Design and Access Statement

This Design and Access Statement has been prepared on behalf of Merlin Attractions Operations Limited (Alton Towers). It accompanies the application for planning permission for the demolition of a maintenance/storage building and removal of three portacabins and the erection of a replacement maintenance/storage building and new modular storage unit to be used in association with the proposed new rollercoaster ride at Alton Towers Resort.

This statement responds to the requirements of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications to be accompanied by a Design and Access Statement. It has also been prepared in accordance with Communities and Local Government *'Guidance on information requirement and validation*' published in March 2010 (as amended).

The statement covers the key design principles and concepts applied to the proposed development. It should be read in conjunction with the planning application submission.

Application Site

Alton Towers Resort is located in the Churnet Valley to the north of Alton Village, and is approximately 195 hectares in size. The main access to the site is from Farley Lane to the west of the Resort. In terms of levels, the main site is located on a plateau from which levels drop into surrounding valleys. There are extensive areas of woodland, particularly on the steep downward slopes of the southern and eastern boundaries. The woodland serves to screen the main part of the park's development from the surrounding area, although there are some limited distant views of structures within the Resort, such as glimpses of parts of the Oblivion ride and existing roof structures (e.g. Hotel). The Resort is broadly rectangular in shape with an east west dimension in excess of 2km and a north south dimension of approximately 1km, albeit varying across the site. The nearest major urban areas are Stoke on Trent, approximately 19km (12 miles) east of the park, and the City of Derby, 29km (18 miles) to the east.

Alton Towers Resort is an established theme park containing a range of rides, attractions, overnight accommodation and ancillary facilities.

The application site is located towards the northern boundary of the Resort, to the south of the Coach Car Park and to the north of the DUEL – Haunted House attraction. The site occupies an area of approx. 270 sqm and is located on a hard surfaced area. The site is located to the rear of the DUEL attraction and is bound by a woodland area to the north and west; the DUEL maintenance building to the east and it fronts onto a maintenance path to the south. The application site is used as a maintenance/back-of-house area in association with the rides/attractions at ATR and is currently occupied by a maintenance building and three portacabins, all of which are no longer fit for storage/maintenance purposes and are in a very poor state of condition. Please see Appendix 1 for images of the existing buildings and portacabins.

The site is located outside of the boundary of the Registered Park and Garden and Site of Biological Importance. There are no listed buildings within the vicinity of the site.

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Description of the Proposals

The application seeks planning permission for the demolition of a maintenance/storage building and removal of three portacabins and the erection of a replacement maintenance/storage building and new modular storage unit to be used in association with the proposed new rollercoaster ride.

Use: Maintenance and storage facility to be used in association with the proposed new ride. The use is ancillary to the general theme park use (Use Class D2).

Layout and Scale: The new maintenance building will be a rectangular, single storey building with metal vertical cladding. The dimensions of the proposed building are approximately 13.1m by 10.5m with a height of 5.5m (125sqm GIA floorspace).The new modular unit will be made of two units fixed together and will be approximately 6.1m by 4.9m with a height of 2.6m (27.3 sqm GIA). Please refer to proposed floorplans and elevations.

Appearance: The proposed maintenance building will be clad in powder coated metal vertical sheeting – as used elsewhere in the Resort. The design of the proposed functional buildings will blend with existing maintenance facilities on site.

Landscaping: The proposed new facilities will be located on an existing hard standing area. No new landscaping is proposed as part of this planning application. Exiting trees will be preserved.

Access: The existing internal roads provide good access to the site for maintenance vehicles and will remained unchanged.

Summary and Conclusion

The proposals meet the relevant policy criteria as set out in the planning application covering letter. The proposals will not have an adverse effect on the character of the Alton and Farley Conservation Area or the settings of listed buildings. In this respect the proposal is in accordance with the statutory requirements laid down by the Planning (Listed Buildings and Conservation Area) Act 1990, and in national and local heritage policies.

The proposals will not have an adverse effect on the character of the Alton and Farley Conservation Area or the settings of listed buildings. In this respect the proposal is in accordance with the statutory requirements laid down by the Planning (Listed Buildings and Conservation Area) Act 1990, and in national and local heritage policies.

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Appendix 1 - Images of Existing Buildings and Portacabins on site



Figure 2: Existing maintenance/storage building and portacabins



Figure 3: Existing portacabin to the west



Figure 1: Portacabin to be demolished (left) and existing DUEL maintenance building to be retained (right)

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