

## Design and Access Statement

This design and access statement has been prepared on behalf of Merlin Attractions Operations Ltd to accompany an application for planning permission and conservation area consent for the re-theming and improvements to the existing Old MacDonald's Farmyard and Storybook Land including minor works to existing buildings, erection of new buildings and associated landscaping and access improvements at Alton Towers Resort. 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, including plans, drawings and photographs.

### Context

The application site is located towards the north west of Alton Towers Resort and is predominantly a children's area of the theme park which incorporates small rides and play areas. The proposed re-theming will refresh Old MacDonald's Farm and Storybook Land whilst maintaining the existing attractions, and developing new entertainment opportunities that are of a similar scale to those existing. The contemporary re-theming of the site will complement the other themed areas which are regularly refreshed and added to at Alton Towers Resort.

### Amount

The site area is 0.97 ha with the demolition of 1674.4 sqm of floorspace and erection of 417sqm of new floorspace in use class D2 (assembly and leisure). The overall loss of 1,275.4 sqm of floorspace is planned across five areas within the application site; Demolition of existing cabins and erection of new Back Of House (B.O.H) area and the Demolition of the Big Top and creation of new Village Green with Entertainment Marquee Area, the addition of a new toilet block, extension of an existing toilet block and the conversion and extension of the existing back of house barn. The proposals also include the re-theming of a number of other buildings and rides within the application site. A full schedule of the proposals is outlined in the table below.

**Table 1. Schedule of proposed re-theming works**

Existing	Proposed
Foam Factory	Proposed extension to create a changing area. It is noted that the retheming of the existing Foam Factory building does not require planning permission and is excluded from the proposals.
Cabin Buildings	Demolition of existing cabins and erection of new Back Of House (B.O.H) buildings
N/A	New Toilet Block
Entrance Barn	Section of barn to be demolished and remainder re-themed. It is noted that the retheming of the building does not require planning permission.
Boat Ride	New themed characters to be added to the ride. It is noted that the retheming of the ride does not require planning permission and is excluded from the proposals.
Tractor Ride	New themed characters to be added to the ride and new bunding. It is noted that the retheming of the ride does not require planning permission and is excluded from the proposals.
Big Top	Demolition of Big Top
Dung Heap	Demolition of Dung Heap
Dove Cote	Demolition of Dove Cote
N/A	Installation of new festival tents
N/A	Installation of new canopy – open sided structures that do not create additional floor area
N/A	Installation of 3.5m acoustic fence. No additional floor area

The site is located within the core of the Alton Towers Resort theme park and therefore the proposed development is in keeping with the surrounding uses since these are also themed areas.



## **Layout**

The proposed development is sited within the central and northern areas of Old MacDonald's Farm and Storybook Land and the proposed theming and new buildings will be sited within the existing themed area and attractions. The works will enhance and refresh the existing entertainment on offer without altering the layout. This will ensure that re-themed attractions integrate well into the existing layout of the theme park, forming a cluster of attractions that is accessible and legible for visitors.

## **Scale**

The scale of the proposed buildings and attractions is in keeping with that already found on the site. This is a result of the fact that the re-theming of buildings will not alter their existing scale or setting. In the cases where demolition and redevelopment is proposed the scale of the new structures will not exceed those currently on site. For example, the proposed new "Back of House" area will be composed of single storey cabin units which match those existing.

## **Landscaping**

Additional landscaping will be carried out to ensure that the proposed development integrates into the site, and to enhance the re-theming of the site. To allow for the proposed development one tree will be felled, this is a Goat Willow which has been assessed as being in a fair to poor condition (ref. T28). All other trees within the development site will be protected by tree protective fencing during construction (see drawing appended to the Arboriculture Report for the location of the tree protective fencing) and where there are areas where work is proposed within root protection areas, the Arboriculture Report sets out how works should proceed in these areas to ensure that the trees are not damaged.

It is also proposed to plant 23 new Silver Birch – *Betula Pendula* trees along the southern perimeter of the Marquee and Green area. The locations of these trees are outlined on drawing 2813-132F.

## **Appearance**

The proposed re-theming is designed to create an entertainment experience for visitors and is in keeping with the existing finishes across Alton Towers Resort. The elevation treatments for the buildings being re-themed are indicated on the submitted application drawings. They are designed to establish a uniform theme finish across the application site.

## **Access**

There will be no material alterations to access on or within the site. The access will remain as existing but will be re-themed in accordance with the proposals.