

# CSA celebrates New Year planning success

In a record-breaking run for the company, CSA Architects has secured planning permission for projects together worth more than £100 million in the last three months.

CSA's Managing Director, Justin Dodge says "the new Cornwall Council planning system and Convergence Funding have been key factors that have assisted our success. Planning is always the first hurdle for any project and a key milestone for adding value and unlocking potential funding. We have experienced an unmistakable revival of optimism and activity among property developers in the last few months; and in light of our key relationships throughout the South West, this is a trend that seems set to continue."

"Cornwall's construction industry is very much dependent on schemes achieving planning success. Planning approvals enabling developments to proceed are key to the industry's survival."

Mr Dodge added: "We have been working very closely with the new Cornwall Council to achieve more planning consents in the last three months than at any time in our history, and this will all add up to a significant boost for Cornwall's economy."

"A number of these schemes – approved and in the pipeline – will qualify for Convergence Funding, which



Some of the CSA team celebrate their planning achievements

can enable such projects to proceed more quickly than if wholly financed privately. I am extremely pleased to showcase some of our successful planning approvals in this newsletter. This sequence speaks volumes for our multi-disciplinary ability to bring swift solutions to complex planning issues."

"CSA is unique among architectural practices west of Bristol for its breadth of expertise and experience. We have expanded to the point where we can offer a total 'one-stop shop' to developers large and small, with a range of skills and services right across the board."

## Win-Win at two sites

Quickfire planning success at Chacewater (see back cover) was doubly welcome as it also triggered fresh commercial development at Threemilestone. Westfield Transport's former trailer park will become the Walker Business Park, with planning approval quickly secured by CSA Architects via delegated powers.

With Convergence Funding also involved, this was another outstanding example of CSA's multi-disciplinary capability, unique among architectural practices west of Bristol. The scheme is BREEAM "excellent", reflecting another key element of our expertise and in-house assessment.

Rated the most significant development of its kind in the Truro area for some years, the seven-acre Walker site will be split into three sections – trade counter sales, hybrid units (part office, part business space) and dedicated office units.



A 3D visualisation of the new offices at Truro Business Park

The design has very effectively addressed the site's constraints and incorporates a bus stop to encourage use of public transport. The offices are designed with maximum flexibility for future users in mind. Office space totals around 110,000 sq ft and there is also a café outlet.

# owzat! CSA's sporting double

CSA Architects has been involved in two notable successes in the Cornish sporting arena, at Grampound Road Cricket Club and Falmouth Golf Club. Grampound Road's promotion to the Cornwall Premier League last summer has been followed by planning approval for substantially improved facilities.

With support from the English Cricket Board, the CSA Architects scheme features a new clubhouse/pavilion, with four changing rooms and a club room that is also available to the community. It promises to be a huge boost for the club itself – first team, women's team, youth training – and other organisations in the area.

At Falmouth Golf Club, CSA has cleared the final hurdle with planning approval for expansion of the course. The new configuration will achieve much-improved safety and follows last year's granting of permission for a new clubhouse, 48 golf/eco-lodges and increased parking facilities.



**A decade of planning history in the heart of Truro has drawn to a close with the appointment of CSA Architects to provide an innovative, bespoke design solution for a three bedroom detached house at Moresk.**

The small plot of land had suffered five failed planning applications, with two dismissed appeals, over the past ten years. CSA took over last summer and quickly won planning authority officer support, leading to unanimous Planning Committee approval in December.

The environmentally sensitive and highly contemporary design solution will see the property nestling snugly in the setting and with minimal visual impact for the neighbourhood. This was an outstanding example of design expertise overcoming what for others had been insurmountable planning issues, showing the true value of bespoke site specific architectural design.

# Penventon at the double

CSA Architects has quickly secured planning permission for a substantial two-in-one project at Redruth's Penventon Hotel, involving residential development which in turn will help fund expansion of the hotel. Despite its scale, the quality of the application carried it through on planning authority delegated powers.

Eighty-nine properties, including affordable homes, will be built in the hotel grounds. They will be a mix of two, three and four bedroom houses – detached, semi-detached and terraced - and one and two bedroom apartments.

