

Great Lakes UK Limited
Proposed Great Wolf Lodge, Chesterton, Bicester

Design and Access Statement

November 2019



Artist's impression for illustrative purposes only.

EPR Architects





Bicester

Chesterton

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ISSUED	REV
PLANNING ISSUE	08.11.2019 00

1.0 Introduction

1.1 Executive Summary

1.1 Executive Summary

This document presents a proposal to bring the Great Wolf Lodge to the UK. Subject to securing planning consent – the Proposed Development will deliver:

- New flagship, 498 room UK resort totalling a Gross External Area of 52,685 m² and a Gross Internal Area of 47,940 m², catering to approximately 500,000 visitors per annum on a 18.6 hectare site.
- Indoor family-focussed facilities including: a Water Park, adventure park (including activities such as miniature golf, climbing walls, rope course and other attractions).
- A range of dining options including a restaurant, cafes, and candy shops.
- The Proposed Development includes a publicly accessible nature trail (publicly accessible but privately owned, managed and maintained).
- 30 minutes from Oxford and 90 minutes from London by car.
- An active landscape design including an improved public right of way.
- New and diverse employment opportunities with approximately 600 jobs or 460 equivalent full time jobs (maximum number of staff on site is 200 at any one time).
- Flexible conference facilities for local businesses and for private events.
- 902 new parking spaces, including 56 disabled spaces and 90 electric vehicle charging points.



Early concept sketch.

2.0

Great Wolf Lodge

- 2.1 What is Great Wolf Lodge?
- 2.2 The Project Team
- 2.3 Relevant EPR Architects Experience

2.1 What is Great Wolf Lodge?

Great Wolf Lodge is a leading brand of family resorts in the United States that promotes a fully integrated experience including an indoor Water Park, aimed at families with children aged up to 12.

As North America's largest owner, operator and developer of family-oriented indoor Water Park resorts, they opened their first resort in Wisconsin Dells in 1997. In the UK, Great Lakes UK Limited have selected Bicester as the location for the first resort due to the area's profile, proximity to major urban centres, as well as links to the motorway network. Great Wolf Lodge in Bicester will provide a one-of-a-kind family resort experience with an exciting indoor Water Park, other attractions and entertainment offerings and dining options all under one roof, creating an affordable and fun-filled getaway that families can enjoy together.

- Hotel: 498 bedrooms, including themed rooms the whole family can enjoy.
- Water Park: The centrepiece attraction at every Great Wolf Lodge is the indoor Water Park that includes a variety of pools and slides for every member of the family. The Water Park is available for use by guests of the resort, and will also be able to be used by those who wish to purchase a pass to visit just for the day.

- Adventure Park: Great Wolf Lodge includes an indoor 'family entertainment centre' with attractions such as a ropes course, climbing wall, miniature golf, family bowling, arcade games and MagiQuest.
- Dining options: Great Wolf Lodge offers a range of dining experiences from a high quality table service restaurant at Barnwood to satisfying your sweet tooth at the Great Wolf Candy Company.
- Conference facilities: There will be flexible conference facilities for use by local businesses.
- Public nature trail: A public nature trail will be developed to bring Great Wolf's nature theme to the real outdoors and to maximise the beauty of the Site.



2.2 The Project Team



Client



Architect



Planning Consultant



Project Manager



MEP Consultant



Landscape Design
Consultant



Structures & Civils
Consultant



Water Park Specialist



Access Consultant



Traffic & Transport Consultant



Environmental Consultant



Socio-Economic
Consultant



Archeological
Consultant

2.3 Relevant EPR Architects Experience

EPR Architects Ltd. have over 30 year experience in the hotel sector, ranging from limited service hotels to award winning luxury hotels. EPR like to work for innovative cutting edge developers / operators who are pushing the boundaries of hospitality; dining experiences and guest experience.

The following projects demonstrate EPR's ability to work on projects in the leisure industry, and in a variety of settings using different architectural styles.

Recent relevant projects include:

