



## A little about us...

We are Architects based in Devon with studios in Exeter and Barnstaple. The practice was established in 2003, and has developed a reputation for finding design led solutions that respond imaginatively to the individual requirements of the local environment and the client.

We are a studio focused on design quality and buildability. We endeavour to create spaces that are a joy to be in, whether that is for living, working or relaxing.

## Some of our recent work...



Garden Room from Winter Garden - Image Credit RHS & Mark Bolton

We do not have a particular practice style, instead we try to find a design solution that is right for the site and client. We are motivated by how a building can sit within the landscape and how it functions; to that end we see sustainable, environmentally conscious design as a fundamental aspect in all our buildings. Below are two examples of recently completed projects showing a variety of scales and typologies of building and user.

### The Garden Room RHS Rosemoor

for the Royal Horticultural Society

Nestled in a beautiful North Devon valley, Rosemoor blends formal and informal gardens to great effect. With views over the Winter Garden, the 'Garden Room' is a multi-use events space set in a spectacular location.

The west elevation to the garden reads as a single storey, giving a human scale to what is a large volume. This is further assisted by the tactile, natural materials the building is clad in: larch boarding and local stone.

The main events space has excellent levels of natural light thanks to carefully positioned rooflights. Considered detailing of the internal finishes gives the building a sense of composed quality.

### Lydford Farm Cottage

Renovation of existing holiday cottages on the coast of North Devon for a private client

Situated in the North Devon AONB, the Linney has been sympathetically refurbished to accommodate modern living.

The open-plan living arrangements take full advantage of the spectacular views over the Bristol Channel.



Entrance & Courtyard- Image Credit PMA

## Bovey Tracey Community Centre

# Community Consultation Event

Exhibition Dates: 27th July - 5th August 2017

# Event

Building Condition survey undertaken on the existing Town Hall  
Town Hall public engagement

2010

AUGUST  
OCTOBER

# Consultation

2011

The Conservation officer was given permission to serve a building repairs notice on the Old Thatched Inn

AUGUST

The Town Council purchased the Old Thatched Inn. This was announced to the public on 21st November for its plans to redevelop the site for community use

NOVEMBER

2012

Community consultation - The Town Hall or the Thatched Inn site?  
decision made to use the Thatched Inn Site

2015

Recreation, Parks and Property Committee meeting

DECEMBER

Grant awarded to the Town Council

DCT commissioned to provide community consultation

2016

Steering Group Meeting 1

JANUARY

Project Steering Group established

Steering Group Meeting 2 & 3

FEBRUARY

Steering Group Meeting 4

MARCH

Youth engagement process

Steering Group Meeting 5

APRIL

Community engagement process begins  
Interviews undertaken with key stakeholders

Steering Group Meeting 6

MAY

Community engagement process ends

Steering Group Meeting 7

JUNE

Community engagement survey published

Steering Group Meeting 8

JULY

Steering Group Meeting 9 & 10

AUGUST

Closing date for architect tenders

SEPTEMBER

Shortlisted Architects invited to present schemes to the Town Council

NOVEMBER

DECEMBER

2017

Peregrine Mears Architects Ltd Appointed

JANUARY

Architects Appointed

Steering Group meeting 11

FEBRUARY

Consultation event with key stakeholders

Steering Group meeting 12

MARCH

Preliminary key stakeholder engagement

Steering Group meeting 13

Steering Group meeting 14

JUNE

Recreation, Parks & Property committee presentation

Steering Group meeting 15

Community Consultation & Exhibition  
27th July - 5th August

Community Consultation begins

JULY

Community Consultation ends

AUGUST

Planning application submitted

INDICATIVE TIMELINE BELOW

SEPTEMBER

Planning decision made

DECEMBER

2018

Start construction works onsite

MARCH

Project Timeline &  
Community Consultation

## Introduction & History of Project



Bovey Tracey  
Information Centre



## Flood Risk

The development site for the new Bovey Tracey Community Centre is located within a flood zone. Enquiries with the Environment Agency confirmed the site lies in Flood Zone 3, while further investigation with Teignbridge District Council confirmed the site is classified as Flood Zone 3a.

As Bovey Tracey Town Council has access to other land in the town, an assessment was carried out to justify use of the Old Thatch Inn, rather than the alternative site which is a lower category flood zone.

The proposal site offers opportunities to enhance the town centre with the provision of a new Information Centre, public toilets and improvement to the public realm in accordance with the planning policy above.

As such, it is considered this site is the most appropriate of those available to Bovey Tracey Town Council for the development of the new Community Centre, and is in line with policies set out in the Teignbridge Local Plan 2013 - 2033.

Planning practice guidance published by the Department for Communities and Local Government describes what types of development are appropriate for different flood zones. The proposed uses of the building (offices, assembly and leisure) are considered 'less vulnerable' uses and are acceptable in Flood Zone 3a.

A review of flood risk data from the Environment Agency shows the area is at risk from the river, but also from storm water running off Dartmoor to the River Bovey, in particular water running along Station Road passed the front of the site in extreme events.

The proposed building includes a number of features to address flood risk:

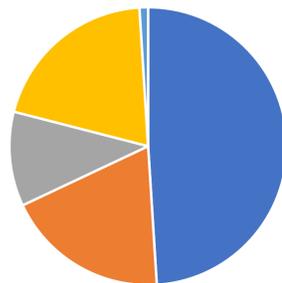
- Raised floor level to heights recommended by the Environment Agency
- Use of resilient materials below ground floor level
- A raised terrace by Station Road to help channel the water passed the building during extreme events



## Proposed Funding

The following funding sources have been made available for the development of the community centre project:

- Public sector works loan board
- Town Council designated reserves
- Capital receipt for sale of Town Hall
- DCC / Libraries Unlimited
- Teignbridge Council Technical



## Our Brief

The proposed community centre will need to accommodate in one building, the following four key services:

1. The Library
2. The Community & Tourist Information Centre
3. The Town Council
4. The Public Toilets

The impact and ambiance of the centre must be of a welcoming and human scale - 'A building fit for the 21st Century'.

