SMYTHEMAN
ARCHITECTURAL

Design & Access Statement

Alton Towers, Alton: Proposed installation of 1No Portable Cabin,

Introduction

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Introduction

This Design & Access Statement has been prepared by Smytheman Architectural in support of an application for full planning consent submitted to Staffordshire Moorlands District Council, commissioned on behalf of Merlin Entertainments PLC for the Alton Towers Resort. This document intends to demonstrate that the applicant has carefully considered the site, the building and the wider context when formulating the proposals.

This document should be read in conjunction with the following drawings:

- ATCC-SA-XX-XX-DR-A-0101 Location Plan / Block Plan
- ATCC-SA-XX-XX-DR-A-0102 Existing Site Plan
- ATCC-SA-XX-XX-DR-A-0103 Proposed Site Plan
- ATCC-SA-XX-XX-DR-A-0201 Scheme Proposals

Location

National Grid Reference: **SK 07141 43622**

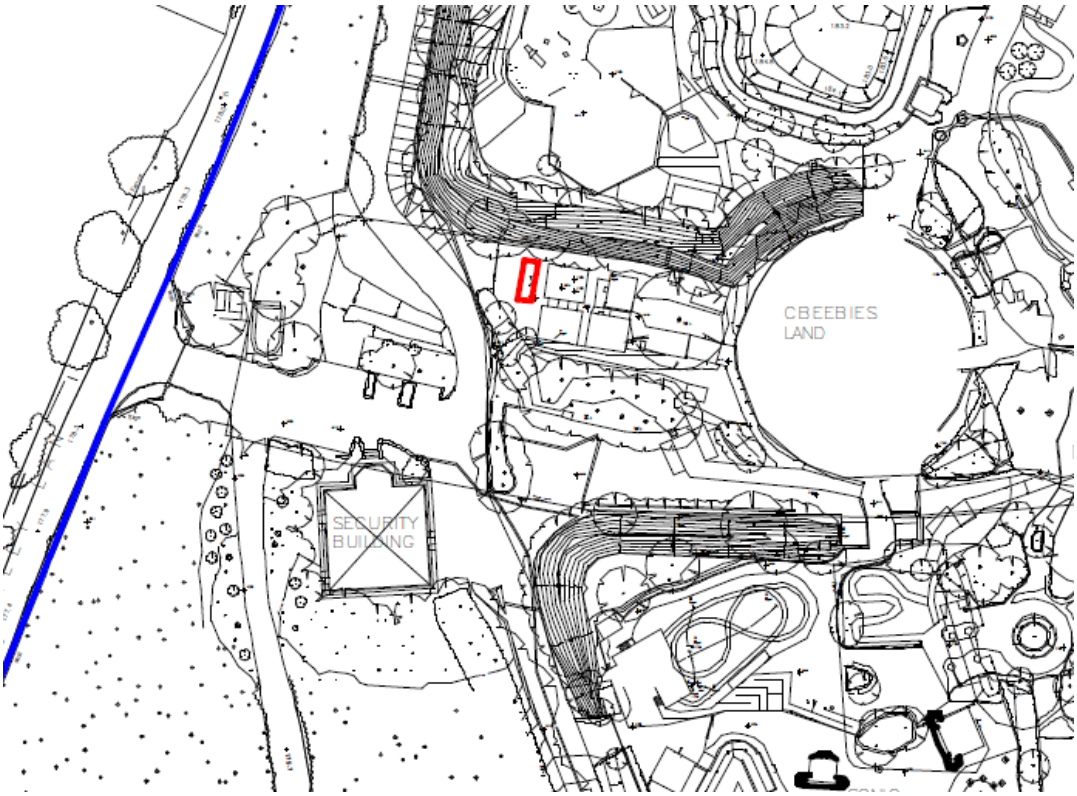


Figure 1: Site Location (edged in Red)

The current site includes 4 existing portable cabins. The application site is within Alton's conservation area. The site is a not in a flood risk zone.

The proposal is for the installation of 1No Changing Room Cabin.

The site area is defined by the red boundary and the proposal will provide an additional 20m^2 of usable floor area.