Coworth Park, Berkshire

Ageas Bowl Hotel, Southampton

The Belfry, Birmingham



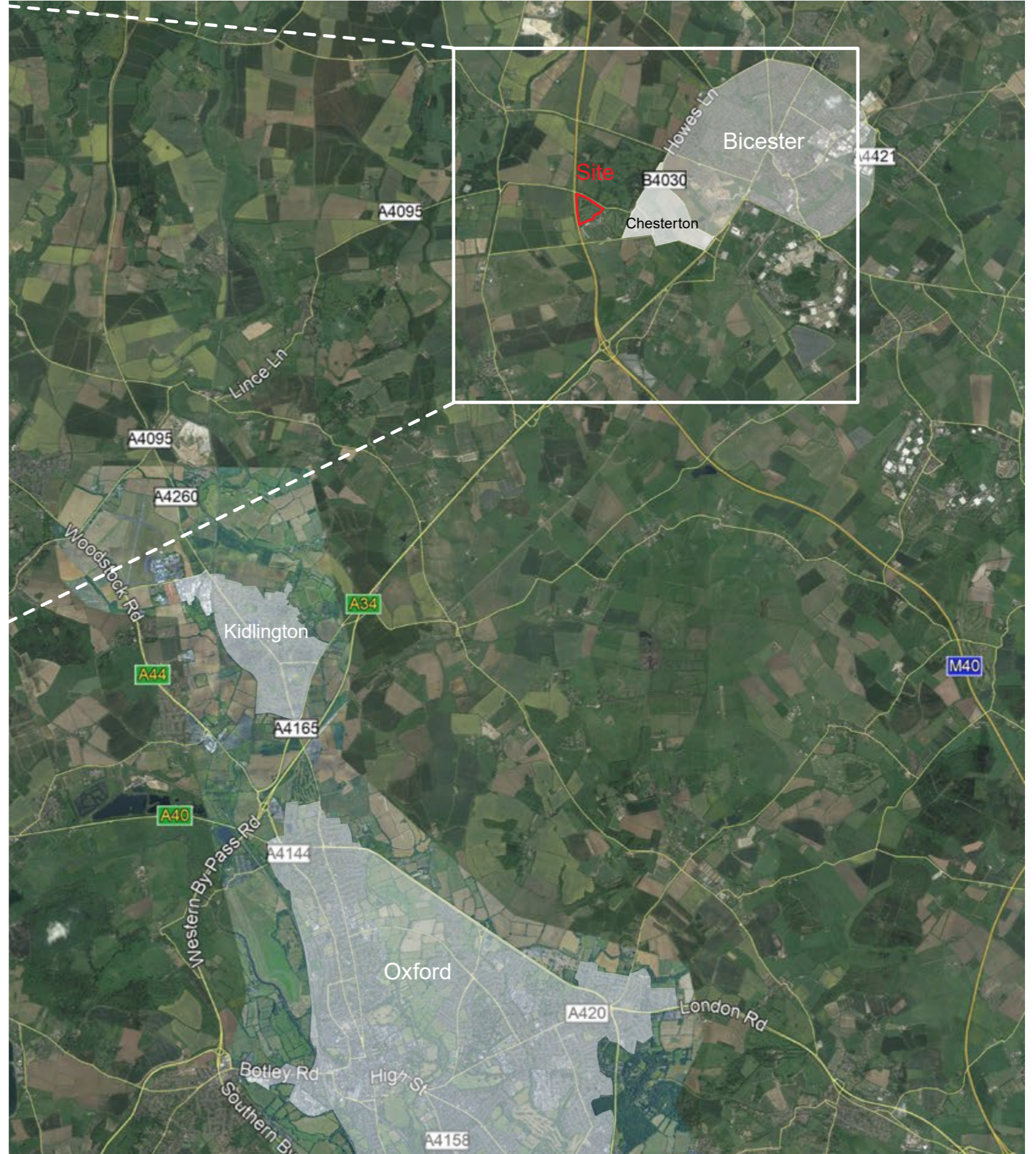
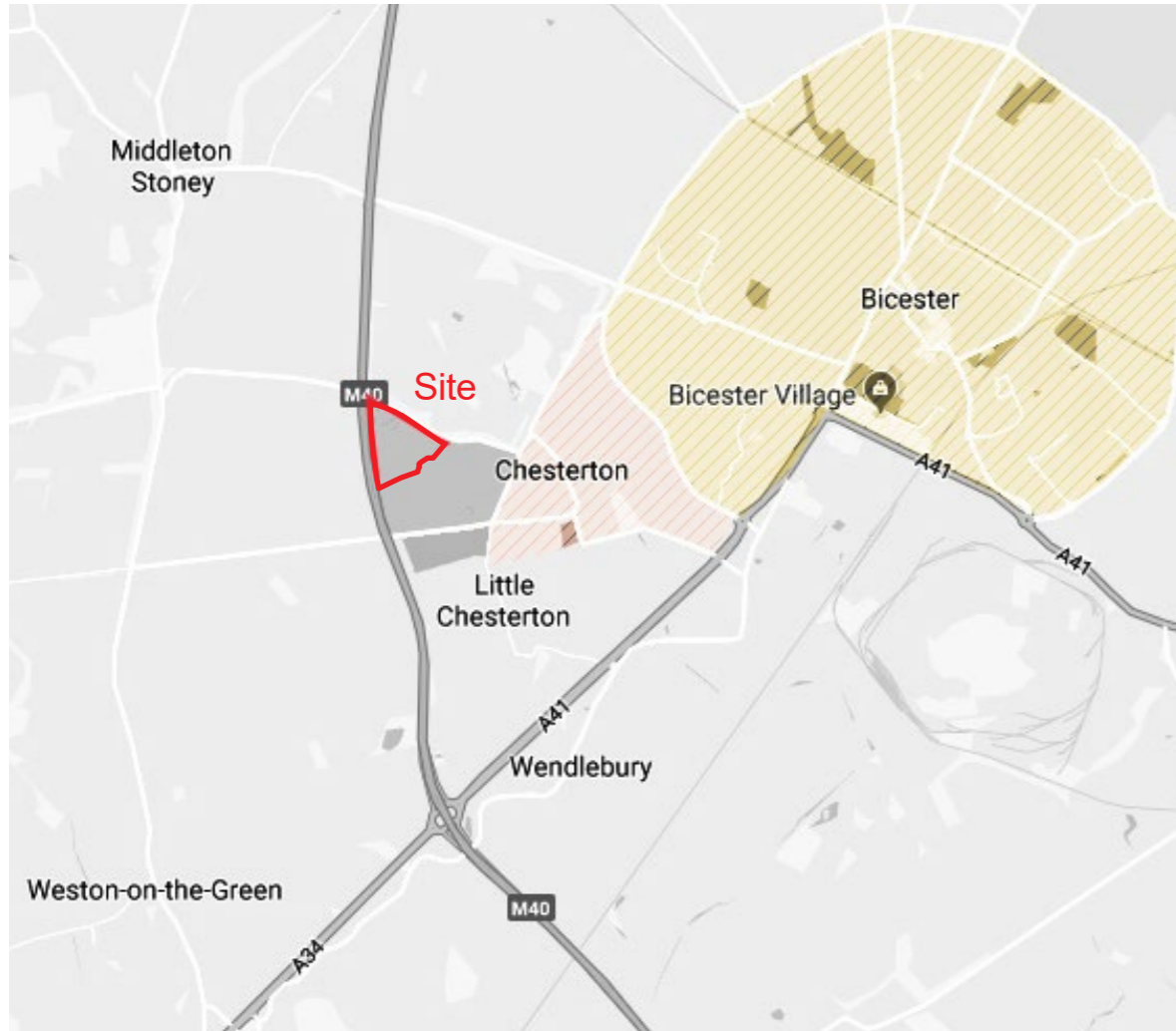
Coworth Park, Berkshire

Ageas Bowl Hotel, Southampton

The Belfry, Birmingham

3.0 The Site & Planning Context

- 3.1 Local History of Chesterton & Bicester
- 3.2 Chesterton & Bicester Elevation Study
- 3.3 Site Context
- 3.4 Local Planning Context
- 3.5 Key Views & Context
- 3.6 Ecology



3.1 Local History of Chesterton & Bicester

Chesterton

The main road from Oxford to Brackley, a road of considerable importance throughout the Middle Ages, crosses the parish of Chesterton. Its nucleus at all events was clearly the church and the manor-house, now Manor Farm, which lie between the brook and the mill on the east and the village street on the west.

