



Design & Access Statement

Alton Towers Resort, Farley Lane, Alton, Staffordshire, ST10 4DB

Proposal: Installation of 'Green Room' Cabin

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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. 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:

- ATPI-SA-HD-XX-DR-A_0108_Location_Plan_and_Proposed_Block_Plan
- ATPI-SA-HD-XX-DR-A_0401_TF_Jacksons_Cabin_Plans_and_Elevations

Location

National Grid Reference: **SK 07150 43716**



Figure 1: Site Location (edged in Red)

The current site in the 'Back of House' area on the park behind the fences to the 'Tree Fu Tom' and 'Go Jetters' attractions. The application site is within Alton's conservation area. The site is not in a flood risk zone.

The site area (defined by the Red Boundary) is **80.2m²**.

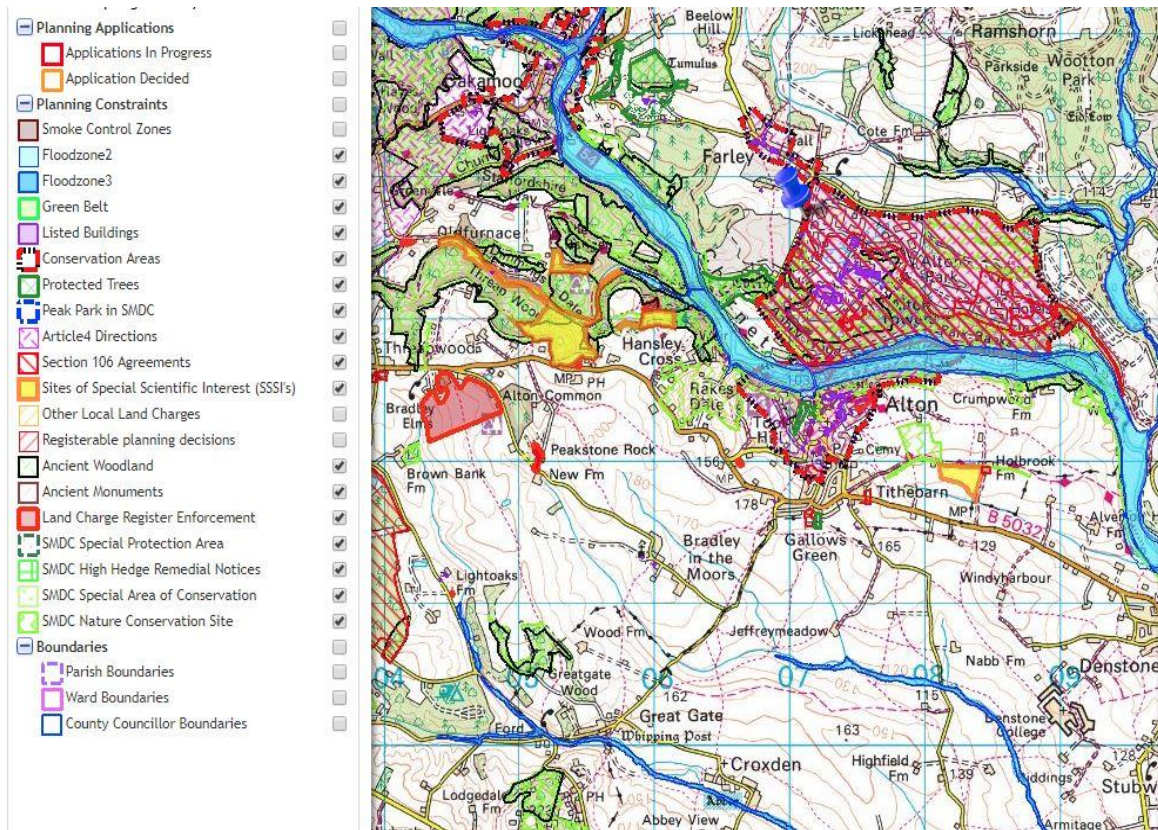


Figure 2: Interactive map extract from Staffordshire Moorlands District Council showing the site located under the 'Blue pin'. This demonstrates that the site is outside of the local authority's designated green belt areas but sits within a conservation area.

Proposals

The proposal is for the installation of a White Steel-Clad Cabin to be used for staff welfare and storage; Alton Towers Resort call this a 'Green Room'.



Figure 3: Site as existing

- The site is currently an unused 'Back of House' service area which was previously overgrown. This covers the area to the rear of the 'Go Jetters' queue line and 'Tree Fu Tom' attraction. This has since been cleared as the photos show.
- The proposals are shown in greater detail in drawing reference: ATPI-SA-HD-XX-DR-A_0108_Location_Plan_and_Proposed_Block_Plan

