



Design and Access Statement

This design and access statement has been prepared on behalf of Alton Towers Resorts Operations Limited to accompany an application for listed building consent for the installation of a stained glass window within the Oratory structure at Alton Towers Resort. The statement has been prepared in accordance with Communities and Local Government 'Guidance on information requirement and validation' published in March 2010.

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

Context

The Oratory is located within the Birdcage Gardens at Alton Towers Resort. The gardens are located in the south western part of the site as illustrated in the site location plan (ref: CL3224/129). The Oratory is built into the corner of the 'Garden Wall east of Alton Towers', which is registered as a Grade II listed. The wall encloses roughly a square shape surrounding the Birdcage building, which is also a Grade II listed structure.

Layout

The Oratory is a small structure within the corner boundary of the garden's wall. This application seeks to install a stained glass window on the south (rear) elevation of the structure. The window is quatrefoil shape and extends to approximately 750mm at its widest points. It is approximately 1230mm from the ground. The proposed panel has been designed by the stained glass specialists Pugin, Hardman & Powell and is based on similar designs by the A.W. Pugin, who is thought to be the original architect of the Oratory.

Scale

The enclosed application drawings illustrate the scale of the proposed works, which constitute a very minor alteration to this small historic structure. The works will enhance the Oratory's contribution to the historic character of the gardens.

Appearance

The window has been designed to be in keeping with the appearance of other A.W. Pugin windows found elsewhere on the Alton Towers site and other small windows produced by Pugin which still exist, for example, in the churches of St. Anne and St. Mary's at Brewood. As set out in the accompanying Method Statement, antique glass to match the colour palette of the proposed window (see drawing IL3224-132 for image of proposed design) is proposed using English Antique glass, Alvechurch or Lamberts glass. The glass panels will be glazed together using Heaps, Arnold & Heaps lead. The window will be fitted directly into the stonework by a qualified stone mason to give a traditional finish using sympathetic hydraulic lime mortar, preserving the appearance of the Oratory. The window will add a decorative feature and enhance the appearance of the Oratory structure.

Secondary glazing is proposed as set out in the accompanying Method Statement to protect the window from vandalism. The secondary glazing will only be visible externally and will therefore have no impact on the appearance and setting of the window internally. The proposed secondary glazing (mouth blown antique clear glass which will be laminated to 3mm with perimeter lead) has been chosen sensitively to ensure it does not detract from the window or have an adverse impact on the Oratory structure.

Access

There are no changes proposed to access arrangements as part of the works.

Significance of Heritage Asset

The Oratory structure is Grade II listed and forms part of the "Garden Wall east of Alton Towers". Alton Towers is also Grade II* listed. This application seeks to introduce a quatrefoil stained glass window within the south elevation of the Oratory structure, where there is currently an existing opening. The proposed works will enhance the heritage value of the structure and will be in keeping the character and appearance of the surrounding historic garden. The works will enhance the Oratory's contribution to the overall setting of the unique historic landscape found at the theme park, which Alton Towers Resort wishes to see protected and maintained and enhanced.