The building must be a secure and accessible public building incorporating an environmentally friendly approach to the design and ongoing running costs (including maintenance). The proposal should seek to include high levels of natural daylight and incorporate areas of low maintenance hard and soft landscaping.

The centre will aim to cater for a range of functions suggested by the local community during consultations in 2016. In addition, the Town Council are in consultation to secure funding for a Business Hub for the development of local businesses.

## Summary of Spaces

### Area Schedule

	Area (m <sup>2</sup> )	
<b>Town Council Suite</b>		
Town Clerk's Office, inc. Small Meeting	21	Main Meeting Room forms part of the main hall
<b>Library Service</b>		
Secure storage room (books)	7	All other space form part of the main hall
<b>Information Centre</b>		
Store	4	All other space form part of the main hall
<b>Public Toilets</b>		
Unisex and accessible toilets	21	1 WC will be available out of hours from the car park
<b>Starter Office Suite</b>		
Offices (4no)	26	
Reception/breakout space (inc. kitche	14	
Circulation	19	
<b>Sub-total</b>	<b>112</b>	
<b>Shared facilities</b>		
Library Hall / exhibition / information	136	
Meeting area / room	62	For use as Council Chamber or by library or information centre, lettable space
Entrance foyer / lobby	28	Shared space for seating, book shop, information centre shop, information area, local heritage collection
Small meeting room	0	Included with the Town Council Suite
Kitchen / bar / servery	11	
<b>Sub-total</b>	<b>237</b>	
<b>Ancillary Accommodation</b>		
Storage to foyer and meeting area	11	To receive tables and chairs or library shelves
Cleaner's / caretakers store	6	
Staff toilets / changing / lockers	4	
<b>Sub-total</b>	<b>21</b>	
<b>Net internal floor area</b>		
<b>Net internal floor area</b>	<b>370</b>	
Plant space	11	
Circulation space	25	
Internal partitions	17	
<b>TOTAL GROSS INTERNAL FOOR AREA</b>	<b>423</b>	

## Existing Site



Existing Site - Old Thatched Inn site - Station Road, Bovey Tracey



View East from Station Road



View West from Station Road / Car Park



View SW over site



View SE over site



Site as existing



Existing Information Centre

Bovey Tracey Community Centre

## Community Consultation Event

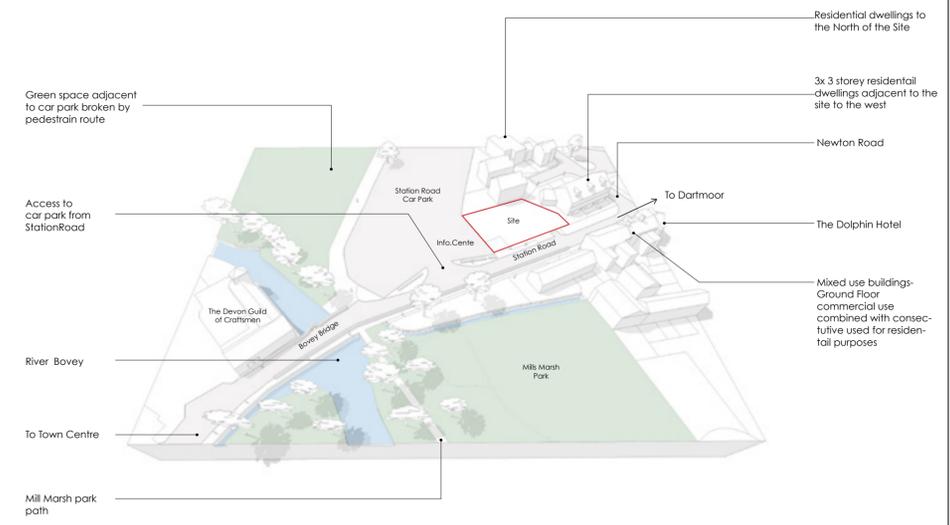
Exhibition Dates: 27th July - 5th August 2017

## Project Brief



Bovey Tracey  
Information Centre





# Site Analysis Diagrams

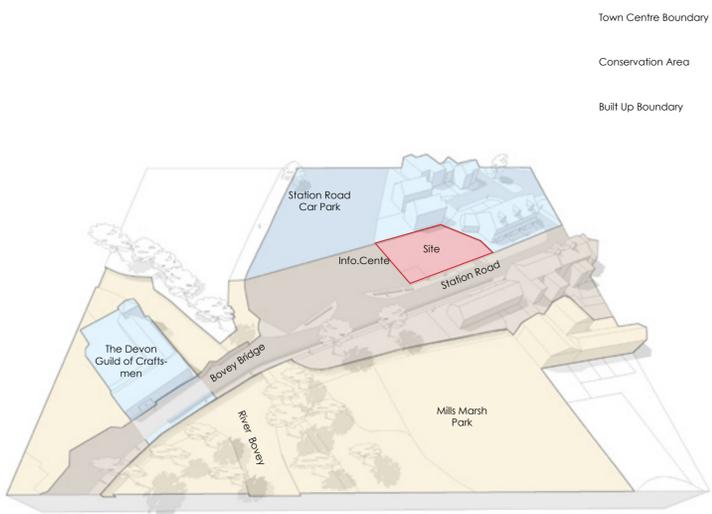
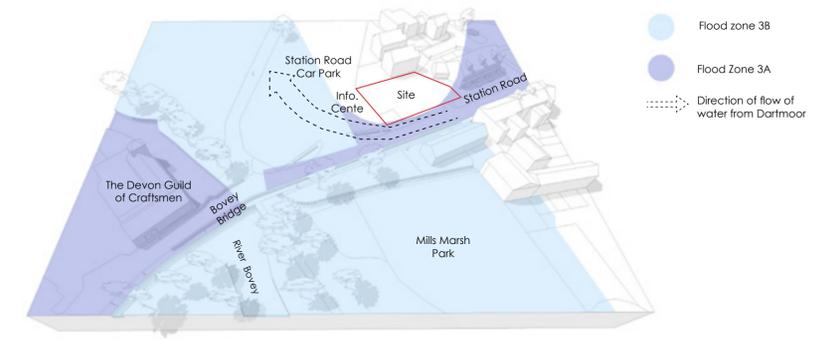
The use of diagrams explores and illustrates attributes, opportunities and constraints of both the site and its context. They look at environmental factors which will impact both the design and orientation of the building, land use zoning and planning constraints, potentials risks, forms and routes of access to and from the site and the visual impact on the town, as well as views from the proposed building.

