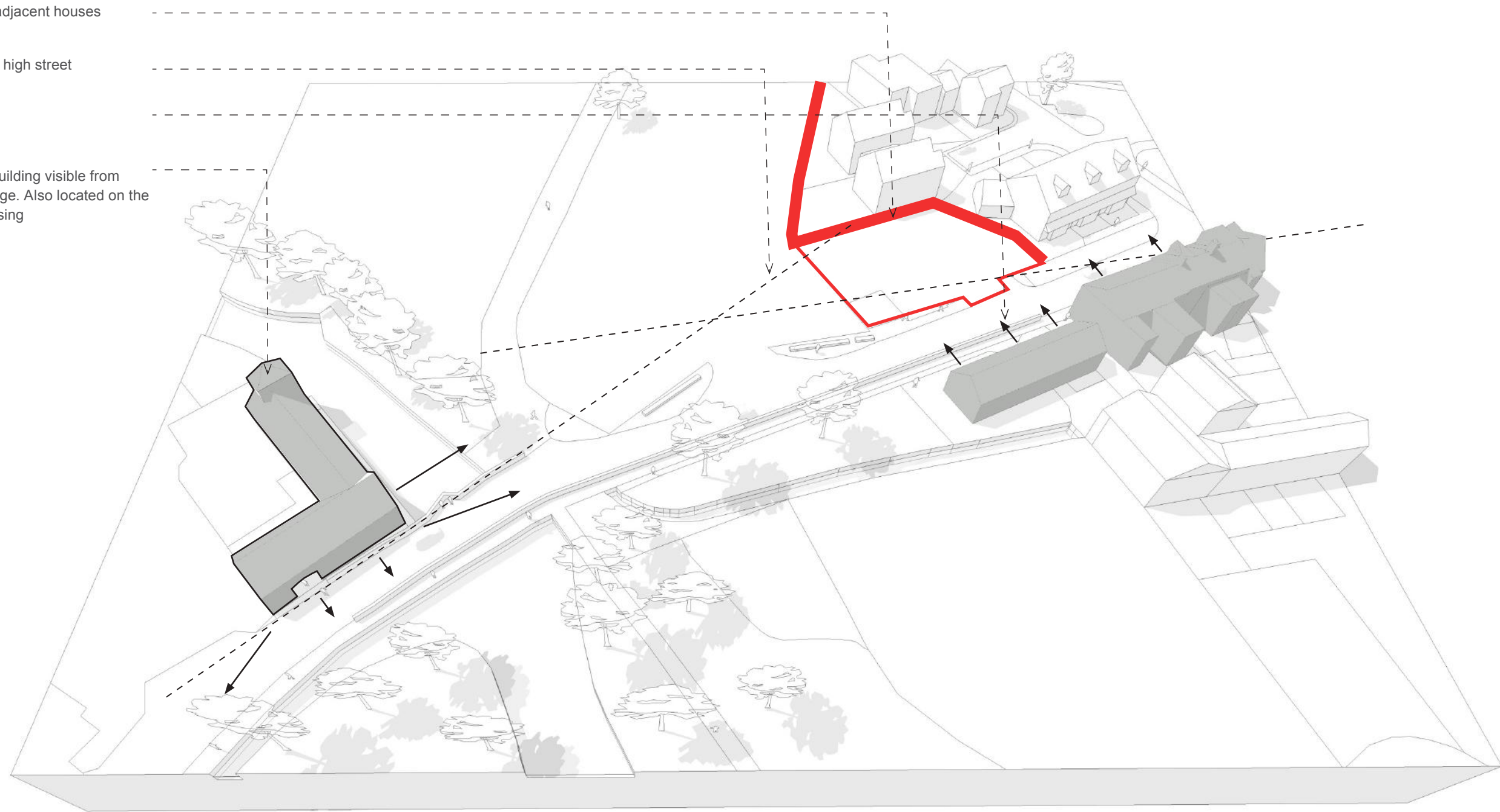
1.1 Streetscape and boundaries

Private boundary to adjacent houses

Key desire lines from high street

Active frontage

Listed Devon Guild building visible from both sides of the village. Also located on the river and bridge crossing