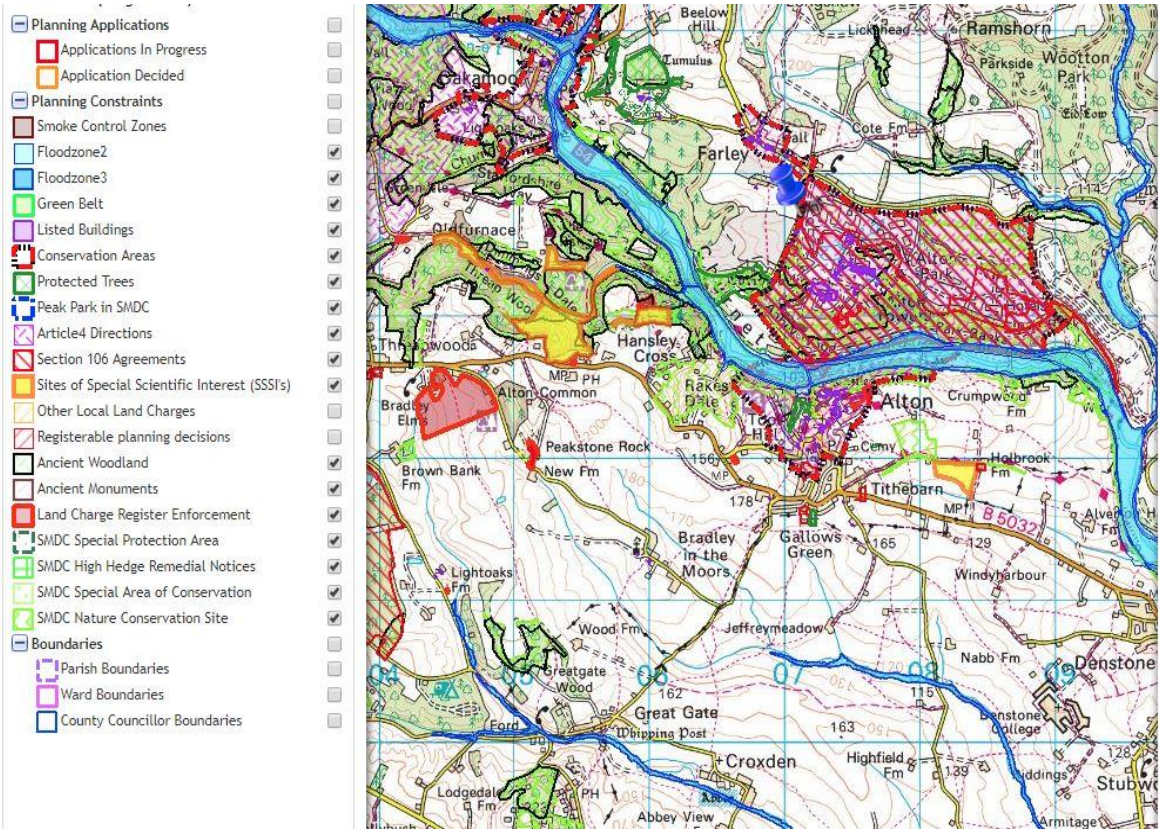


Figure 2: Interactive map extract from Staffordshire Moorlands District Council showing the site located under the 'Blue pin'. This demonstrates that the site is outside of the local authority's designated green belt areas but sits within a conservation area.

Proposals





Figure 3: Site as existing.

The site currently consists of 4 existing cabins that house the Back of House facilities for CBeebies Land.

The proposal shall include an additional changing room cabin to facilitate the operational needs for Big Fun Time and CBeebies Land.

The proposed unit will be an ‘off the shelf’ unit similar to the units shown in ‘figure 4’ below.




Figure 4: Proposed Unit

Design

Use

The proposal is for the installation of 1No Changing Room Cabin to meet the operational and efficiency requirements of CBeebies Land.

Amount

The proposed layout shall result in an additional 20m^2 of floor area of useable space to meet the needs of the Resort.

Layout

The layout of the proposal is determined by the limited extent of the site, the existing boundaries and existing footpaths that run through the site. The proposed unit is to be situated adjacent to the existing cabins.

Scale & Massing

The proposed cabin shall have a similar scale and mass to the existing cabins adjacent to the proposed site. The proposed cabin is surrounded by established trees and an existing Timber fence.

Appearance and Materials

The proposed appearance of the development is to match the existing Steel portable cabin units.

Landscaping

No additional landscaping is planned for this development as the site is well shaded by established trees that surround the existing site.

Traffic Generation, Access and Car Parking

The access to the site will not be affected by this proposal. Existing Carparking arrangements will not be adversely affected by the proposed development and will remain as existing.