## < Existing Site

Our analysis of the existing site looks at adjacent buildings and public space situated within the area. Attributes of use, height, scale and relationships within the streetscape are outlined.

## Flood risk >

With the site situated in Flood Zone 3a, a 'Sequential test' has been undertaken (see sheet 2 and additional flood risk documentation). The zones highlight the worst case scenario for water levels during times of peak rainfall. The highest flood risk is from water runoff from Dartmoor rather than flooding from the River Bovey (as illustrated by the arrow indicating the direction of surface water runoff).

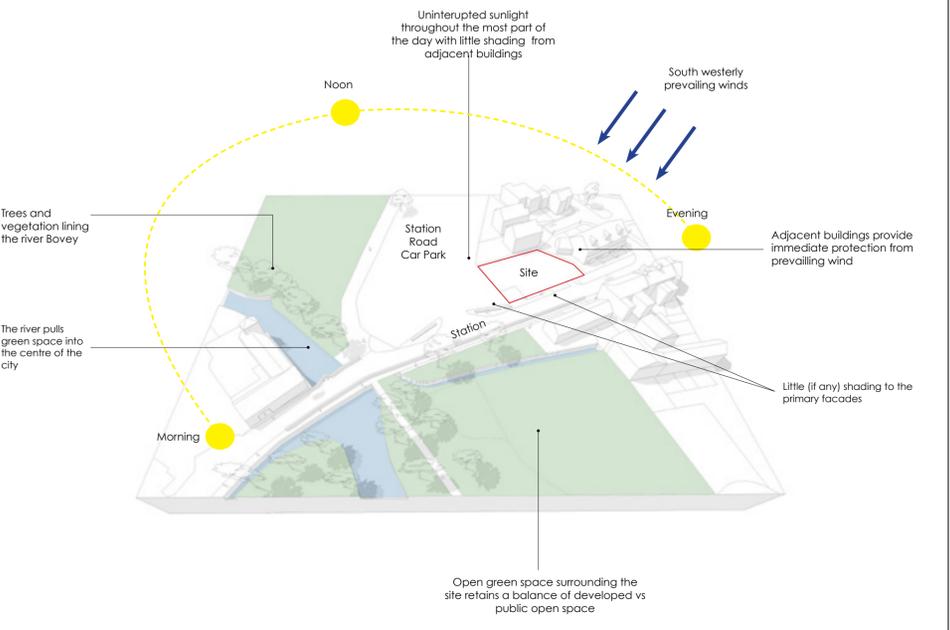
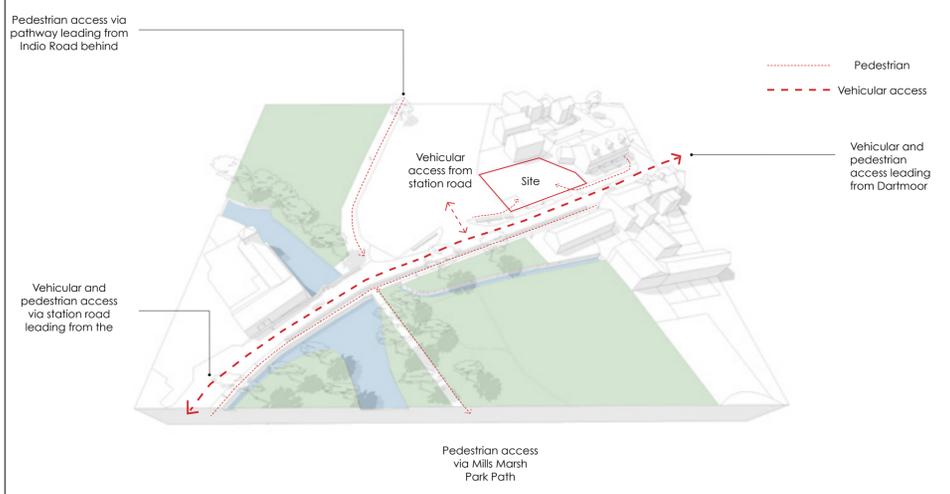


## < Land use and zoning

The immediate surroundings are zoned into three categories, highlighting specific areas and boundaries with relation to one another. The extent of the conservation area, town centre boundary and the settlement boundary are all indicated

## Access routes >

Routes of access are indicated as both vehicular and pedestrian. The site is accessed from both directions via Station Road by vehicle; from the east from the A382 By-pass and Dartmoor and west from the High Street. Established pedestrian routes are present giving access to the site from a range of directions.