# 2.0 Site opportunities

## 2.0 Design principles

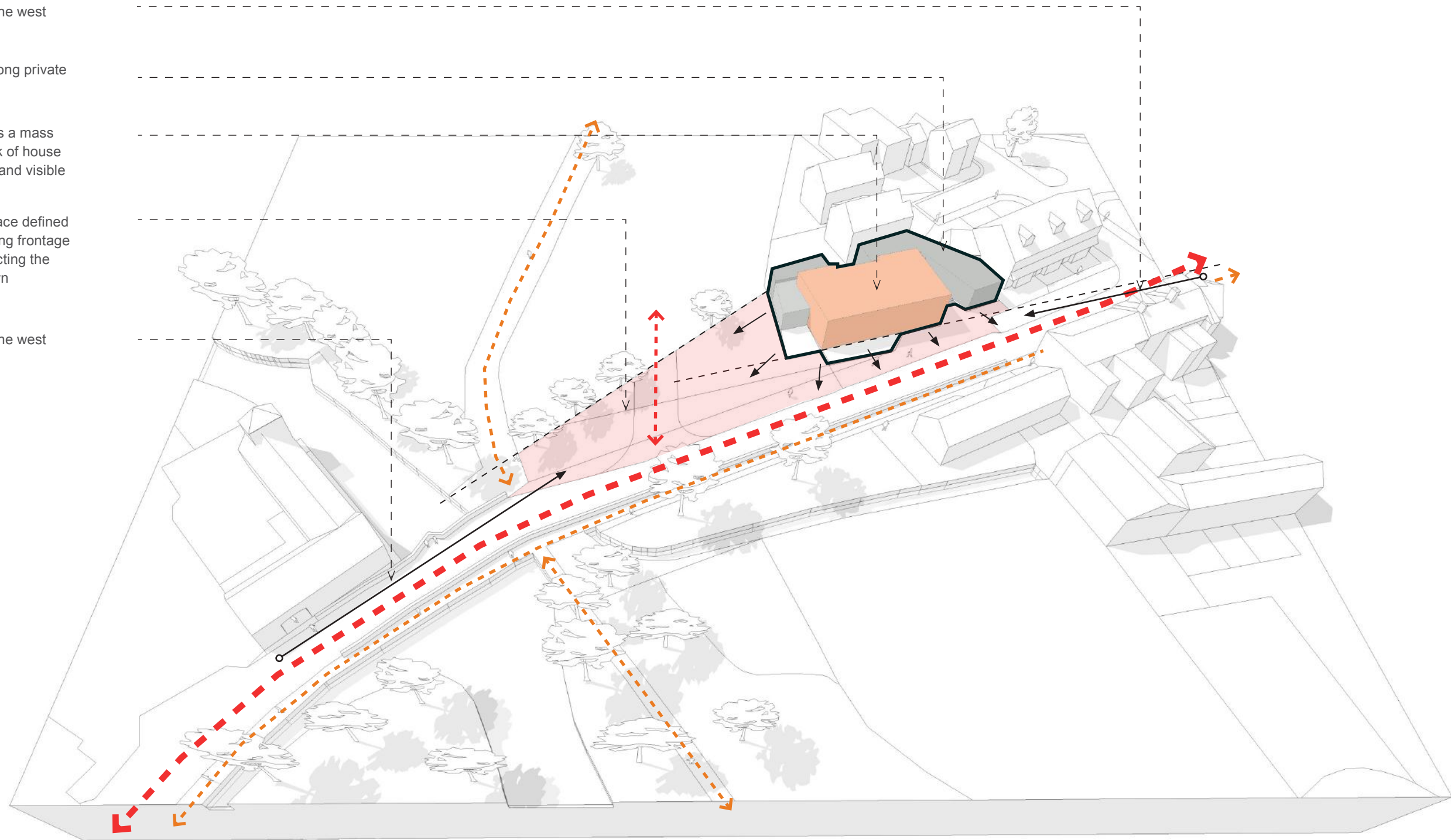
View of building from the west along key approach

Back of house uses along private site boundary

Main hub expressed as a mass separate from the back of house uses. Main form open and visible to the town

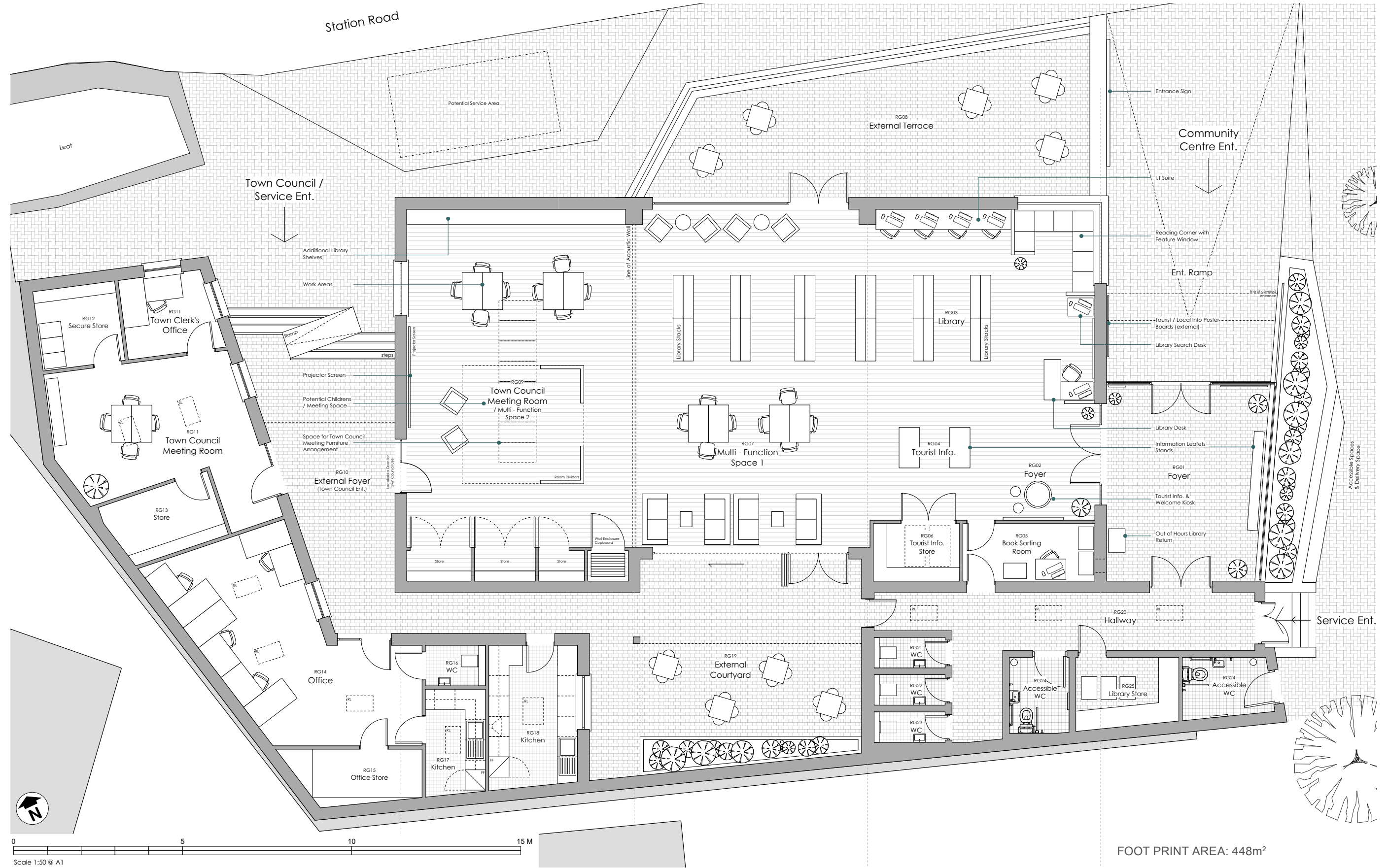
Landscape / public space defined by desire lines improving frontage to the road and connecting the Devon Guild to the town

