

## DESIGN AND ACCESS STATEMENT

Bluebell Swanton House, Dereham Road, Swanton Novers, Melton Constable, NR24 2QT

07.02.24

Swanton House is set in mature grounds extending to some 22 acres in North Norfolk. Registered to support up to 49 individuals within our 3 smaller separate homes, each one can offer both Residential and Nursing Care.

The intention is to develop an additional space, An Orangery, which will provide significantly improved communal environment for residents within Bluebell building at Swanton House. The current facility is cramped and awkwardly configured and would does not adequately fulfill modern expectations of an additional separate lounge / day area.

The proposed new Orangery will significantly ease pressure on existing communal space and will ensure there is no loss of existing facilities, with the store cupboard which is converted to provide internal access to the lounge being readily re-provided elsewhere within the wider Bluebell building.

The new Orangery proposed to be of single storey construction in keeping with the design and materials of the original structure, providing a light and airy area for residents to enjoy and its discreet and quiet aspect will be a particularly attractive feature which will be a therapeutic benefit to the residents. The new Orangery and its revised location, as recommended from Pre-planning application, will open up direct access to a safe, enclosed and peaceful garden area which is not currently available to residents and will encourage wildlife to interact and it will allow smaller and more homely groups of residents to congregate.

The proposed new arrangement will improve internal accessibility and, along with related minor internal alterations, will allow full compliance with Part M Building Regulations and much improved access throughout for those with limited/restricted mobility.