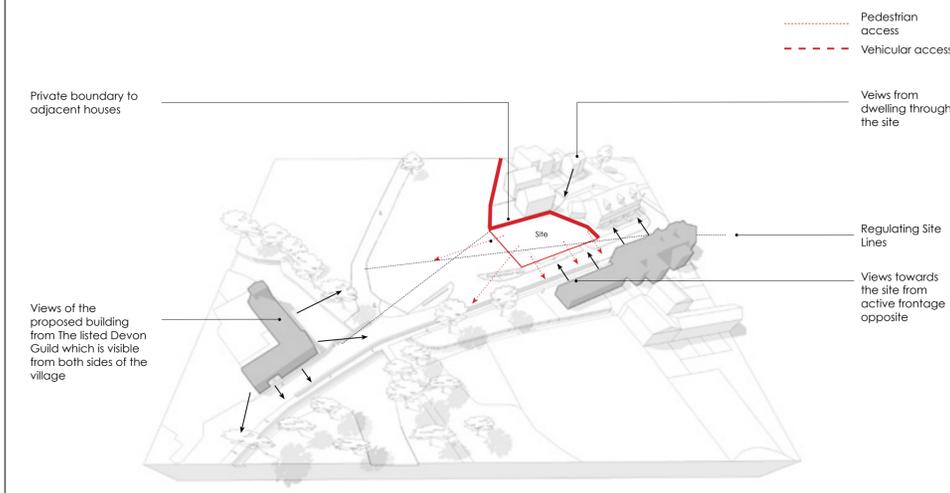


## < Environmental Analysis

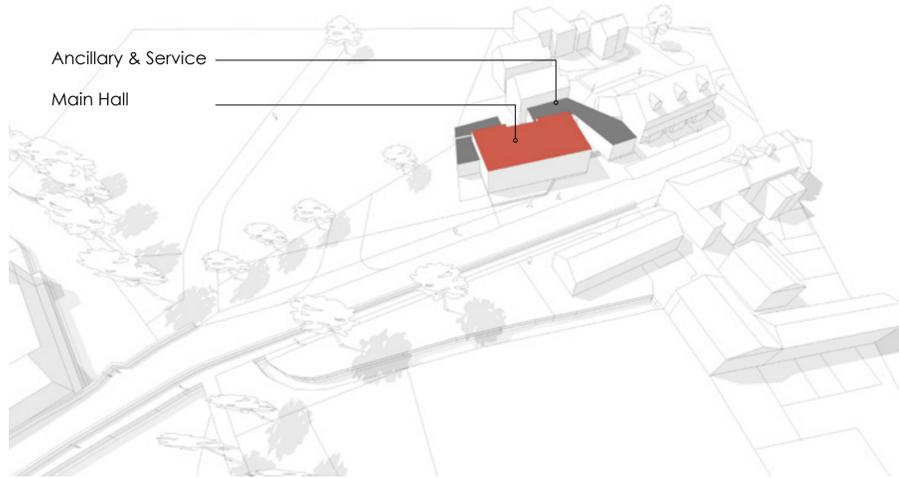
Analysing sun paths and the direction of sunlight helps to inform the positioning of openings in the facade of the building. Design proposals will seek to maximise natural light whilst preventing solar glare and overheating within the building. Utilising natural light will reduce the energy consumption of the building throughout its lifetime.

## Views and Site Lines >

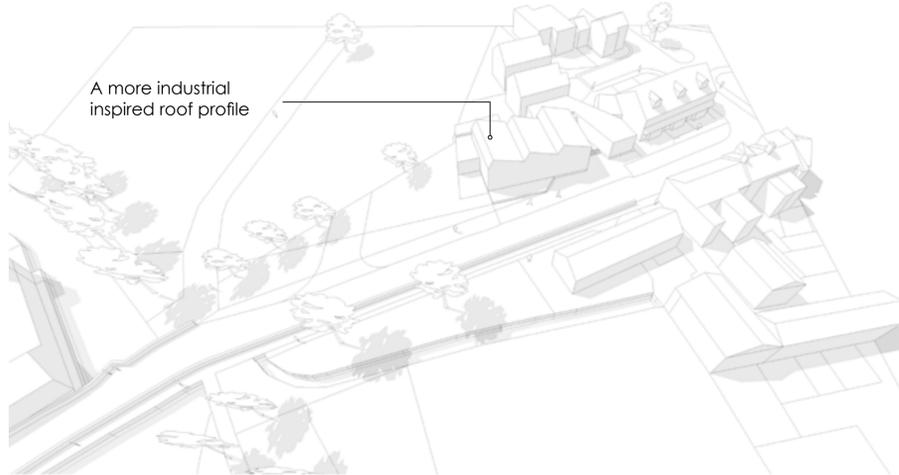
The site is visible from both directions of travel through the Town, highlighting its prominent position. Views are predominantly from the Devon Guild and the mixed use buildings opposite. The direction of views from the proposed building outwards are similarly explored.



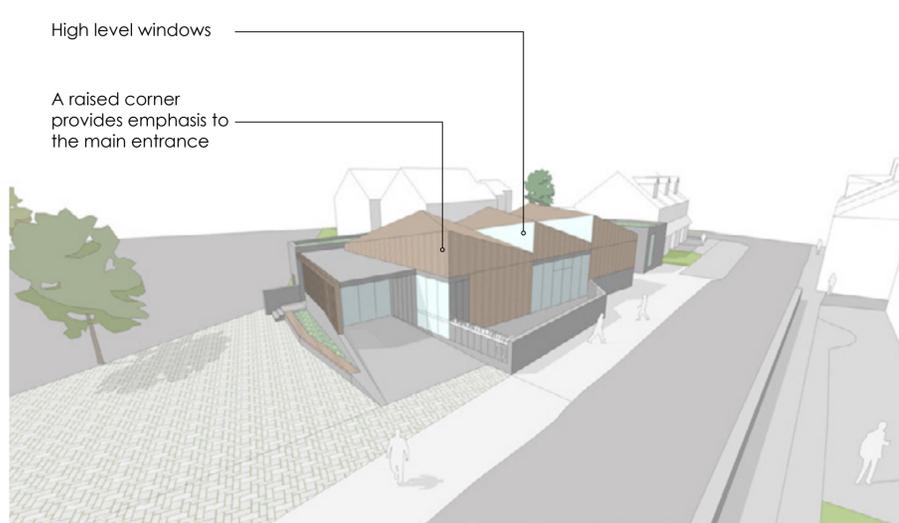
1.



3.



5.



## Design Development Diagrams

The following diagrams piece together the development of the project to date. During the design process we have always been mindful of the need to produce a public building fit for the 21st Century with the need to retain the 'buildability' of the scheme. The following diagrams show the progress of the design development seeking to bring together a series of uses and functions 'under one roof' of noteworthy design whilst ensuring a rational and pragmatic approach to the buildability of the project.