View of building from the west along key approach



# 3.0 Developed design

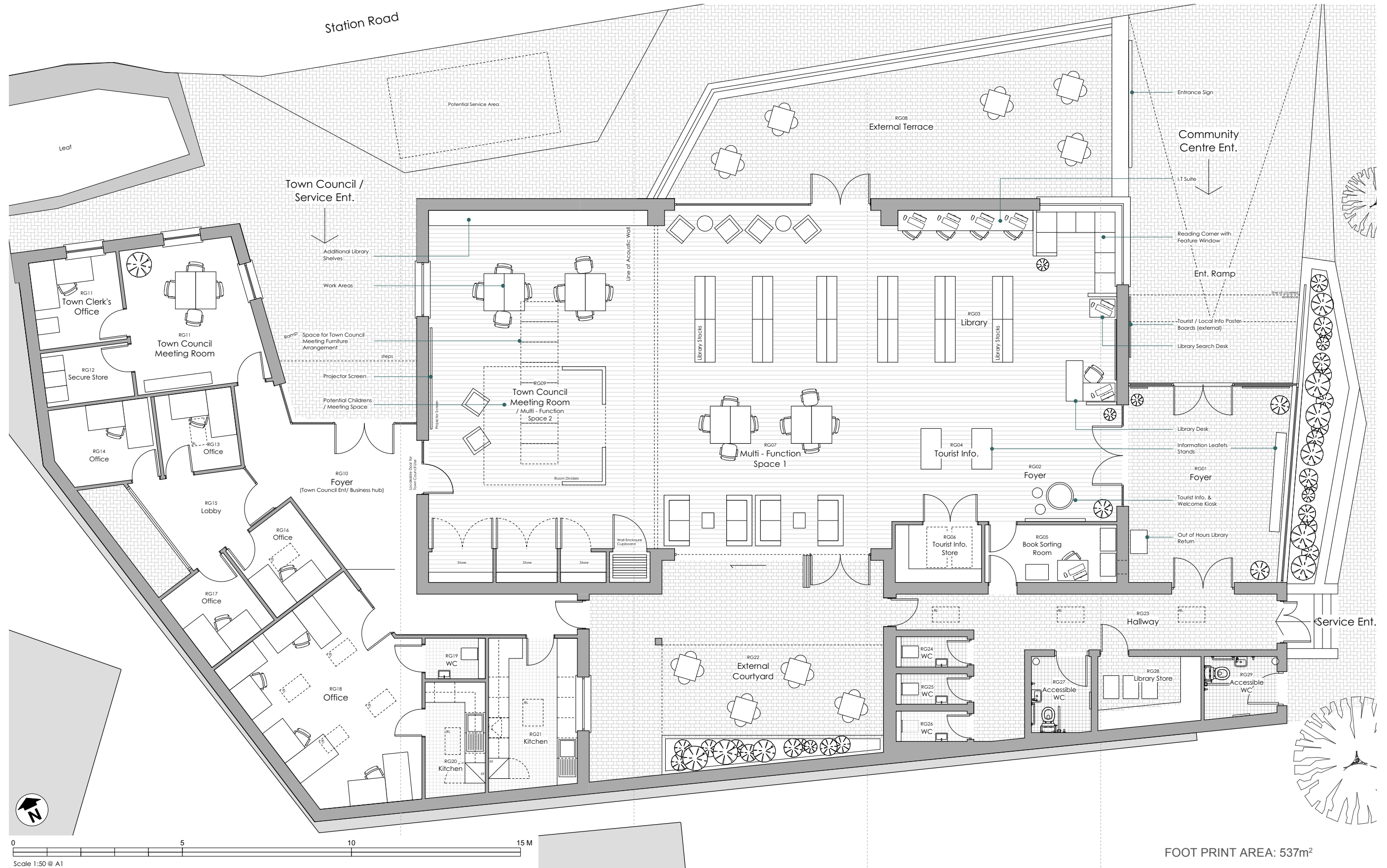
