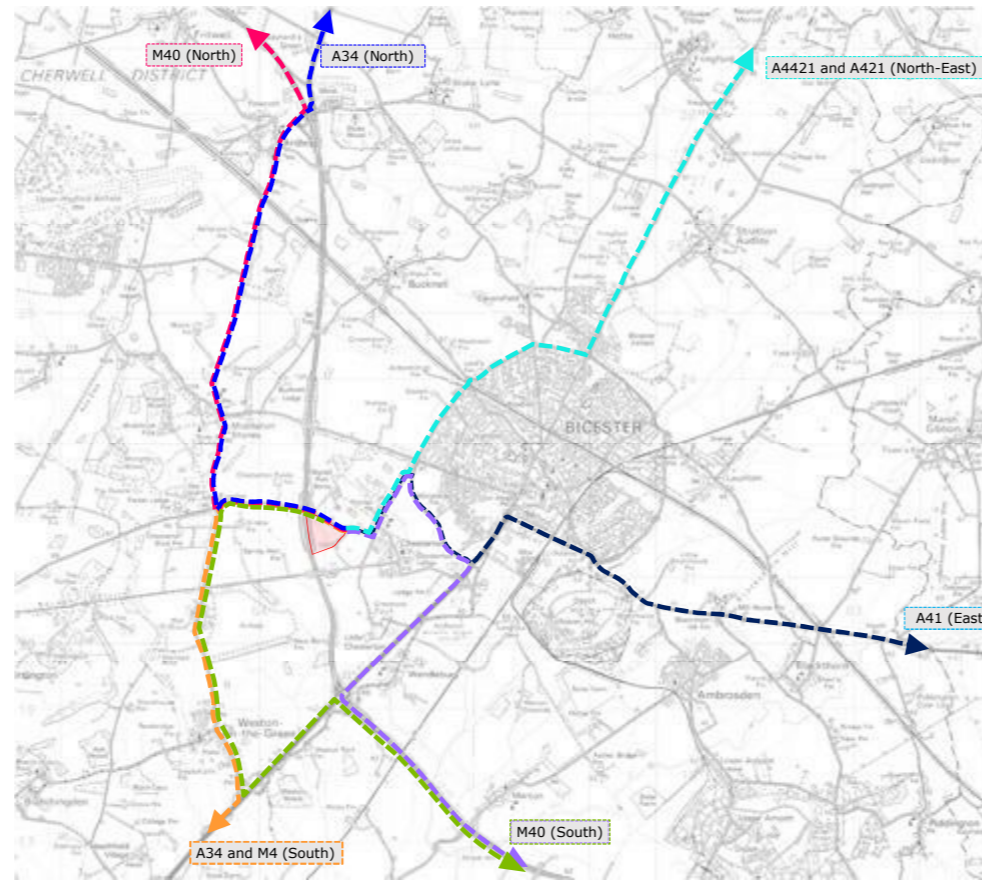

7.0 Access

- 7.1 Traffic and Transport
- 7.2 Service Road
- 7.3 Waste and Servicing Area
- 7.4 Inclusive Access Statement
- 7.5 Bicycle Storage
- 7.6 Security