The current design presents a form that is interesting and intricate, representing the diverse industrial heritage of the area. The present design has produced a rationalised form and mass that will reflect in a cost effective design moving forward.

### < 1. Site Form & Layout

The building follows a simplified diagram of a central main hall overlooking Station Road (Red Block), with ancillary spaces and services located to the rear (Grey Block). This allows the main event (the shared public space) to be the central defining feature of the building and within the site.

### 2. Heritage Influences >

The form and mass of the building has developed from the initial study of heritage influences in the area. With Bovey Tracey being known for both the potteries and craft centred around the Devon Guild, a narrative of heritage fused with craft and decoration has developed.

A design referencing the pottery kilns was initially developed. This produced a complicated roof structure



### < 3. A Less Complicated Form & Profile to Roof

A more regular roof form referencing the industrial past rationalises the design with ridge lines dividing the roofscape. This option leans too heavily on the industrial / pottery heritage of the area.

### 4. Re-orientated Ridgeline Form >

Re-orientating the ridge line to the roof develops a form that is a softened version of the previous producing a more dynamic space internally.

### < 5. Roof Design Development

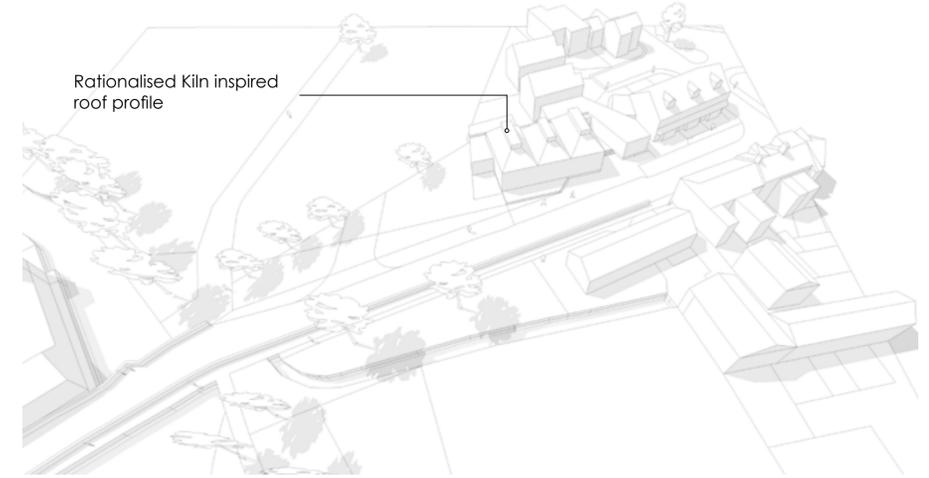
Further development of the model begins to highlight the positioning of windows and doors as per the floor plan (on the next sheet). The mass and materiality of the main space and service 'wrap around' are explored further, highlighting how the diagonal ridge seeks to emphasise the entrance to the building.

The structure in its current form would require the 'doubling up' of some key structural frame components to successfully detail the joint between falling and ascending roof planes, incurring additional construction costs.

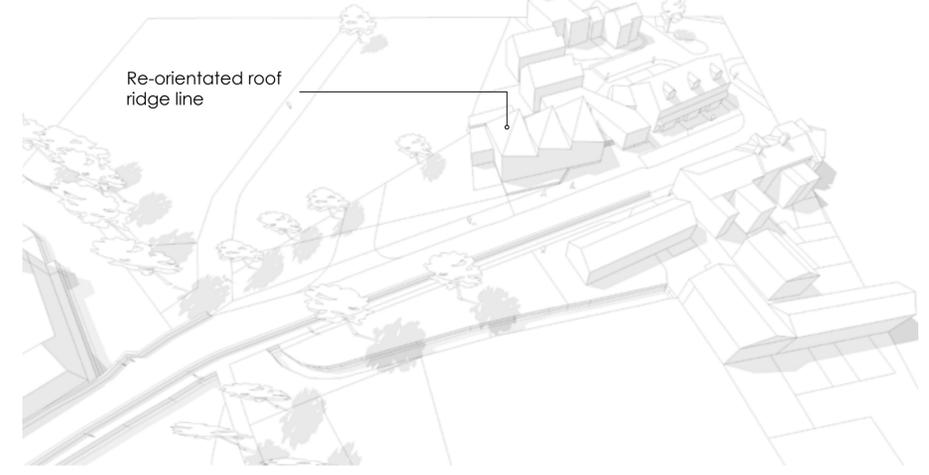
### 6. Current Roof Profile & Mass >

The faceted design of the roof eradicates the difficult joint of roof planes of the previous iteration. With all roof planes repeated throughout and a falling gradient to all valley gutters provides a more robust and efficient design. A more traditional dual pitch to the rear presents a softened and more familiar roofscape to the nearby residential properties. The gable ends provide an opportunity to utilise high level windows to naturally light the main hall space throughout the day.

2.