Judging from the early 14th-century tax assessments, it seems to have been fairly large and prosperous, and in the 17th century there were a number of substantial farm-houses besides the manor-house and the Vicarage. The soil is mainly stony limestone. Three furlongs square of woodland (30 acres) was recorded for Chesterton in the Domesday Survey.

Although there is no proper mention of a church in the Domesday Inquest, it is probable that a church existed here in Norman times. By the beginning of the 19th century there were 73 houses in Chesterton and its hamlet Little Chesterton, and 99 by the middle of the century. The older cottages, one bearing the date 1769, are rubble-built; many have casement windows and thatched or stone-slatted roofs.

Manor Farm, a two-storied house with attic dormers, stands on the site of the original manor house. It is built of coursed rubble, is roofed with brown tiles, and has brick chimney-stacks. The manor house is believed to have existed from early 12th Century.



Manor Farm in Chesterton.



Parish church of Chesterton.

Sources: Bicester Local History Society, <https://www.blhs.org.uk>
Roger Evans Associates, "Colour Palettes - Banbury, Bicester and Kidlington for Cherwell District Council" (1996)

British History Online, <https://www.british-history.ac.uk/vch/oxon/vol6/pp92-103>, "Parishes, Chesterton"



Examples of Georgian Bicester architecture.

Bicester

The town of Bicester features in the Domesday Survey, although recent archaeological evidence confirms that there was a settlement on the site of the present town from early Saxon times.

A market was granted in 1239 and through the succeeding centuries Bicester has reflected its dependence on the agricultural area it serves. Sheep Street, the main shopping street, was built 300 years ago to accommodate the animals brought to market. Much of the town's prosperity in the 18th and 19th Centuries was due to local horse races and to the Hunt.

Materials:

Detailed engravings of Bicester provide a window into the character of the town and its surrounding parishes in the 18th Century. Fire and disease inflicted hardship on the area during this period. Rebuilding the town used a variety of materials including wood, cob, brick, stone, thatch, slate and tile, which were all used depending upon availability of supply and location.

General rebuilding of Bicester's centre took place in the 16th and 17th centuries and most of the surviving buildings are found around the Market Place. They were built mainly in coursed rubble, although brick and timber were also later used, and many are concealed behind 18th century fronts of render or variegated brick.



Large country estates in Oxfordshire.

Manor Houses:

The area, with ease of communication to London and other regions of the country, proved popular for the wealthy and gentry. The landowners became wealthier and invested by building substantial Manors as at Fritwell, Beckley, Merton and Hampton Gay. Large country estates developed with gardens and parks to enhance the formal settings of the houses.

Of those, the Manor Country House Hotel, built for Osney Abbey's bailiff, is a late 15th/early 16th Century building. Sulgrave Manor is the birthplace to George Washington's ancestors. It is this direct link between George Washington, first President of the United States of America, and his ancestor, Lawrence Washington, builder of Sulgrave Manor, that defines the Manor's claim to fame today. Built in the sixteenth century, it has emerged with a unique status now as an enduring symbol of a special Anglo-American relationship.



Manor Country House Hotel, Bicester.



Sulgrave Manor, Bicester.

3.2 Chesterton & Bicester Elevation Study

Elevation Palette

In the latter part of the 17th century timber frame with lath and plaster became more common. Fires in the 18th century led to rebuilding, often in brick, especially in Sheep Street and Market Square. Typical three story houses of the 18th and 19th centuries are in brick, some with rendered frontages. Local Oxford clay provided a rich source of raw materials for brick making extracted chiefly from Bicester, Blackthorn, Horton-cum-Studley and Brill. Historic roofing materials include thatch, stone slates and old, red clay tiles.

Today's Bicester has a variety of building styles and materials, with buildings separated by three centuries standing side by side. Local stone quarries supplied a pale oolitic limestone and local clay pits provided bricks of variable appearance. Original renders would have been self coloured by the aggregates used, and have darkened with age and weathering. Twentieth century colour washes have been applied to rendered elevations: pale pinks and blues in the sixties have today been replaced by off-whites and creams.

The two predominant materials are Welsh slate and plain clay tiles. These have been supplemented or partially replaced in recent times by imported slates, (including Welsh slate), cement slates, and cement tiles.



Market Square, Bicester town centre.



Church Street, Bicester.



Church Street, Bicester.

3.2 Chesterton & Bicester Elevation Study

Elevation Palette



Sheep Street, Bicester town centre.



Sheep Street, Bicester town centre.

3.3 Site Context

- The Site is located approximately 500m to the west of the centre of Chesterton village, east of the M40 and south of the A4095.
- The Site is part of the existing Bicester Hotel, Golf & Spa. The Site comprises 9 holes of the golf course. The remaining 9 holes, hotel, gym and spa will remain.
- The M40 is to the west and the A4095 is on the north eastern edge of the Site. The M40 connects London, Oxford and Birmingham.
- A Public Right of Way runs through the Site.
- Existing leisure use adjacent to the M40, but a wider rural setting surrounded by farmland but close to significant towns and villages, including most notably Bicester and Chesterton.

Bicester Hotel, Golf & Spa

Bicester Hotel, Golf & Spa will remain operational and continue under the same ownership and management. In line with changing trends in golfing, the course will be adapted from an 18-hole to a nine-hole course. The other facilities will remain unaffected.