## 3.0 Ground floor plan



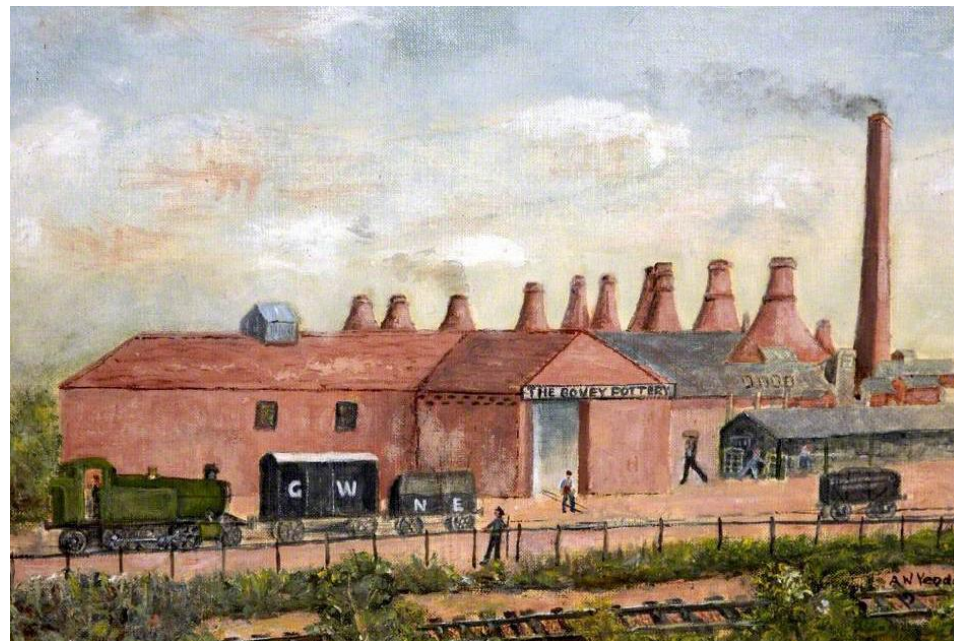
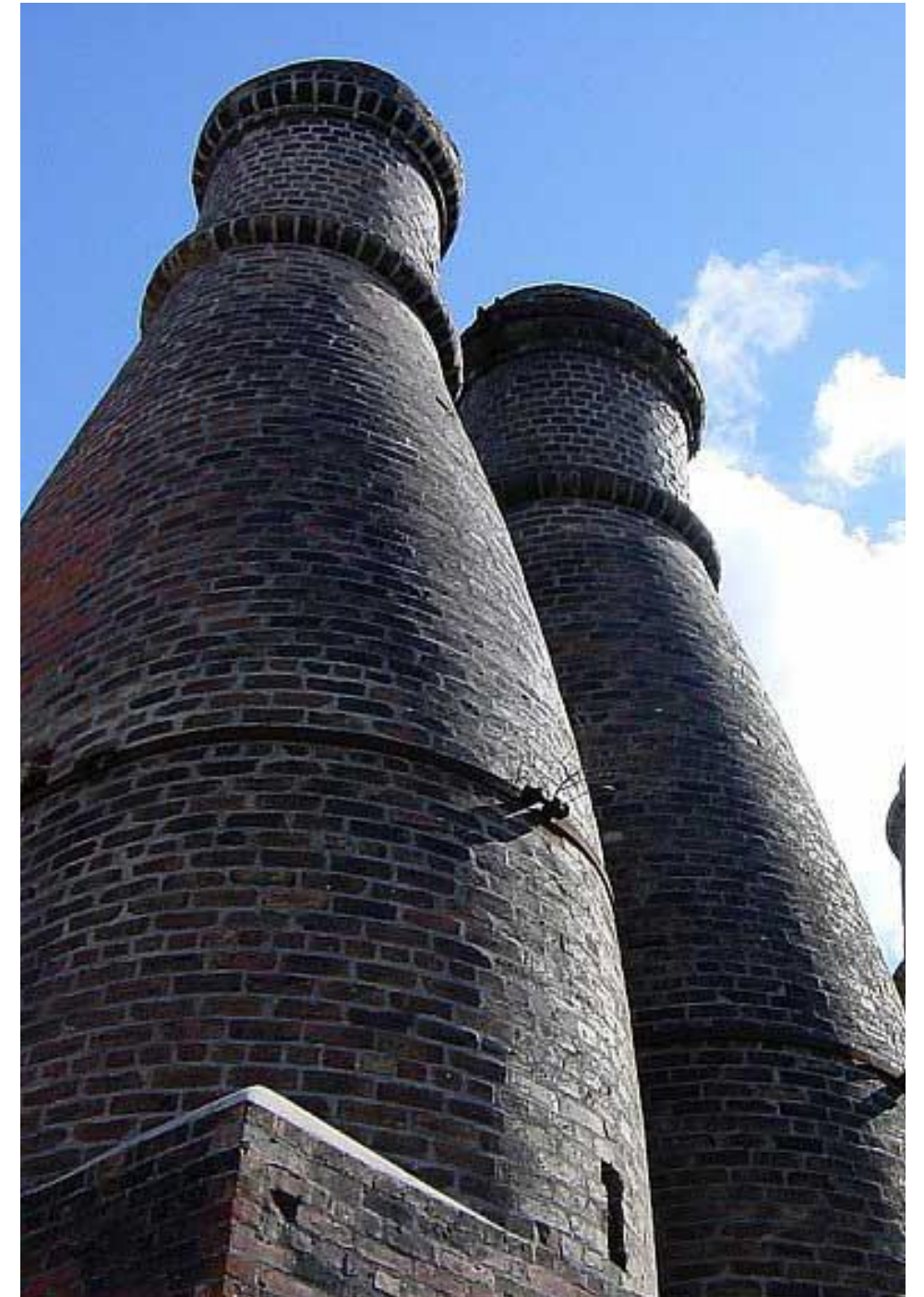