For the hotel, new supplementary accommodation will be created, along with new and upgraded leisure facilities – swimming pool, function rooms, bars and wine cellar.

A highlight will be the creation of a new spine corridor linking the old and new sections of the Penventon and helping to overcome the disorientation of the present design. Features will also include an atrium and courtyard. Twenty-five solar panels will achieve significant savings in energy usage and costs.

3D visualisation of the new housing in the grounds of the hotel



# uniquely Helford



A visualisation of the new dwellings waterside elevation

A four-bedroom private dwelling with a unique design in an outstanding location has been designed by CSA Architects for a site adjacent to the Budock Vein Hotel close to the Helford River.

CSA have won planning approval for the dwelling, which will replace an old bungalow dating back to the early 20th Century. "Bosulla" will be built into the hillside overlooking Port Navas Creek.

The contemporary mainly timber frame design is based around connecting living areas within the pyramidal spaces defined by the glazed roof apexes.

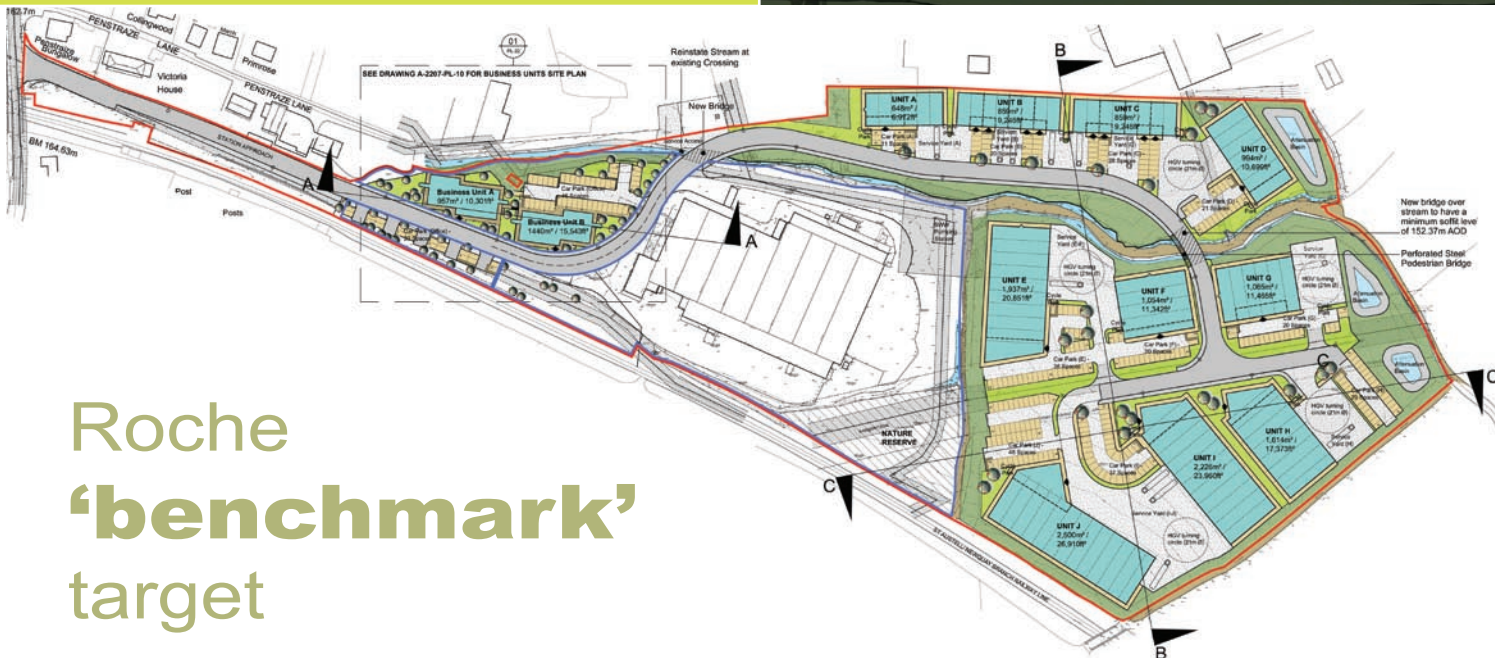
The eco friendly structure will embrace the environment with its use of the elements above and below ground having had solar panels, rainwater recycling and ground source heating incorporated into its architectural design. Another example of csa's commitment to green architectural solutions.