Existing aerial photograph.

3.4 Local Planning Context

National Planning Policy Framework

A full appraisal of the Proposed Development is included in the Planning Statement with a summary of key points included here for reference.

2. Achieving sustainable development

Plans and decisions should apply a presumption in favour of sustainable development.

a) Plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

For decision-taking this means:

c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6. Building a strong, competitive economy

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

c) Sustainable rural tourism and leisure developments which respect the character of the countryside;

84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

8. Promoting healthy and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

98. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

a) The potential impacts of development on transport networks can be addressed;

c) Opportunities to promote walking, cycling and public transport use are identified and pursued;

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

February 2019
Ministry of Housing, Communities and Local Government

3.4 Local Planning Context

Cherwell Local Plan Part 1

In Cherwell's vision for 2031, the district will:

- Develop a sustainable economy with good transport links and infrastructure.
- Support a diverse, sustainable rural economy not reliant entirely on agriculture.

Policy PSD 1: Presumption in Favour of Sustainable Development

When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in the Framework indicate that development should be restricted.

Policy SLE 1: Employment Development

New employment proposals within rural areas on non-allocated sites will be supported if they meet the following criteria:

- They will be outside of the Green Belt, unless very special circumstances can be demonstrated.
- They will be designed to very high standards using sustainable construction, and be of an appropriate scale and respect the character of villages and the surroundings.
- Large scale developments must demonstrate that there will be no significant adverse impacts on the character of a village or surrounding environment.
- The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features.
- The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car.
- There are no suitable available plots or premises within existing nearby employment sites in the rural areas.

Policy SLE 3: Supporting Tourism Growth

Cherwell District Council supports an increase in high quality accommodation available in our towns to meet the needs of visitors where they accord with other policies in the local plan. Valuable expenditure associated with overnight stays is potentially being lost, meaning that tourism has scope to play a significant wealth-creating role for the District.

Great Wolf Lodge supports:

- Economic Growth

The Great Wolf Lodge will bring an estimated 500,000 visitors per annum. This will bring additional visitor spend in local amenities, including visitor attractions, restaurants and retail operations. Visitors are expected to spend an estimated £5.7m each year on retail and catering throughout Oxfordshire.

- Employment

The resort will bring new and diverse employment opportunities, supporting approximately 600 jobs (equivalent to 460 full time equivalent jobs) to operate the resort year-round, with additional hiring during peak periods, such as summer and Easter holidays. These workers are expected to spend an estimated £200k in the local area each year. On the job training and regular team ups with local educational facilities will be provided, such as with Oxford Brooke's Hospitality training course.

- Community

Great Wolf Lodge has a history of engaging with local suppliers for its on-site food and beverage establishments as well as its retail operations. It would look to continue this in the surrounding area and would welcome approaches from local suppliers. Great Wolf Lodge strives to be a great partner in the local community and has a long history of supporting charitable organisations that are family-focused.

Please refer to socio-economic study and report provided by Volterra as part of this application.

3.4 Local Planning Context

National Design Guide

A response to the relevant 'Ten characteristics of a well-designed place' contained in the National Design Guide.

C. Context

Thorough research has been conducted into the Site context of Chesterton and Bicester during the design process. Research was done into the building styles of Chesterton, historical and current local building materials as well as the architecture belonging to the region, such as the manor house typology, barns, steep roof pitches etc.

Surveys such as topography, ecological, traffic / access, socio-economic and visual impact assessments have been conducted by consultants in the design team to understand the context of the Site.

I. Identity

Using research of the local area, the Proposed Development has an architectural language responding to the context. The elevation treatment materials- stone, render, and timber, are used historically and currently in the region. Local architectural styles such as the manor house, the estate, agricultural barns, steep roof pitches etc. inform every element of the design.

Identity of the local context as well as of the brand was considered in order to create a bespoke model for the Proposed Development. Collaborating the styles of the Great Wolf Lodge, with architecture found in Oxfordshire, the Proposed Development incorporates a style complementary to both parties.

Special consideration is paid to the façade design of the most prominent elevations such as the front 'manor house' elevation, where elements of detail such as the windows and eaves are considered.

The existing identity of the Site: a biologically-diverse, recreational environment, is retained as much as possible and enhanced with a detailed proposed landscape to create rich habitats traversable by a public nature trail (which is publicly accessible but privately owned and maintained).

B. Built Form

The hotel and Water Park are connected by the Family Entertainment Centre (FEC) which serves as a circulation route and a place housing many of the guest activities and the back of house areas. All areas of the hotel are safely walkable and within comfortable walking distance from the end of the residential wings to the FEC. There are sustainable means of transport in the form of shuttle buses provided by Great Wolf Lodge to bring staff and visitors from Bicester (train stations and Bicester Village) through Chesterton and to the Lodge, potentially cutting down traffic and providing a means of access. Currently buses run once a day from Chesterton, and Chesterton residents will be able to use the proposed shuttle bus service as well.

The built arrangement of the guestroom wings as well as the hierarchy of materials, make the hotel recognisable and easy to navigate, promoting safety and accessibility. In the FEC, the grouping of a variety of activities and spaces promotes inclusion for all guests and an immersive experience.

M. Movement

Movement around the Great Wolf Lodge is safe and accessible for all. All parts of the Proposed Development are accessible by disabled users, facilitated by passenger lifts or level access. Horizontal circulation within the hotel is simple with no changes in level on any floor. Corridor widths are designed to accommodate wheelchair users, and fire lobbies and doors are designed to comply with Building Regulations Approved Document M. Toilets, showers and changing rooms have disabled counterparts, as well as the additional facility of a 'changing places' unit, which caters for visitors with complex and multiple disabilities.