# 3.0 Developed design

## 3.1 Alternative layout option - Increase office area





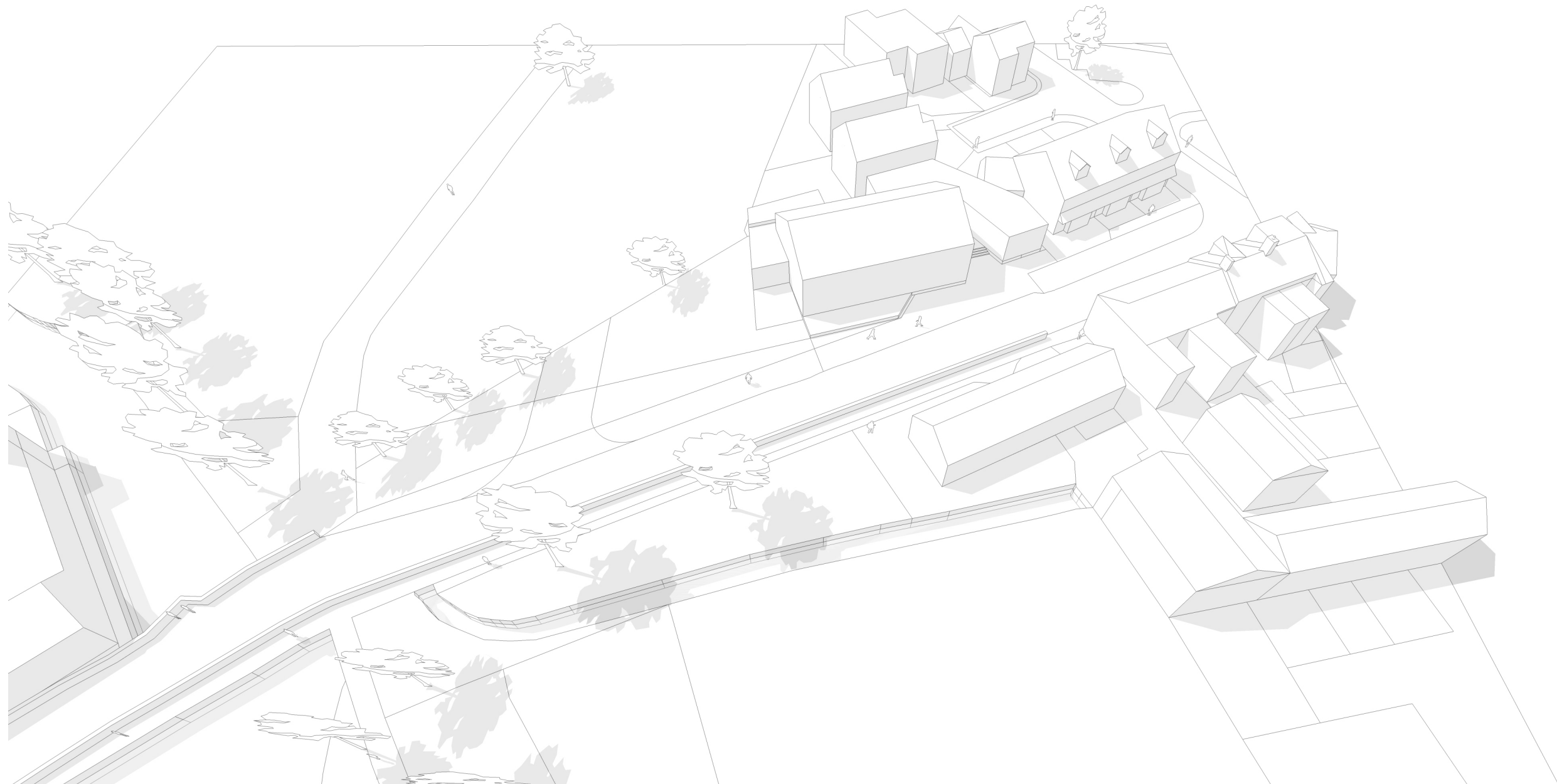




## 3.0 Developed design

### 3.3 Main hall roof options - 01 Simple ridge

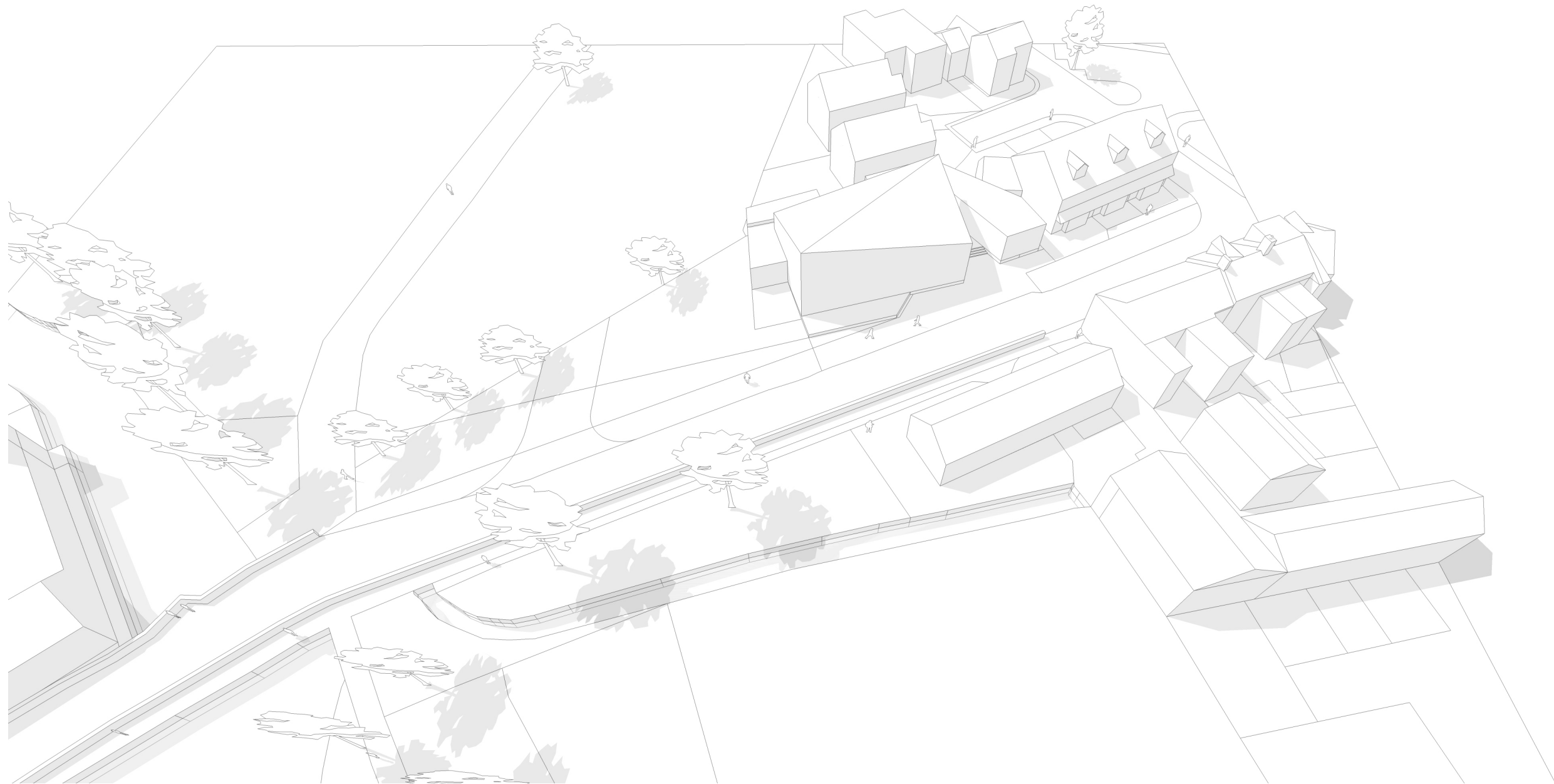
Simple roof form that's familiar to the town however it does not promote the importance of the building