



Google Image

Planning Statement

Bicester Hotel Golf and Spa

NORR



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Approved Scheme

Covered Walkway

Planning permission for Bicester Hotel Golf and Spa for 62 new bedrooms was approved on the 12th February 2016. The applicant has now appointed a design team to develop the approved drawings with a view to commence construction in 2018. NORR consultants have been appointed to provide architectural services. The design of the covered walkway has been reviewed against the access strategy and the applicants requirements. The current design consists of a single storey structural frame with a flat roof, connecting the furthest point in the proposed extension to the existing underpass of the existing hotel.

The problem with this is that the walkway will only be accessible when the weather is good, see Diagram 1. The revised scheme dog legs the covered walkway to connect back to the extension main lobby area, this improves the connectivity within the extension and reduces travel distances, see Diagram 2.

DIAGRAM 1: APPROVED

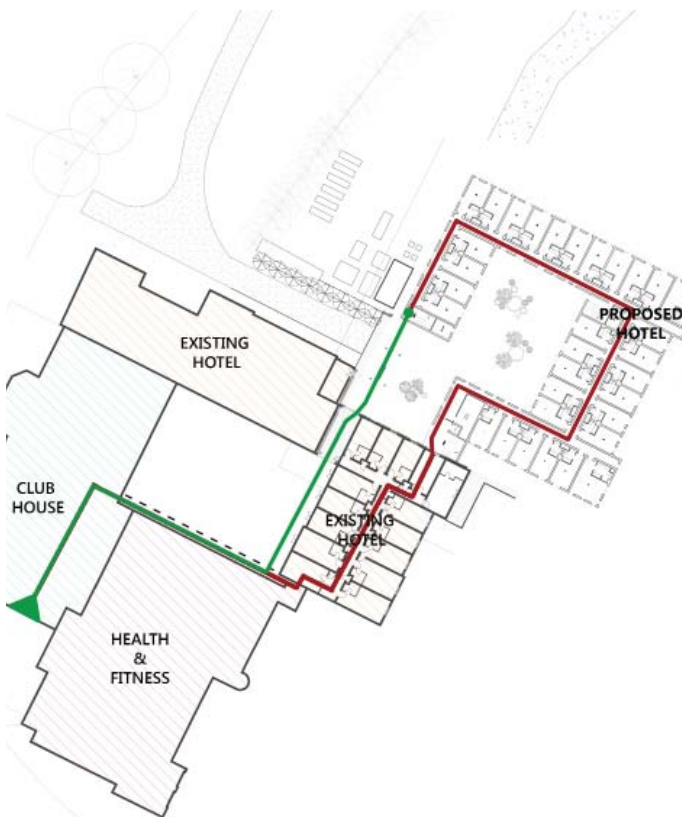
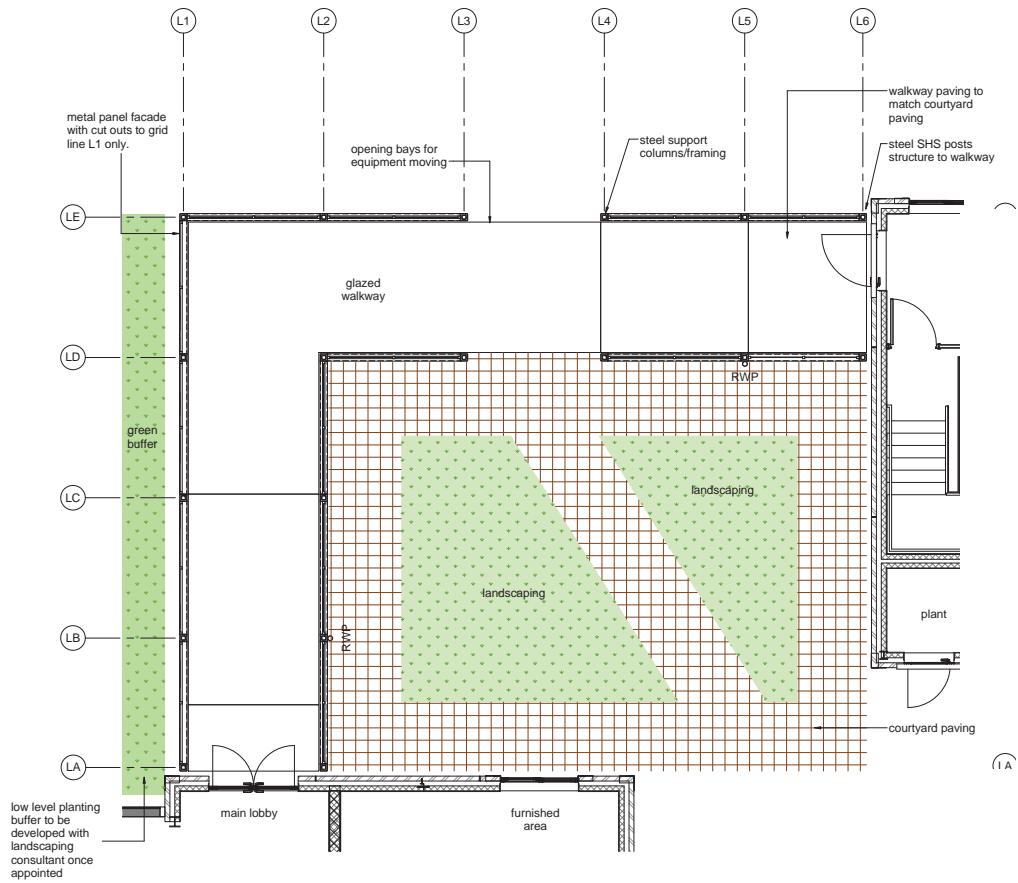


DIAGRAM 2: PROPOSED





CONSENTED ELEVATIONS



CONSENTED PLAN

Proposed Changes

Covered Walkway

On plan the square form of the extension is completed. On elevation the covered walkway is carefully coordinated with the gable end elevations to provide a solution which reflects the symmetry of the building.

The revised walkway design not only seeks to improve the hotel connectivity, but also tries to rationalise the landscaping.

Three of the existing bedrooms are facing the proposed extension. Although there are no issues with overlooking, it was decided that the outlook of the bedrooms should be improved. The proposed layout does this by sectioning off a strip in front of the bedrooms where a landscaped buffer can be created. The perforated metal cladding panels are along this elevation and will create an material language that gets adopted in the landscaping proposals and weaves through the proposed development.

The walkway is maintained as a single storey structure with a flat roof, however it incorporates a mix of glass and metal cladding panels between the structural posts. Where access is required there are no panels. The panels are not full height, and the hard scape finish within the courtyard is proposed to carry through into the glazed covered walkway so that it creates a inside/outside feel.

PRECEDENT IMAGES





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