## Falmouth affordables

**CSA Architects' specialist expertise in the affordable housing sector has been underlined again with involvement in a scheme at Falmouth for 11 such dwellings for Carrick Housing.**

Construction is now under way on the site of the former Falmouth Tavern, overlooking Dracaena Playing Fields. The pub has been demolished and the new units will be built to Level 3 under the Code For Sustainable Homes.

In the same town, another CSA scheme is set to come to fruition on the site of the former Falmouth Kitchens in Trescobeeas Road. Planning is now approved for Cornwall Council to proceed for an eco-friendly project. The development consists of eight terraced affordable family three and four bedroom houses.



## Roche 'benchmark' target

**New employment opportunities in the St Austell / China Clay Country area are to be created with major expansion of Victoria Business Park at Roche. With approval secured by CSA Architects from Cornwall Council's Strategic Planning Committee, the scheme is intended to become a benchmark for new employment space in the county.**

All units will be built to a BREEAM "excellent" standard and accommodation will be of the highest quality in order to attract Convergence Funding - All aspects undertaken by CSA's in-house team.

The 170,000 sq ft development site is part "Brownfield" and part "Greenfield". Industrial and business units of various sizes will be available to a wide

range of potential occupiers, offering offices, general manufacturing, light industrial, warehousing and storage.

The scheme involves the full development of the existing brownfield element of the park and expansion onto previously undeveloped unallocated land. Employment space will be a mix of Use Classes B1, B2 and B8.

# CSA's quick Kerley fix

After 18 years of unsuccessful efforts through other consultants, CSA Architects won planning consent at the first attempt, in just 12 months, for development of Westfield Transport's Kerley Paddock site near Chacewater.

It will enable Westfield to consolidate this base, with the transfer of its trailer park from Threemilestone. Kerley Park is already used as a base and maintenance centre for its vehicle fleet and will now have the capability to accommodate 64 trailers on site at any one time. A small distribution warehouse will also be built.

The winning CSA design crucially included landscaping that will limit the visual impact by carving two metres' depth out of the field. The early success was another feather in the cap for CSA's one-stop-shop approach, with landscaping expertise allied to high quality architectural design.

The consent here was also the catalyst for significant redevelopment of the former Westfield trailer park at Threemilestone. (See page one.)



## A Glazed Triumph!

The cover of national "Self Build & Design Magazine" hailed CSA Architects design for a one-off contemporary home in Penpol as "A Glazed Triumph".

CSA Architects were commissioned to create a unique design for this challenging hillside site. The design concept utilised the natural topography as inspiration and the building was moulded around a gently curving contour on the site survey; to create a large single storey open plan, living, kitchen, dining room. The rear, two storey block of bedroom accommodation was an opposing curve and the bedrooms peer over the roof of the single storey wing to the views beyond.

The front entrance which links the two wings is made from structural glass and is completely frameless, creating the feeling of an open courtyard which draws natural light into the living spaces. The scheme was completed in late 2009 and has already received many plaudits and recognition for the high quality of design and finish.

## CSA spread their wings

Another big feather in CSA Architects' cap is our inclusion in the Aster Somer Knightstone (ASK) group framework as one of 15 practices in the South West selected to serve 25 housing associations across the region

CSA has effectively joined the "big boys," in this respect, bearing in mind that other members have hundreds of staff and numerous offices. It also reflects

our determination and ability to operate much further afield; The framework area covers from Bristol, Swindon & Bournemouth down to Cornwall.

CSA director Jeremy Bradley, our expert on affordable housing, now joins other ASK members every month for workshops in Bristol, further broadening csa's skills and depth of knowledge in this sector.



[www.csa-architects.co.uk](http://www.csa-architects.co.uk)

Heron Way, Newham, Truro, Cornwall, TR1 2XN  
T: 01872 265 310 F: 08453 707 113  
E: [info@csa-architects.co.uk](mailto:info@csa-architects.co.uk)