by creating an identity. There is no reference to the industrial heritage of Bovey Tracey





3.4 Main hall roof options - 02 Skewed ridge

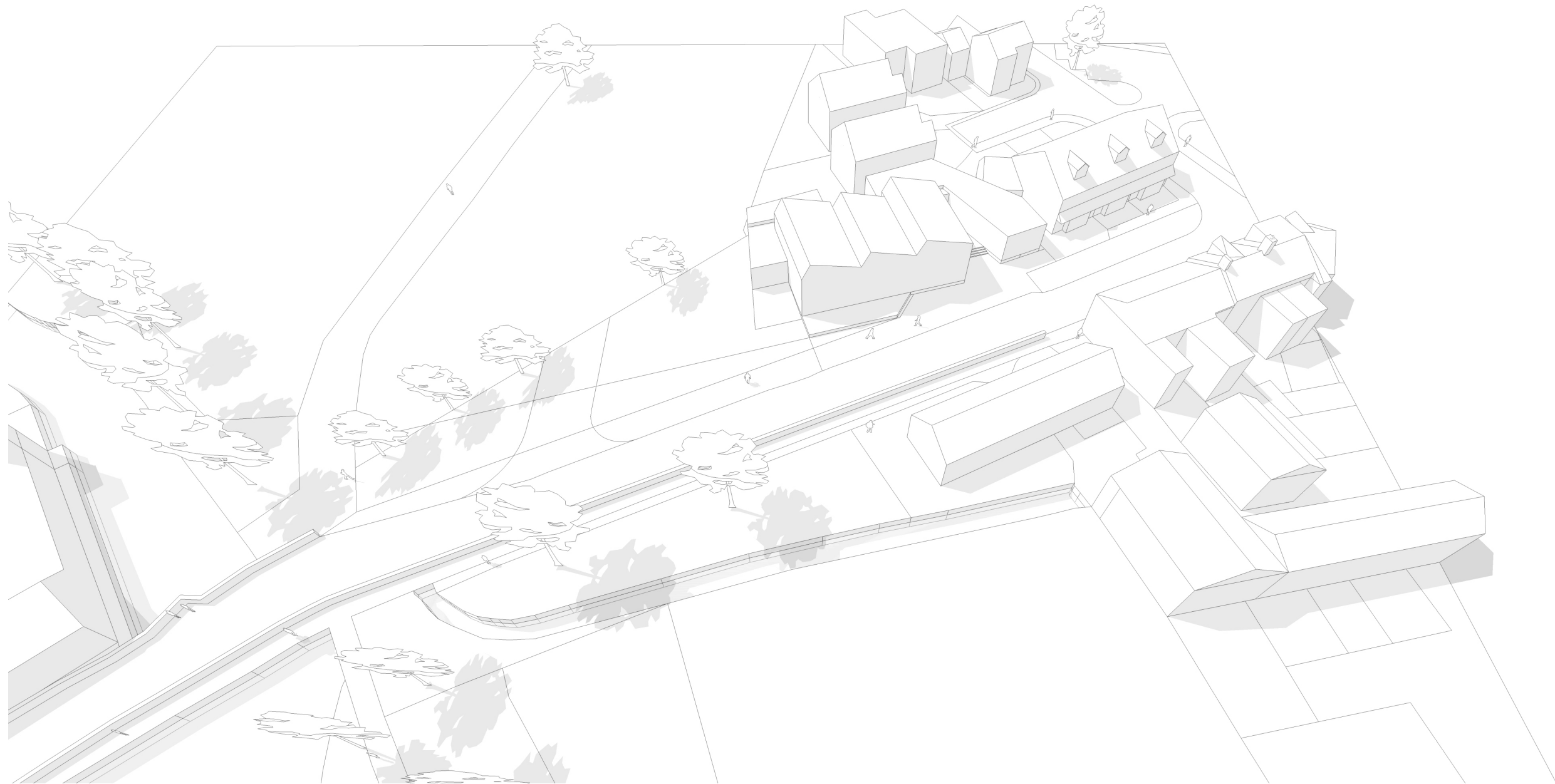
Simple roof form that's been adapted to create a more interesting profile. Corner lifts to create interest and define the entrance. No link to industrial heritage



