

## **ALTON TOWERS RESORT - Lodges Phase 2**

### **Operational Assumptions informing the layout and design**

#### **Guest Arrival**

The Guests will enter via the Main Theme Park Entrance and follow the same route as all Hotel Guests, passing the Theme Park car parks. Guests will follow signs to the Enchanted Village parking area and then walk through to the arrival building to check-in.

The site will be a car-free zone with the exception of service vehicles, disabled guests and emergency vehicles. Guests will park in the existing car park (Car Park J).

#### **STANDARD LODGE**

As with the existing lodge development the units will be standardised, modular and will be largely constructed and fitted out offsite. These will then be transported to site for final fix and site specific additions such as the terraces and roofs.

Each lodge consists of 2no. modular units joined together on site to form a double lodge.

The Lodge design will be similar in design and appearance to the existing Phase I lodges. All lodges will have a maximum height of 4m.

Internally the lodges will be similar to that of the existing Enchanted Village. Each key is designed to sleep up to 5 people (therefore one double lodge can sleep up to 10 people).

Each key will have an external timber terrace deck (in this option access will be by steps to suit the site levels) with direct access into the adults bedroom area. This access door is flanked by 2no. glazed panels to provide the main daylight into the space.

At the rear there is a guest bathroom and separate children's bedroom area. Additional light to this space is provided by a small area of glazing in the facade. Four Accessible lodges are proposed - these are similar in layout to the standard lodges, but are slightly larger with modification to enhanced accessibility. For further details on the proposed accessible layouts and inclusive design requirements refer to section 7.0 of the Design and Access Statement and the application drawings.

#### **SERVICE HUTS**

Three small back of house buildings, used as general, linen and intermediate storage buildings, will be provided throughout the site to improve efficiency of cleaning and maintenance across the wider Enchanted Village.

The layout will be open with space for shelving and loose racking. The huts will be located in positions outside of main guest front of house areas where possible.

#### **SERVICE CORE PHASE 2.1**

As part of creating a larger Enchanted Village, service and maintenance facility developments and improvements are proposed to create a site wide hub in the centre of the development. These will be developed using a two point phasing plan for the application as the unit numbers in the proposals increase in phase 2.3.

Facilities in the first service core phase are focused on providing additional maintenance and staffing facilities as well as incorporating a clear and safe maintenance and fire tender access route into the site.

The main building will include: a new staff room and changing facilities, additional storage, dedicated laundry facilities for the lodges, yard space, a garage, workshop area and maintenance green room. Separate to this main building will be a refuse area, delivery drop off and associated hard standing (together with preparation work to receive the second phase of this area). Additional storage for the existing restaurant will be built along with an enclosure for a new water tank to accommodate the additional lodge capacity requirements.

The service core will be clearly separated between general staff facilities and maintenance area. Maintenance areas will open out directly onto delivery routes as will stores and refuse areas for ease of delivery drop off and refuse collection. These buildings are all situated within a fenced and gated area, screened with landscaping to the north to provide minimal guest disruption.

## **SERVICE CORE PHASE 2.2**

During phase 2.2 of the development the service core will increase in size to accommodate the additional front and back of house facilities required by the new entertainment tipis and courtyard. This area will become a fully operational hub for the site with increased administration, service and storage areas.

The additional rooms and services will include: a new kitchen and portable bar station to service the new guest courtyard, public WCs, an office and administration area, further storage space. The refuse area will be relocated to accommodate this new built form.

The layout of the Phase 2.2 service core has been designed so that construction will cause minimal disruption to the Phase 2.1 buildings and the wider Enchanted Village.

## **TIPI ENTERTAINMENT SPACE**

These canopy structures will be located adjacent to the village centre/green and will be designed to act as a cover for planned entertainment. The tipi entertainment space would be open for entertainment from approximately 4pm until 9.30pm and could host approximately 200 guests.

## **RECEPTION**

As part of phase 2.3 proposals the main check-in for the site will be relocated to a new building, adjacent to the main entrance to the village from Car Park J, to serve the increased number of guests. This will involve the relocation of the reception in the existing restaurant entrance area (constructed in the Phase 1 Enchanted Village development). The vacated area will be converted to additional restaurant/bar space.

The reception layout follows one similar to that of the guest lodges with entrance onto a timber deck into a central entrance door. This feature door and entrance lobby will lead guests into a small waiting and seating area in front of a reception desk designed to cater for the overall Enchanted Village development. Other front of house facilities include an accessible guest WC for both guest and staff (operating out of the reception) to use.

Secure back of house provision will include a small office and store positioned at the rear of the reception building.