Security is a paramount consideration for the operation given the family orientated clientele. Passive security measures such as CCTV and external lighting would be the primary means of security within the car park. Footpaths connect areas in the car

National Design Guide

Planning practice guidance for beautiful, enduring and successful places




Ministry of Housing,
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park to the nature trail and hotel. Cycle storage is provided on site for guests and staff. Internally, access will be controlled via an electronic wristband system for guests, with natural surveillance by trained staff a key component.

Great Wolf Lodge is highly accessible being close to Junction 9 and 10 of the M40 and accessed by the A4095. A Great Wolf Lodge shuttle bus will carry passengers from both Bicester North and Bicester Village train stations to the Site. A staff shuttle bus will connect many areas of Bicester and Chesterton.

3.4 Local Planning Context

N. Nature

Arboricultural, ecological and biodiversity surveys have been conducted by WSP. Major tree groups will be left untouched. Ecology is enhanced by the proposed landscape design to ensure a net gain to biodiversity on the Site. BMD were appointed as landscape design consultant to produce a landscape proposal for the Proposed Development.

Consideration has been given to the Great Crested Newts (GCN) residing on the Site to ensure that retained ponds in which they are present are not disrupted. New ponds will be created in the south west of the Site as new habitats for the GCN and they will be located to enhance movement between the ponds. A public nature trail (publicly accessible but privately owned, managed and maintained) is proposed in the north western part of the Site.

P. Public Spaces

The Great Wolf Lodge design includes a public nature trail. Landscape consultant BMD has developed a nature trail through the surrounding natural environment of the Site. This passes through the habitats of a variety of plants and animals (including the GCN), and allows for safe, easy access to, and enjoyment of, these ecological features.

In the landscaped amenity area, there is the inclusion of a play space utilising natural features such as mounding, boulders and fallen logs, in combination with timber play equipment. There is access to and from the Water Park via this area also.

R. Resources

Many features of the Proposed Development are intended to conserve natural resources during its operation. The Great Wolf Lodge will utilise a holistic energy strategy, introducing load sharing between hotel areas and the FEC through the provision of water source heat pumps. The Water Park introduces the use of Air Source Heat Pumps (ASHP) to part of the Water Park heating load.

The design of the car park features 90 Electric Vehicle (EV) bays and an attenuation tank for greywater and surface water harvesting, to be used in guestroom toilets and irrigation.

1000 m² of photovoltaic panels will be installed on the south western roof of the Water Park to collect renewable energy for operational use.

L. Lifespan

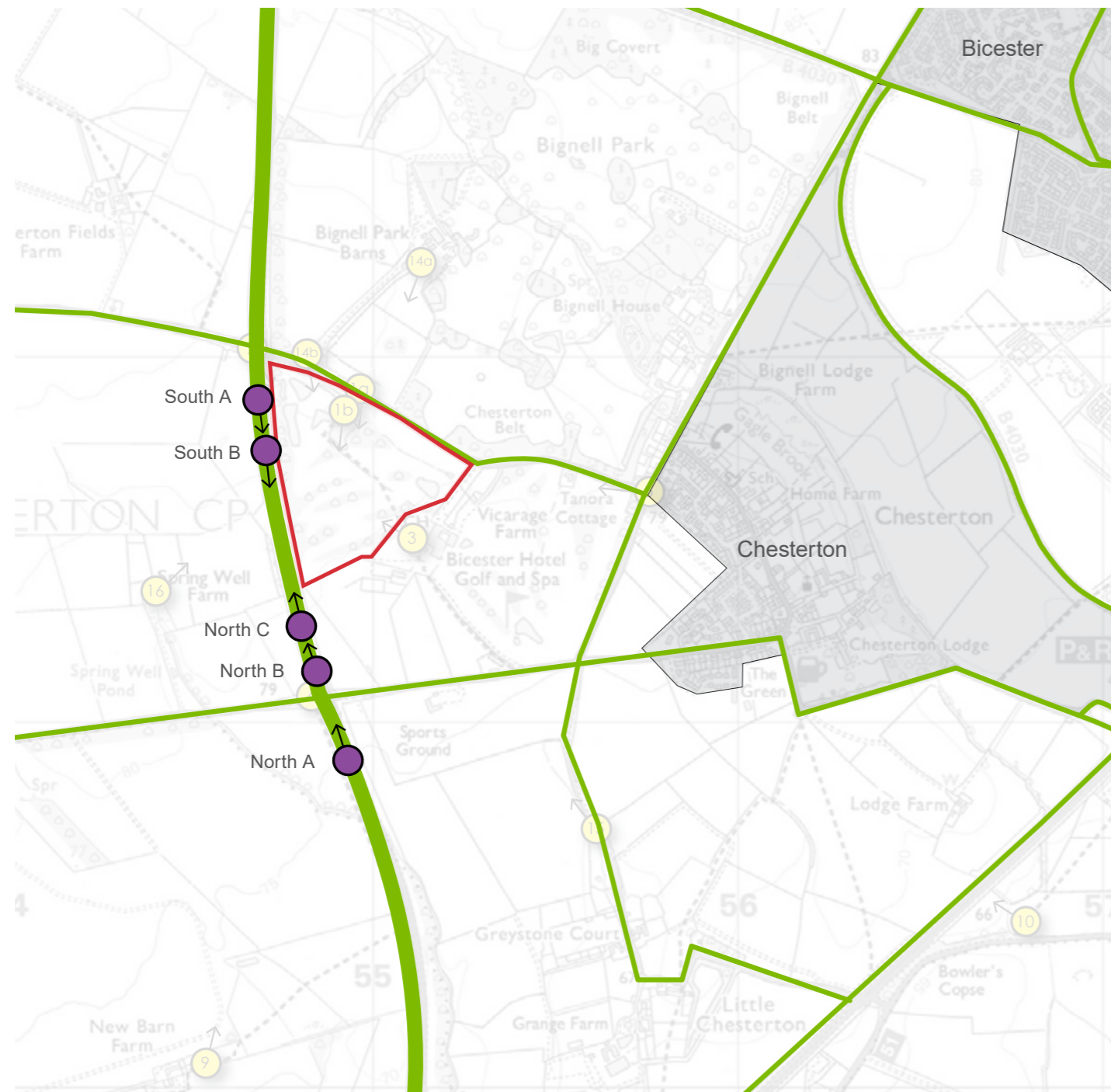
The Proposed Development is designed for Great Lakes UK Limited, who will act as the occupying owner and operator of the resort. The landscape management will be bound to Great Lakes UK Limited.