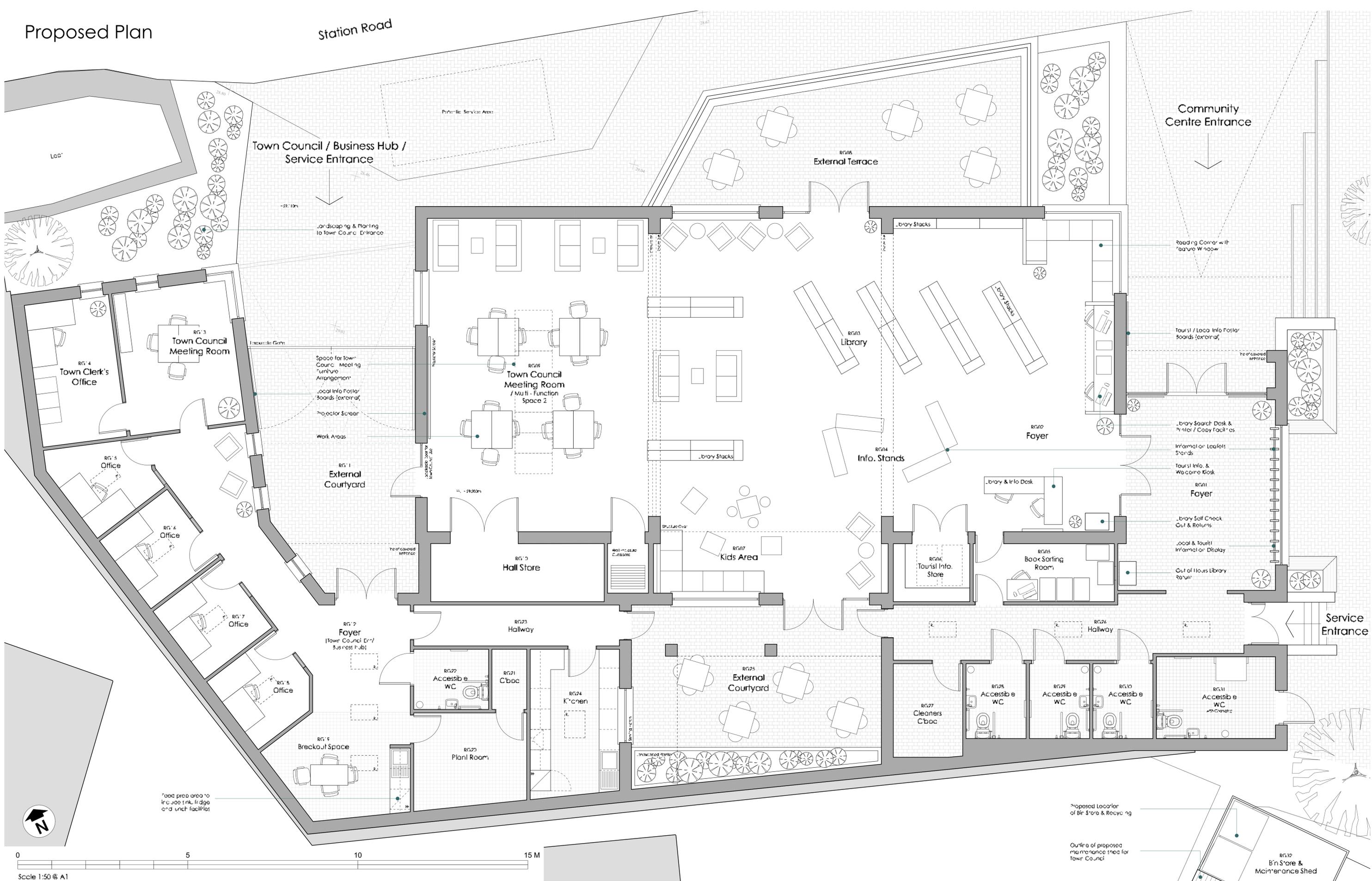
4.



6.



# Proposed Plan



## Bovey Tracey Community Centre Community Consultation Event

Exhibition Dates: 27th July - 5th August 2017

## Proposed Plan

Scale - 1:50 @ A1 - Image Credit: Peregrine Mears Architects - Do not Scale from this drawing



Bovey Tracey  
Information Centre



## Precedent

### Hayridge Centre Cullompton

The Hayridge Centre in Cullompton is a recently completed community building which incorporates a library, offices, meeting spaces and social areas.

The library includes the use of a self-service system which enables access to borrowing for as long as the building is open, whether or not the library is staffed.

Library furniture is generally mobile, allowing the space to be rearranged or opened up for events.

The building includes well connected outdoor spaces which enables activities to spill outside.



### Information Centre Flexible Furniture



Flexible, adaptable and secure furniture will be utilised for local and tourist information and merchandise

## 2. Multiple Events

The Acoustic partition and Town Council entrance will allow for multiple events simultaneously

With a separate Town Council and Business Hub entrance, the two events will not need to overlap on entrance spaces.

Both events can be served from the events kitchen to the rear.

Provision for the use of the hall for two simultaneous events allows for the new community asset to be utilised to its full potential, working hard to serve the community.



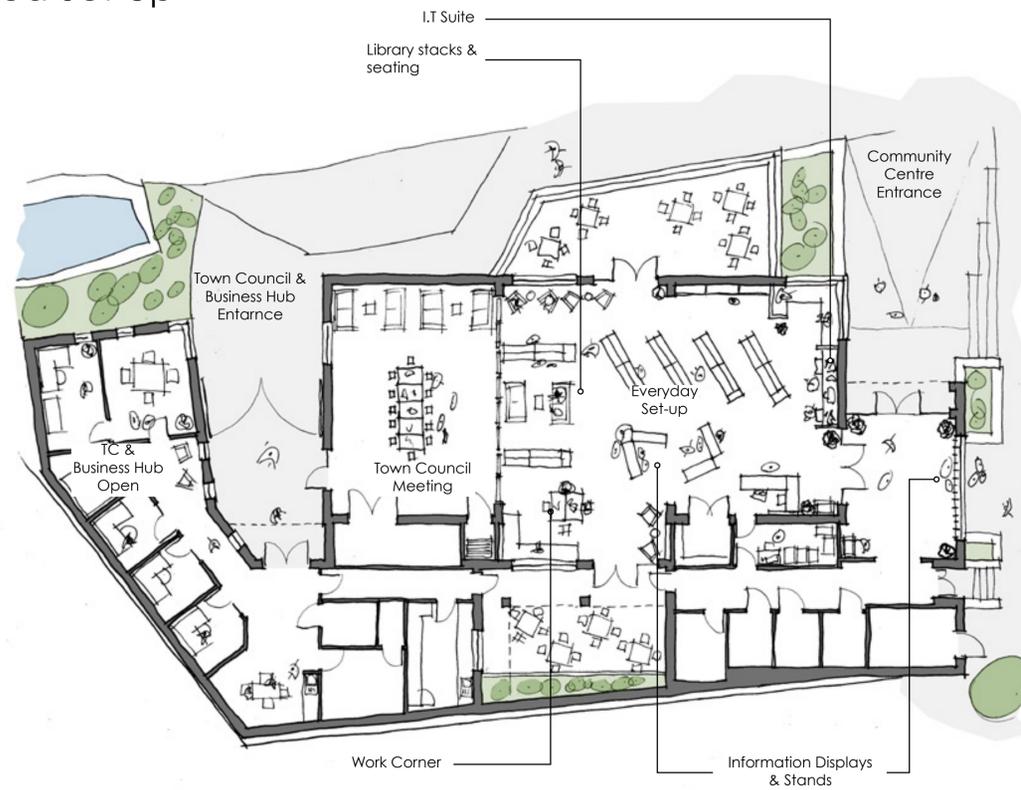
## 1. Main Hall Divided Set Up

Utilising the Acoustic partition wall, the main space can be sub-divided to perform a number of functions simultaneously.

