

UPDATE FROM THE DUCHY

Work is underway on the latest phases of the Nansledan Masterplan with construction of a new nursery school, offices and shared workspace.

Provisionally titled the 'Hub Complex', it is made up of three beautiful 'arts and crafts' style buildings comprising retail, offices and a children's nursery, located at the current end of Stret Myghtern Arthur, down the hill from Park Mengleudh and the six new shops that will be opening this autumn, on the opposite side of the street to Ladyvale Bakery, the Old Garage wine shop and Teylu homewares.

The Hub Complex has been designed by Adam Architecture with working drawings by Alan Leather Associates. It will include three buildings grouped around a central landscape courtyard of trees, parking and seating areas. On the west side, bordering Stret Myghtern Arthur, will be The Hub Building, with a café/restaurant offering sheltered outdoor seating areas, and a second retail unit on the ground floor with flexible workspace over two floors above.

On the opposite side of the square is another commercial building with two

shops on the ground floor and two offices above.

The Duchy of Cornwall is already agreeing terms for leasing many of these spaces after receiving a high level of interest from a wide range of local independent businesses, especially the types of exciting artisan businesses who share the same environmental ethos for which Nansledan and the Duchy is already known for.

To the northern side of the new square is a nursery school with enclosed playground that will focus on outdoor learning with access to the surrounding countryside, and

cater for up to 64 children, from babies and pre-school, to age five.

The south side is bordered by the green lane that will run from Kosti Veur in the north west to Kosti Vian in the south east, and include more tree planting, shrubs and Cornish hedging as part of Nansledan's comprehensive Green Infrastructure Plan.

The Duchy's planting plans are expected to increase wildlife habitat in Nansledan by around 24%, and Cornish hedgerows by almost 50%, resulting in a significant biodiversity net gain that far exceeds the 10% expected by the UK Government's

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Environment Bill.

The project is the first standalone commercial development on Nansledan, built directly by the Duchy of Cornwall. It is expected to be completed in the autumn of 2022, with the nursery school being the first to open in September next year. Peter James, the Duchy's Project Manager for Nansledan, has selected James Smith as Operations Manager for the Hub Complex, alongside Project Manager Mark Wheeler to bring together the same team who helped build Skol Nansledan for the Duchy in 2019.



HUB COMPLEX NANSLEDAN



PHASE 5 GROUNDWORKS

New Care Home planned over the road

Elsewhere in Nansledan, Morrish Homes is starting work on 122 new homes and an art deco building over the road from the Seahorse Building.

The new homes will comprise a mixture of one to four bedroomed properties, with 84 available for open market sale and 38 available as affordable homes.

There will be four ground floor commercial units with eight flats above in the new Mermaid Building, opposite the Barber Lounge, Bliss Bridal Gowns and the Blossom Room beauty salon. There will also be a series of community allotments to complement the existing Duchy allotments along Rialton Road, and an informal play area.

The first homes in the Rialton quarter are expected to be completed in Spring 2022, with the second phase of 143 new homes following later.

Elsewhere the Duchy's landscape contractors have been levelling and sowing two new playing fields behind Skol Nansledan and these will be open in the coming months once the grass has had time to establish. This area will also include areas of play for older children and initial designs will be shared with the community for feedback later this year. Across the road from the school the Duchy has also prepared the ground for some parking spaces for those visiting Trewollack Meadows from further afield, and a large Care Home will also be built here to compliment the formidable school building and create an impressive gateway to Nansledan."

The first phase of Nansledan's largest project has already got underway but it might not be that obvious to most people. The Duchy is spending circa £7m on the construction of the western arm of the

Newquay Strategic Route which will connect with Trevenson Road near Newquay's Tretherras School, Sports Centre and Community Orchard, all the way back to Market Street, which will be the central hub and commercial heart of Nansledan. A major road building project to improve connections with the town, due to be completed by autumn 2021. This will enable the start of the next exciting phase for the Duchy to build Market Street with its range of shops, workshops, offices, restaurants, supermarket, hotel and pub!

CG Fry & Sons have been busy delivering phase 7, and Wainhomes are well under way with Phase 5 between Phase 1 and Skol Nansledan, south of William Hosking Way, where the ground has been prepared for 77 new homes spanning the Trewolek and Chapelkenrhili Quarters of Nansledan.

Eventually Phase 5 will comprise a broad mix of 277 homes from two to five bedrooms, including 83 affordable

dwelling. The Duchy has brought in its Head Forrester to work with its landscape architect and ecologist to plant a wider variety of trees and shrubs in accordance with HRH The Duke of Cornwall's wishes, designed to increase biodiversity and resilience to climate change.

Ben Murphy, Estate Director for the Duchy of Cornwall, said: "The small but dedicated Duchy Team are working really hard on exciting projects across Nansledan that will bring a range of benefits to the local community, whether it's more open space and biodiversity, nursery school provision or interesting shops and high quality office space where local businesses can flourish.

"It is great to see work start on the Hub Complex and future phases but I'm also delighted to say we have six exciting new local businesses opening in Phase 4 in the next couple of months and we very much look forward to welcoming them to our thriving community."



THE WESTERN ARM

Strategic route connecting Trevenson Road

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