The car park design features 90 EV bays and has the ability to upgrade the rest of the bays for EV charging in the future. The holistic energy strategy, water source heat pump and the air source heat pump are sustainable technologies intended to provide efficiencies into the future of the operation.

3.5 Key Views of the Site

Approaches on the M40

This section is to be reviewed in conjunction with the Landscape and Visual Impact Assessment (LVIA) prepared by BMD as part of this application.



Key Plan.

M40 Viewpoints



Viewpoint North C.



Viewpoint North B.



Viewpoint North A.



Viewpoint South A.



Viewpoint South B.

3.5 Key Views of the Site

In the Vicinity of the Development

These viewpoints in the LVIA are used in the design evolution of the Proposed Development to analyse the landscape and visual impact of the Proposed Development. The on-going design is accurately represented in the views to assess its visual impact.

Refer to BMD's Verified Views Ref. V3D 190401.



Key Plan.

Viewpoints



3. Footpath 161 6/10, adjacent to Bicester Hotel Golf & Spa.



1a. A4095 along north edge of Site.



4. Green Lane crossing over M40.



1b. Footpath 161 6/10, northern end within Bicester Golf Course.



5. Junction of A4095 and the Hale.



2. A4095 crossing over M40.



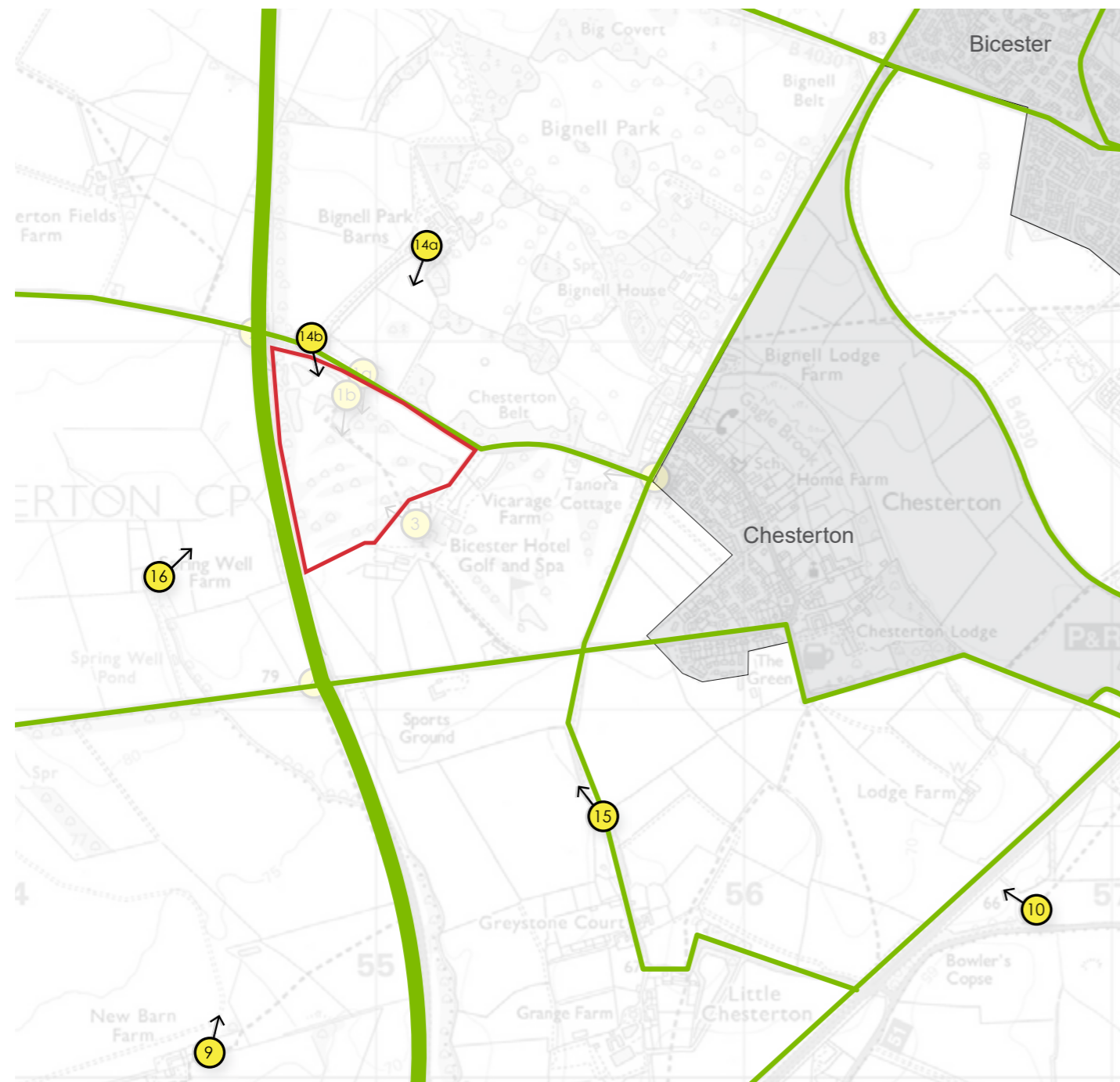
6. B4030 crossing over M40.

3.5 Key Views of the Site

In the Wider Area

These viewpoints in the LVIA are used in the design evolution of the Proposed Development to analyse the landscape and visual impact of the Proposed Development. The on-going design is accurately represented in the views to assess its visual impact.

Refer to BMD's Verified Views Ref. V3D 190401.