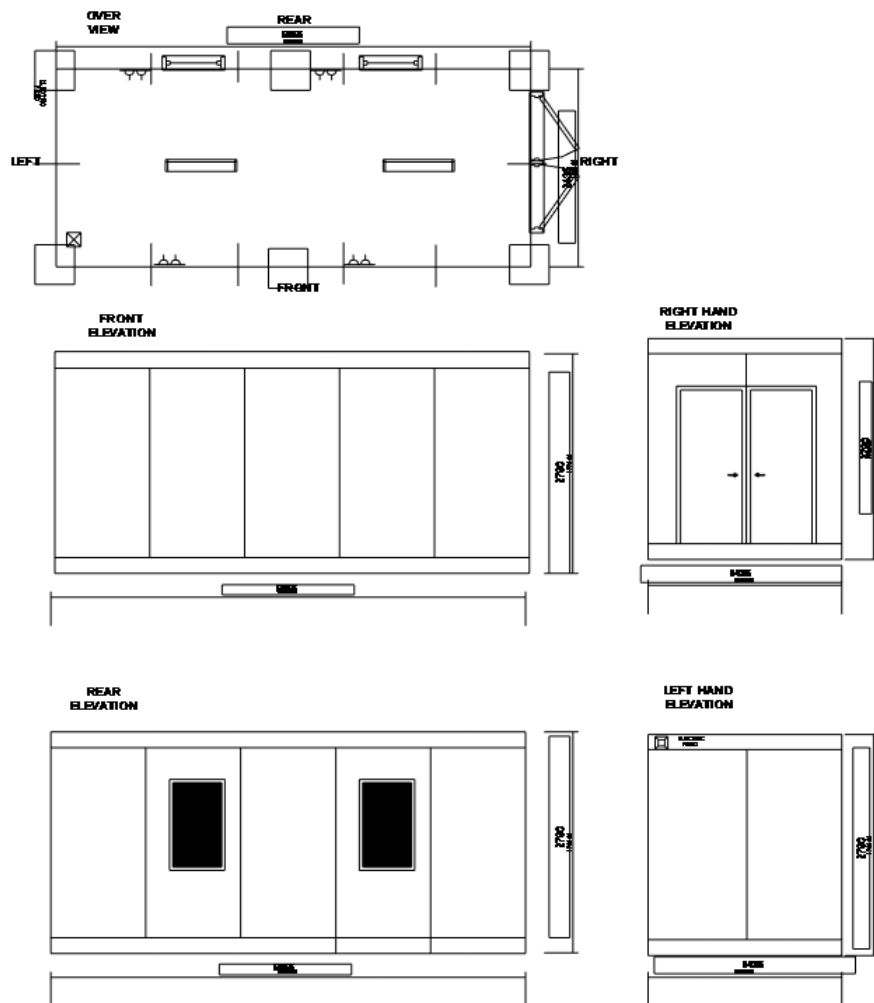


Figure 4: Cabin plans elevations

Design

Use

This area of site is currently unused. The proposed installation of a steel-clad cabin will provide additional amenity for staff and storage in the 'Back of House' area in CBeebies Land within Alton Towers.

Amount & Layout

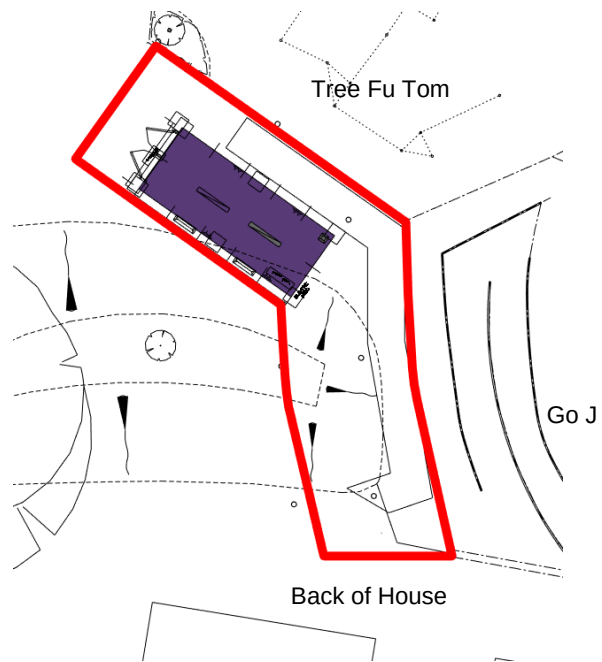
The layout of the proposal is determined by the intended minimal extent of the site proposal, the existing boundaries and proposed access.

80m² of the area is intended for the proposal, with most of this area forming the graded access to the cabin from the rest of the 'Back of House' area.

The proposed cabin has an 18m² footprint. This is considered the efficient use of an un-utilised area of the site.

Scale & Massing

The proposed cabin has a scale and mass that is subservient to the surrounding site structures and landscape. The boundaries consist of fencing to the rear of the adjacent attractions, with mature trees and hedgerows shielding the cabin from the staff parking area.



Appearance and Materials

The proposed cabin is to be clad in a colour coated steel. The finish will be White.

Landscaping

A section of excavation will be required to position the cabin to prevent the foundations from encroaching on the graded access.

The existing landscape will be graded to a gradient shallower than 1:20 for access to the cabin for staff.

Traffic Generation, Access and Car Parking

The access to the site will not be affected by this proposal. The facility is for staff purposes and no additional travel will be generated by the proposals.