## 3.0 Developed design

### 3.5 Main hall roof options - 03 Saw tooth

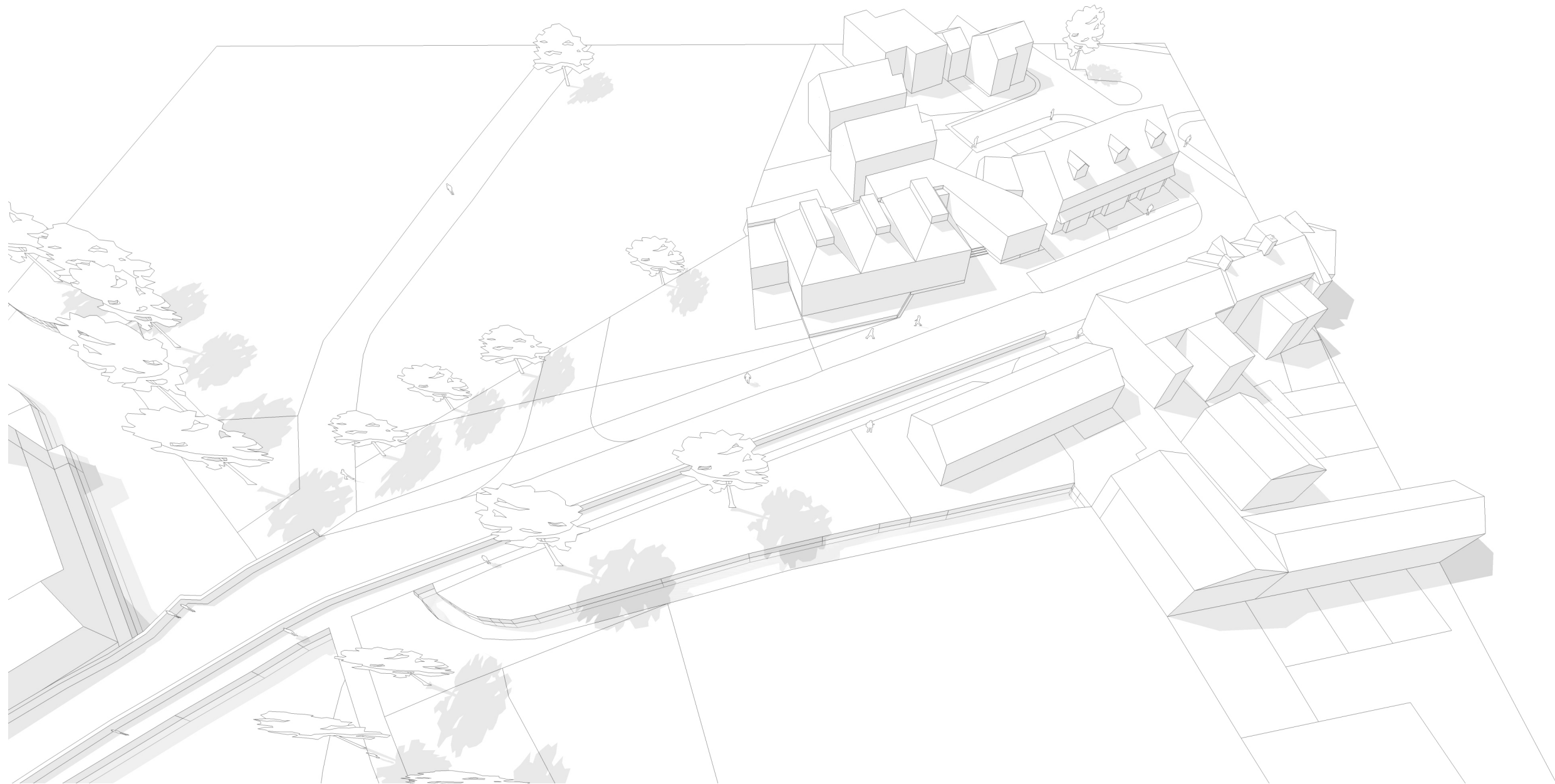
Saw tooth roofscape that's a direct reference to an industrial aesthetic. Strong roof form that will give identity however the roof lights will be facing East and have direct light penetrating the space in the morning only.