Key Plan.

Viewpoints



9. Footpath 404/15/10 near M40.



14b. Bignell Park Barns access junction / A4095.



10. Footpath 161/8/10.



15. Little Chesterton.



14a. Bignell Park Barns.



16. Spring Well Farm.

3.6 Ecology

Great Crested Newts

There is a 'large' (as categorised in WSP's report) population class size of Great Crested Newts at Bicester Hotel, Golf & Spa. GCNs are a protected species- i.e. individuals and their breeding/ resting places are legally protected.

Refer to relevant parts of the Environmental Statement for further details.



Survey map provided by WSP.



Most of the ponds on Site are home to Great Crested Newts.

4.0 Design Evolution

- 4.1 Site Analysis
- 4.2 Design Concepts
- 4.3 Key Themes

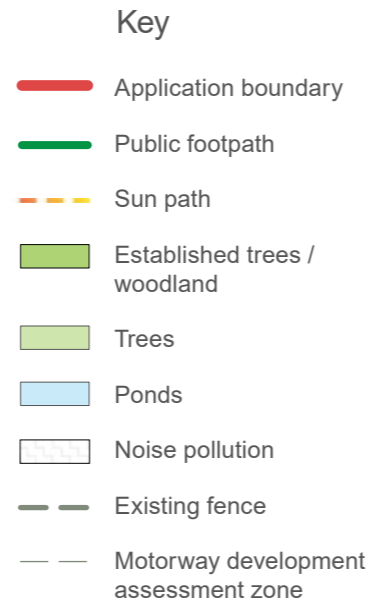
4.1 Site Analysis- Opportunities and Sensitivities

Opportunities

- Existing trees and woodland along M40:
The woodland sets the scene for the resort, providing an environment for concealment, seclusion and nature.
- Abundant space:
The resort sits on 18.6 hectares (46 acres) of relatively flat land alongside Bicester Hotel, Golf & Spa giving it ample room for the two hotels and nature to coexist.
- Good access to road and rail network:
Located near to Junctions 9 and 10 of the M40, providing the Site with good transport links to major cities such as London.
- Ponds and rich ecology:
Wildlife indigenous to the Site such as the Great Crested Newts provides a rich asset to the resort, making it one of its attractions.

Sensitivities

- Noise from the M40:
Due to its vicinity from the busy motorway and the relief of the Site, parts of the Site suffer from noise pollution. Proposals will consider mitigation treatments such as an acoustic fence
- High water table:
A portion of the Site has a high water table approximately 250mm below the surface.
- Public footpath:
A Public Right of Way traverses through the Site from the north, towards the Bicester Hotel, Golf & Spa.
- Adjacent to golf course and residential properties:
Measures must be taken to ensure adequate considerations to privacy for both the Great Wolf Lodge and its neighbours.
- Great Crested Newts:
GCN are a protected species and measures must be taken to protect their habitat.



4.1 Site Analysis- Site Views



4.1 Site Analysis- Zoning

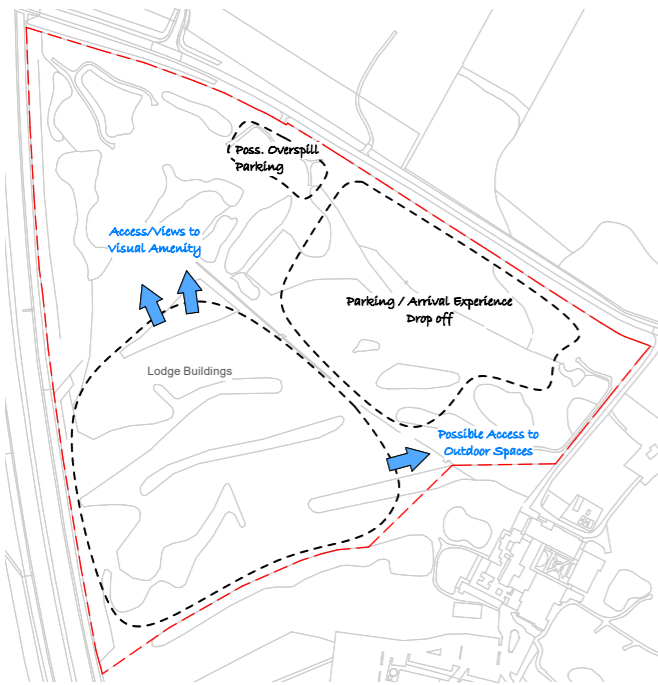
1. Natural landscape is retained.
2. The lowest part of the Site and least visible due to the topography and position of the established trees is also the least accessible from the A4095.
3. The north east part of the Site is the most accessible part of the Site from the A4095 and the most visible.



