



Non-material amendment – Design and Access Statement

March 2023

Our ref: 19191_R02_0

40 Victoria Gardens, Neath, SA11 3BH

Background

Planning permission for change of use from A2 to sui generis was granted in March 2018 under planning application P2018/0225.

In December 2021 a separate application for conservation area consent to demolish the garage to the rear was granted under application no. P2021/1241.

A non-material amendment to alter the internal layout and external materials was approved on 2nd December 2022 under application no. P2022/1026.

In February 2023, strip out and refurbishment works commenced on site and are on-going at this time.

The Proposal

This application seeks to amend the layout of the disabled access ramp to the front of the property.

In previous planning applications the ramp is shown in-line with the existing path. The new layout proposes a ramp which is perpendicular to the path and is illustrated in drawing PL(02)02.

Reasons for Design Change

Due to the front path sloping down away from the building, it is not possible to construct an access ramp in accordance with the original layout which complies with Part M of the building regulations. The gradient of ramp permitted under the building regulations is not sufficient to “catch up” with the path within the available distance. Furthermore, a level change of more than 300mm requires that steps are also provided for persons with restricted mobility who may find it more difficult to negotiate a ramp.

The new proposed layout is compliant with the building regulations and provides suitable access for disabled persons looking to access the services provided on the premises.

Impact on Heritage Asset

The new proposed ramp will be constructed from the same materials approved under the previous non-material amendment application P2022/1026. The highest point of the ramp will be level with the internal floor and only 300mm above the existing garden level. The railings will follow the gradient of the ramp at a height of 0.9 – 1 metre with posts spaced evenly apart.

The principal of ramped access has already been approved and the overall visual impact of the new layout is low as the ramp is only marginally above the existing ground level, the

façade is clearly visible through the railings and the materials have previously been approved (see 3D illustrations below). Apart from the entrance doorway a minimum 100mm gap will be maintained between the front of the building and the ramp, thereby preserving the existing stonework and allowing any future removal of the ramp to be undertaken without damage to the façade.



Figure 1 – Ramp to Front (Left View)



Figure 2 - Ramp to Front (Right View)



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