

Redevelopment of Cygnet House, Long Stratton

1. Jan 2010. Princes Foundation Urban PFU has been instructed as architects and master planners for the redevelopment of the site at Swan Lane, Long Stratton.
2. Feb 2010. A meeting was held between PFU and SNC property officers to determine the scope of the scheme. PFU wish to ensure the site effectively links into the centre and to raise the profile of the Council offices and neighbouring facilities. This meeting highlighted the potential to include additional neighbouring land within the ownership of the Council and land owned by other organisations.
3. Feb 2010 – Design Team Meeting with PFU was undertaken to discuss the format of the “Enquiry by Design” workshop.
4. Mar 2010 – Some surveys undertaken to assess the sites constraints in terms of ecology/trees, services, flood risk, archeology and utilities. A transport assesment and any other assessments that are highlighted from the planning process will be organised at a later date.
5. April 2010 – Enquiry by Design. This was a 3 day workshop that was held at SN House and key stakeholders were invited to attend and have an input into the scheme. Key stakeholders include Parish Council, Councillors, NCC (education), local residents and groups.

Planning Officers attended the start of the workshop to give a short presentation to PFU and stakeholders on the exisiting area such as conservation, retail policy and communtiy aspects. Guest speakers from Norfolk County Council gave background information on education and highways issues for Long Stratton.

PFU gave a presentation to give background information on their design principles. They undertook a tour of the site and Long Stratton to examine the local area and village structure. PFU talked to key stakeholders, particularly the Parish Council to gain their views and opinions on the community needs and aspirations for the site.

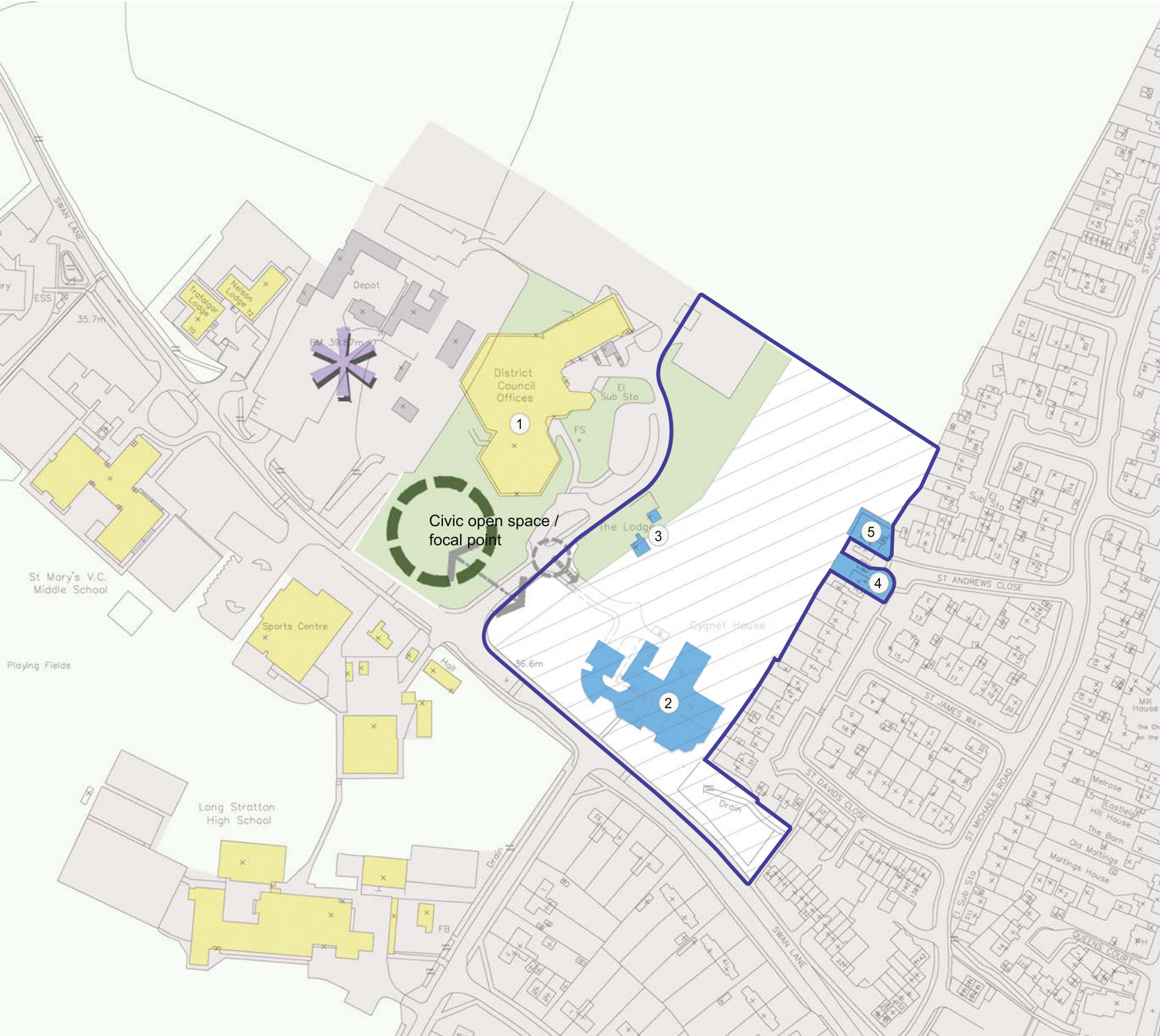
Day 2 looked at the solutions to issues that arose from workshop on the previous day, with PFU beginning to put together ideas for the draft scheme.

Open evening events were held were and local residents and interested parties were able to attend and express their views on the redevelopment proposal.






6. Nov 2010 - Current position. Design work was halted due to additional land to the front of SN House being incorporated into the scheme as the potential site for a civic area. Surveys needed

to be amended to reflect this additional area. A utilities survey highlighted the main drainage system running through part of the site and therefore a major constraint to the development.

Progress over the coming months is expected to see a new scheme layout, design and access statement and other supporting documents being produced in readiness for a planning application submission Summer/Autumn 2011.



Legend

-  Land currently owned by SNC
-  Potential access points
-  Indicative built form
-  Existing education/ community/ civic uses
-  Properties in South Norfolk Council ownership

1. South Norfolk House - landscaping and key views in to and out of site to be retained.

2. Cygnet House

3. The Lodge

4. 4 St Andrews Road

5. 6 St Andrews Road

Land at Cygnet House, Swan Lane, Long Stratton

Illustrative Concept Masterplan

Scale 1:1250 @ A2
05.06.09
RevA