One third of the hall can be sectioned off to allow for the following suggested functions:

- Town Council Meetings
- Community Groups
- Training seminars
- Workshops
- Classes
- Small private events
- Meeting space for business hub

The library and information centre can continue to function unhindered.



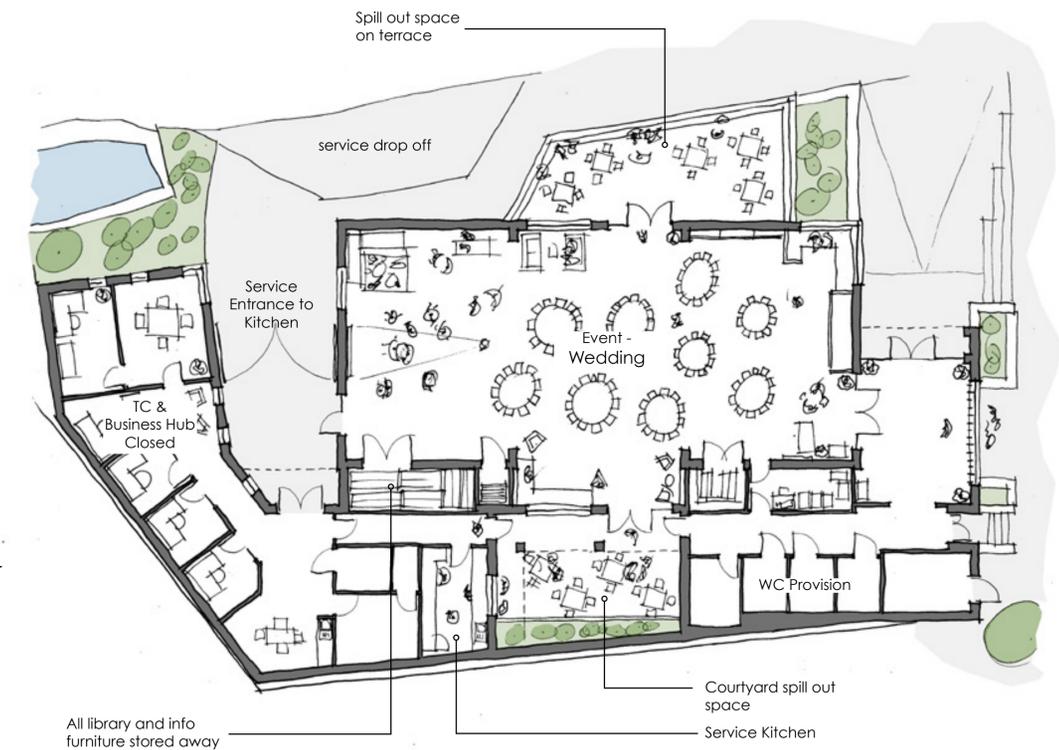
## 3. Events Set Up

For larger occasions and events, the use of flexible and secure furniture fittings will allow the main hall to be utilised as a single large space.

The following events have been suggested as part of previous community consultations:

- Full Town Council Meetings
- Weddings / Celebrations
- Indoor Cinema
- Theatre
- Community Groups
- Visiting Lectures

The external courtyard to the rear and terrace to the front will provide spill out space for events and functions.



Bovey Tracey Community Centre

## Community Consultation Event

Exhibition Dates: 27th July - 5th August 2017

## Proposed - Flexibility of Design

Sketch floor plans not to scale - Do not Scale from this drawing



Bovey Tracey  
Information Centre



Devon  
County Council



### Folding Exposed Roof Structure

An exposed timber folding internal roof will add interest and flow to the space.