4.2 Design Concepts

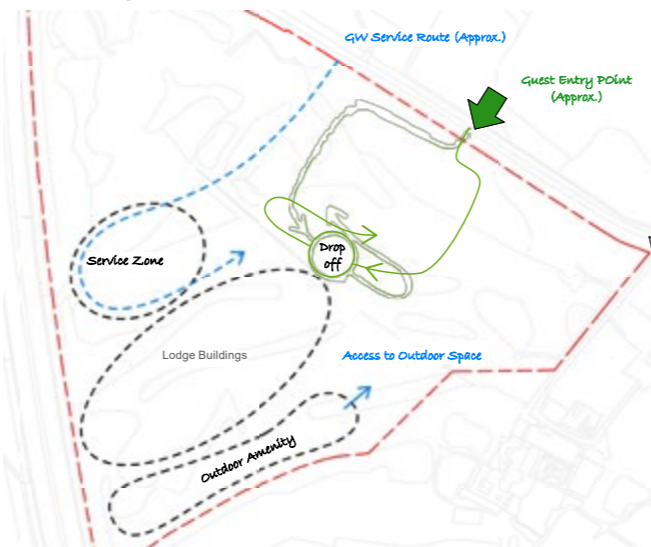
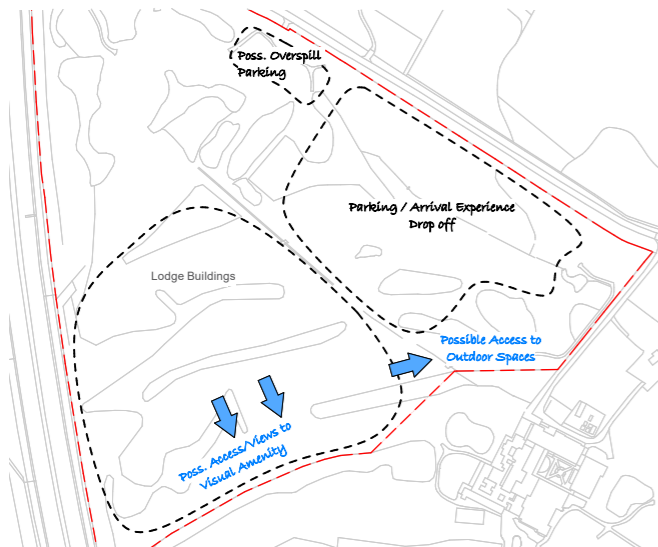
Option 1 (Chosen)

1. The parking and arrival zone is placed at the north east part of the Site in response to the A4095 via which the Site is accessed. Buildings are placed in the south west of the Site with views to visual amenity and access to outdoor spaces.
2. Outdoor amenities face north towards the ponds and areas of nature. Services zone are located in the south of the building where accessible by a service route. A scenic drop-off exists at the front of the building.
3. The building further divides into a lobby connecting two guestroom wings, making up the front of the resort. The Water Park is on the boundary nearest to the M40 as it is the least noise sensitive part of the building and the Conference Centre is positioned to open up to the outdoor amenities.



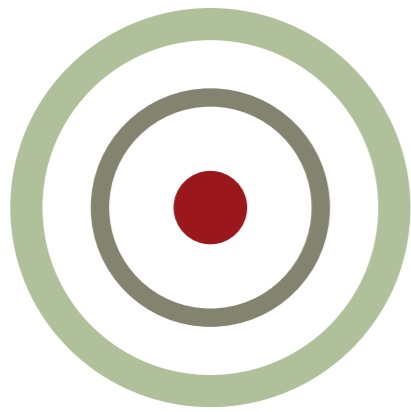
Option 2 (Discarded)

1. The parking and arrival zone is placed at the north east part of the Site in response to the A4095 via which the Site is accessed. Buildings are placed in the south west of the Site with views to visual amenity and access to outdoor spaces.
2. Outdoor amenities face south towards the remaining golf course land. Services zones are located in the north of the building where more space is available, accessible by a service route. A scenic drop-off exists at the front of the building.
3. Service route is accessed through a shared entry point with the guest access and avoids existing ponds. Emergency vehicle route continues wrapping around the resort and exiting at its original entry point.



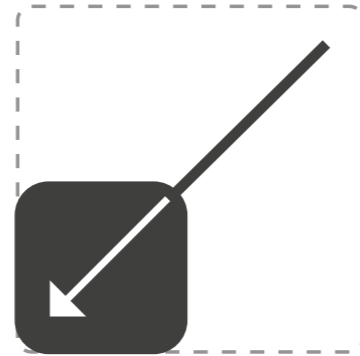
4.3 Key Themes

Four key themes emerge from the design process. They underpin the key design principles of the Proposed Development and inform the design of the Great Wolf Lodge.



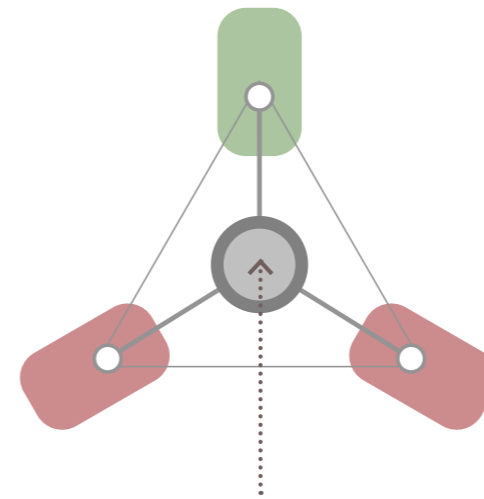
1. Layering

The Great Wolf Lodge is composed of three complementary layers: an outer ring of natural woodland conceals and protects the inner landscape, which surrounds the lodge at its centre.



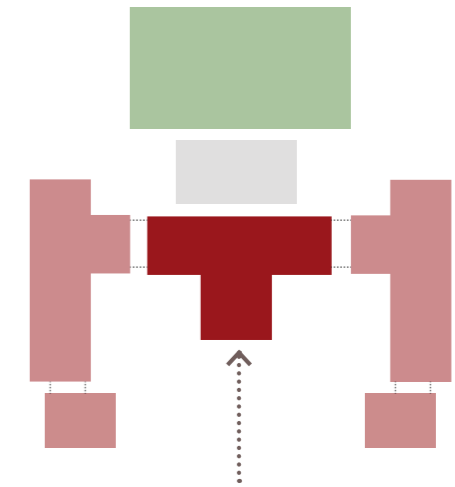
2. Perceived scale & massing

The Great Wolf Lodge addresses its perceived scale and massing through design and materiality to stand comfortably in its expansive landscape context.



3. Circulation around central hub

The Great Wolf Lodge revolves around a central hub connecting the three components. From the arrival space the guest moves through the lobby and into the guestroom wings or through the Family Entertainment Centre (FEC) and into the Water Park.



4. Three components and hierarchy

The Great Wolf Lodge has a hierarchy between the three components where the FEC is less prominent than the hotel and Water Park. The guestroom wings have a hierarchy where the Porte Cochere arrival space is central, branching out to the guestroom wings in the north and south. The hierarchy is reflected in its materiality.