3.6 Main hall roof options - 04 Kiln inspired form

Design of the roof is loosely based on the form of the kilns with the wider base funnelled into a narrow top. Natural light could fold in through roof lights at the top of the roof



## 3.0 Developed design

### 3.8 Preferred option - Skewed saw tooth

Interesting form linked to an industrial past. Abstracting the north light principle has allowed for both morning and evening light to enter the main space whilst providing a strong identity. The splitting of the roof into structural bays helps the mass to relate to the surrounding terraces.

Green rooves along boundary

facade material wraps from wall to roof





3.9 Perspective 01 - Looking West along Station Road

The public space will create a landing spot for the main building away from the main road but will also physically link the Devon Guild Mill to the Community Hub and the rest of Bovey Tracey.



# 3.0 Developed design

3.10 Perspective 02 - Looking East along Station Road









## 4.0 Precedents

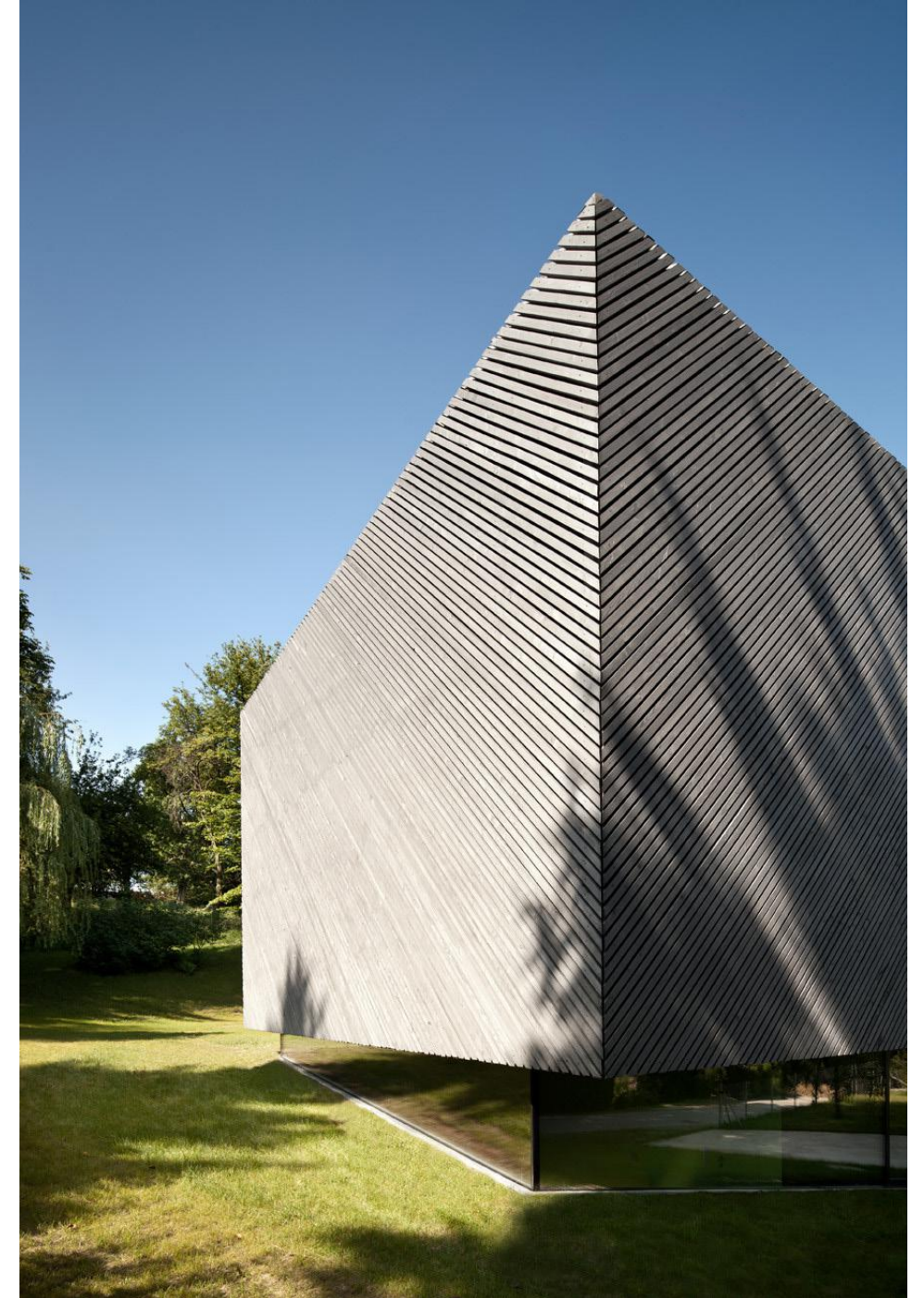








## 4.0 Precedents





Peregrine Mears Architects  
The Old Sail Loft  
Paiges Lane  
Barnstaple

[www.mearsarchitects.com](http://www.mearsarchitects.com)  
01271 377776

