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Planning. Design. Economics.

**Alton Towers Resort – Proposed  
Restaurant Extension**

**Design and Access Statement**

Merlin Attractions Operations Limited

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03224/IR

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## 1.0 Introduction

### Purpose of Statement

- 1.1 This Design and Access Statement has been prepared on behalf Merlin Attractions Operations Limited to accompany a planning application for an extension to an existing building currently occupied by the 'Air' Shop at Alton Towers Resort.
- 1.2 This statement has been drafted in response to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access Statement.
- 1.3 The statement covers the key design principles and concepts applied to the proposed development. It should be read in conjunction with the application submission.

### Background

- 1.4 Alton Towers Resort is the UK's most popular and largest theme park, making it an important generator of tourism not only through the theme park but also the provision of hotel accommodation, with conference facilities, and a spa.
- 1.5 The Resort is located in the Churnet Valley to the north of Alton Village and covers an area of 195 hectares. It is situated within the Alton-Farley Conservation Area and contains several listed buildings and a Schedules Ancient Monument (Bunbury Hillfort). The gardens at Alton Towers are listed Grade I on the Register of Parks and Gardens. Alton Towers Resort is also located within a designated Special Landscape Area, whilst the woodland to the south is a registered Site of Biological Importance.

### Description of Proposals

- 1.6 The proposed development consists of a two storey extension to the rear of the existing 'Air' shop and a single storey extension at the front, with a new themed entrance feature. The proposed development will allow the conversion of the existing building into a new restaurant associated with the 'Air' rollercoaster; whilst the existing shop will be relocated to the new extension at the front elevation. In total the proposed extension will create approximately 352sqm (GIA).
- 1.7 The application site is located in the 'Forbidden Valley' at the eastern edge of the developed core of the theme park, to the west of the main car park for visitors. In its immediate context, the site is bounded by the 'Air' rollercoaster to the east and woodland to the west forming part of the Abbey Wood Site of Biological Importance and Registered Park and Garden. In addition, between the site and the woodland is the Deer Park Wall which runs from north west to

south east parallel to the application site. To the north is the 'Ripsaw' ride and 'ripsaw' café.

1.8

The existing building is single storey with an inclined roof, descending from approximately 9m to 3.5m in height. The existing building has a total floorspace of 311sqm (GIA).

2.0

## **Assessment**

### **Use**

- 2.1 The application site is located within the theme park in Use Class D2. The proposed restaurant and retail unit will provide support facilities to enhance the visitor attraction, and hence will be ancillary to the theme park. Therefore the proposed development will also fall within Use Class D2.

### **Amount and Layout**

- 2.2 The proposed building extension will create a total new floorspace of approximately 352sqm (GIA). This will be in the form of a two-storey extension to the rear of the existing building to provide kitchen and back of house facilities for the restaurant. The existing shop will then be relocated into the extension at the front of the property. (Please see drawing 2912-02 for more detail on the layout of the proposals). In addition, a new themed feature will be installed on the north west elevation over the entrance to the new restaurant. Please see drawing 2912-03 for details of the themed feature.

### **Scale**

- 2.3 The proposed extensions will not exceed the height of the existing building and will be seen within the context of the surrounding high structures, such as the 'Air' rollercoaster and 'Ripsaw' ride. Therefore, in this context the proposed extension is considered to be acceptable. The proposed extensions will not be visible from beyond the Resort boundary.
- 2.4 The extension on the front elevation will have a maximum height of approximately 6m whilst the entrance themed feature will have a maximum height of approximately 7m.
- 2.5 Due to the change in ground level and to minimise the impact of the proposals on the Deer Park wall, the rear extension to house the kitchen and back of house facilities will be installed on stilts. The extension itself will be approximately 7.75m in height, although from the front of the building will appear to be approximately 6.75m given the change in ground levels. A new theming turret will be installed on the roof of the building. This will only be marginally visible from the front (north west) elevation and is lower in height than the highest point of the existing building. Please see drawing ref. 2912-03 for more detail.

### **Appearance**

- 2.6 The building extension will be designed to match the appearance and theming of the existing building. Accordingly, the extension will consist of the following materials:

Extension	Feature	Material
Retail Area	Walls	Kingspan cladding panels (as per existing walls)
	Glazing	Powder coated aluminium frame double glazed windows in colour to match existing
	Doors	Powder coated aluminium frame double glazed doors in colour to match existing.
	Roof	Sarnafil adhered roof system
Kitchen Extension	Cladding	Cladding to match rear of existing building
	Roof	Sarnafil adhered roof system

## Access

- 2.7 The proposed building will be accessed from the existing elevated walkway to the north of the building. Public access to the restaurant will be via the two double doors to the north, and will be allocated for entry and exit respectively. A separate entrance to the kitchen area will be provided for staff at the northern end of the new rear extension. This entrance will be created through the extension of the existing walkway to connect to the extension. The new retail area will be accessed via two sets of double doors adjacent to the entrance to the restaurant. An emergency exit from the restaurant will also be provided in the eastern corner of the building which will connect to the retail extension.
- 2.8 The proposals will enhance an existing building and will provide supplementary facilities to the theme park. Therefore there will be no effect on the existing general circulation of the theme park and guests will use the existing car parking provision available on site.