This will help to define the three way split within the main space

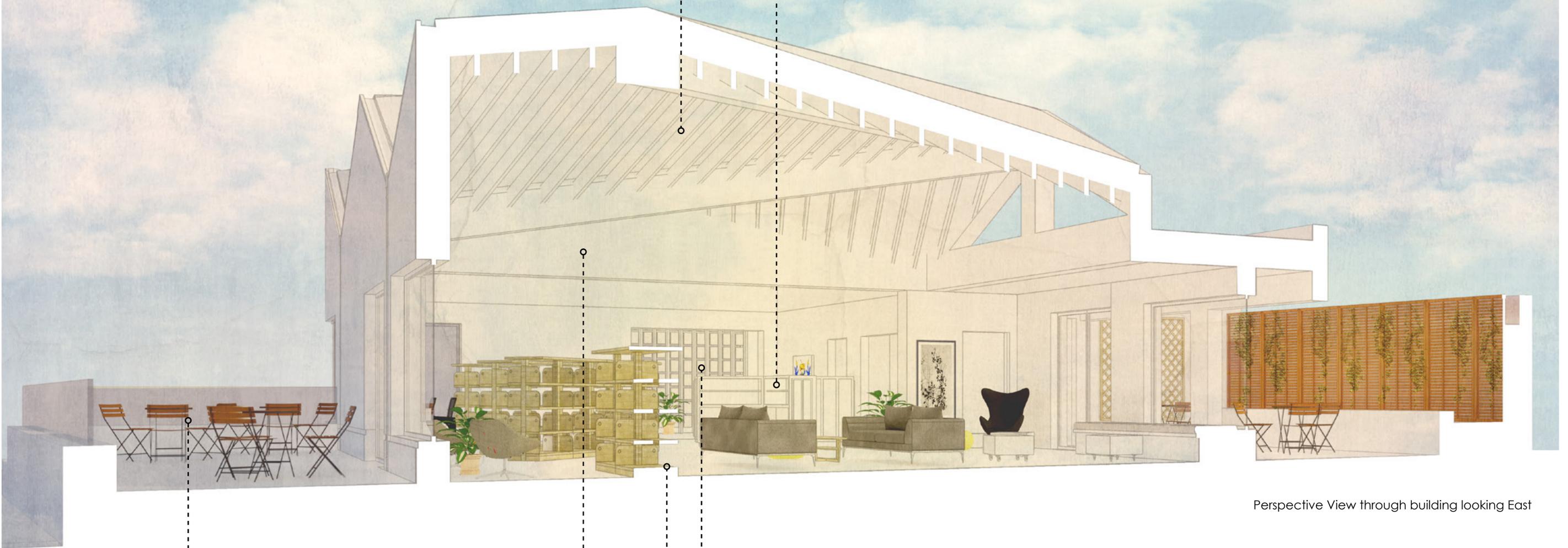
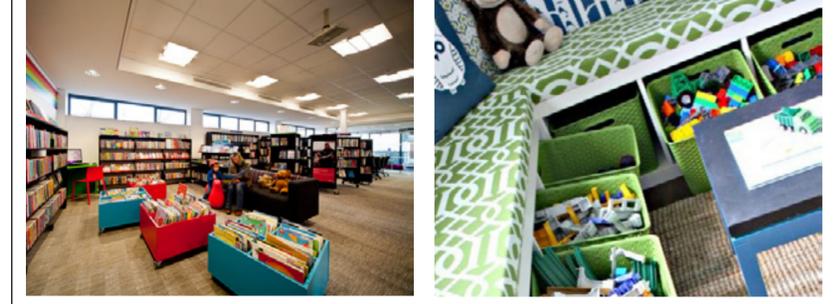
### Flexible Design - Information Centre Displays



Information Displays to include:

- Leaflet stands on outside,
- Book shelves,
- Lockable storage underneath,
- Display tops for merchandise and local craftware
- Moveable for storage

### Flexible Design - Kids Area



Perspective View through building looking East

**Terrace & Courtyard**

Taking precedent from the Hayridge Centre in Cullompton, and external courtyard to the rear will take advantage of the south facing aspect.

To Station road, a raised terrace will provide spill out space for events.

**Birch Ply finish to walls**

### Library Stacks

To be light, moveable and low level to allow for maximum flexibility of space for all areas of main hall to remain viewable. Higher level stacks to walls. Ends to include 'Top Picks' magazine style shelving

### Local & Tourist Information Boards

A suspended cable system viewable from the Foyer and outside to display local events and information

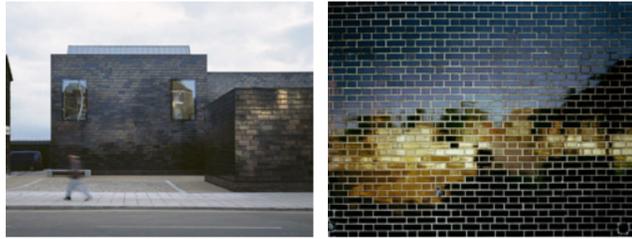
Timber Structure  
'Shop Kit' style inserts

## Proposed Materials Palette

All materials images are indicative, for illustration purposes only, and do not necessarily represent the exact product to be specified

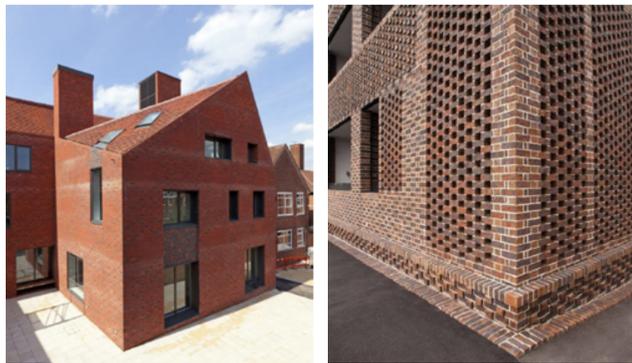
### 1.0 Brick

#### 1.1 Glazed Brick Plinth



Glazed brick to be utilised to form the plinth base upon which the building will sit.

#### 1.2 Facade to Main Hall



The main hall facade will consist of red brick, arranged in a decorative pattern, utilising Flemish bond or similar.

#### 1.3 Main & Town Council Entrance



The wrap-around facade will utilise the same material as the main hall for continuity, but a contrasting colour will emphasise the form of the main hall.



Perspective Render view looking West along Station Road



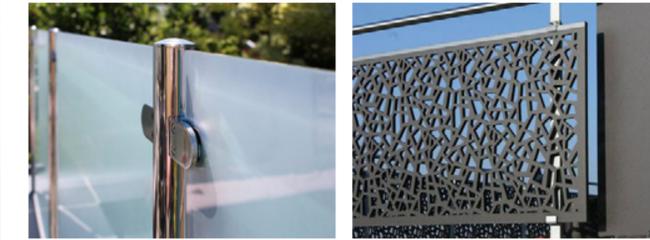
Perspective Render looking East along Station Road (with Devon Guild in the background)

### 2.0 Clay Tiles



Clay tiles will be utilised on the roof colour matched to selected brick to give a cohesive and clean appearance to the main volume of the building. The choice of clay relates to the potteries history of the area.

### 3.0 Balustrade



The balustrade to the front terrace could be finished with glazed screens or utilise perforated metal sheets with an intricate design inspired by local craftsmanship.

### 4.0 Landscaping



Hard landscaping to consist of durable materials with ramps to all main entrances. Planters will consist of low maintenance varieties of plants with built-in seating areas.