7.1 Traffic and Transport

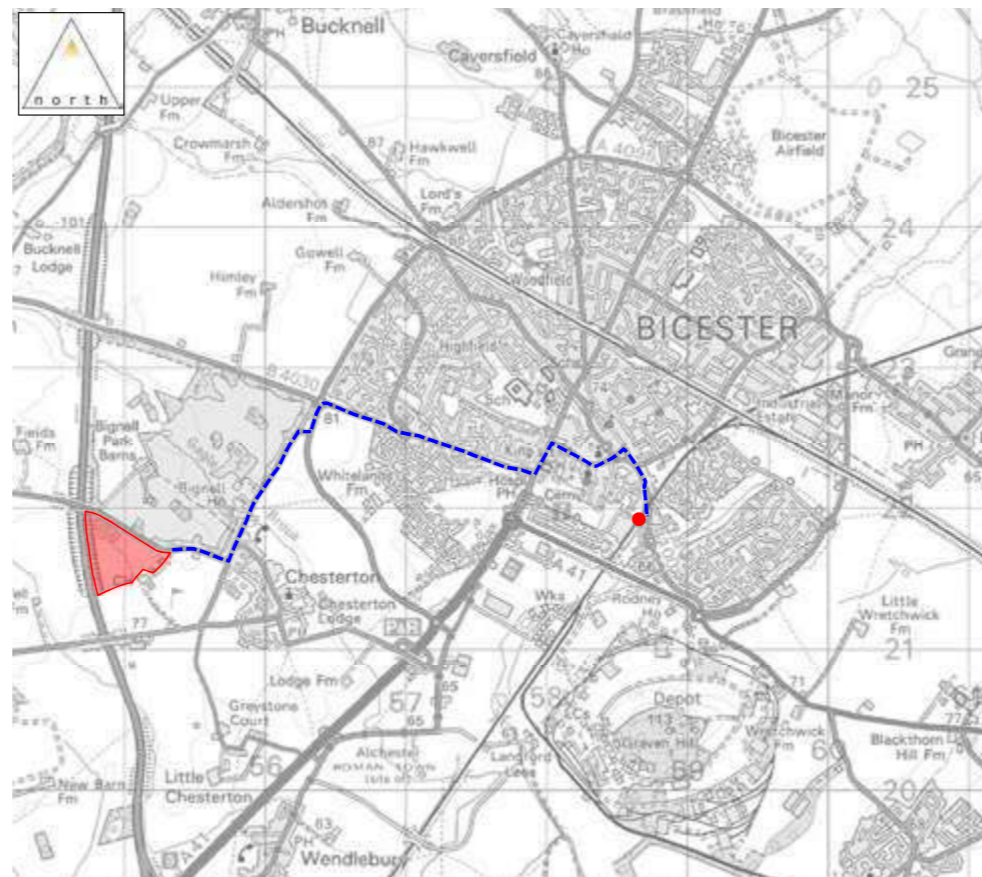
- Traffic consultant Motion have undertaken studies on the proposed traffic load created by the Proposed Development, for during construction and in operation, for guest and servicing / staff travel.
- Distribution analysis shows that trips will be spread across a variety of routes and will utilise both M40 Junctions 9 and 10 to connect to wider regions.
- Transportation links are available to Bicester North station and Bicester Village station. Guest shuttle buses take visitors from both train stations to the Great Wolf Lodge. Shuttle buses will be available for staff via both train stations.
- Refer to Motion's Framework Travel Plan submitted as part of this application.
- Note: Bus routing and drop-offs are subject to review and further development.



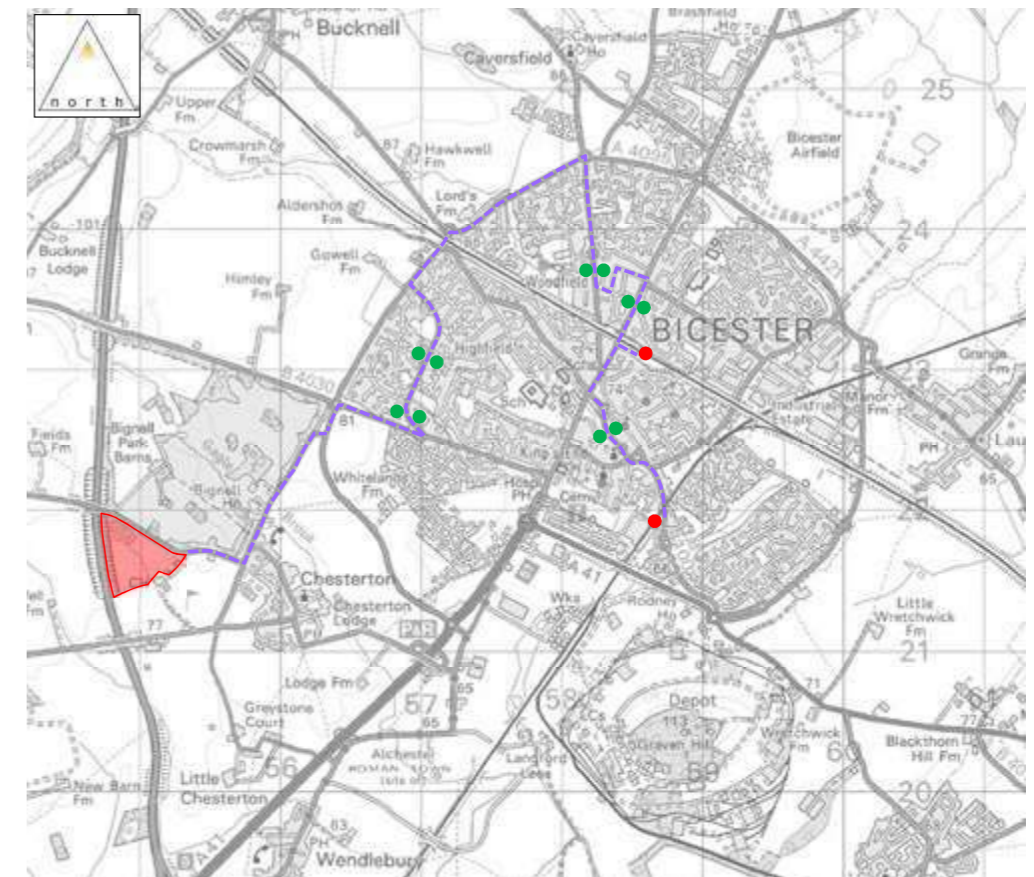
Car routing figure plan.



Bicester North station guest shuttle bus route.



Bicester Village station guest shuttle bus route.
Note: All diagrams provided by Motion.

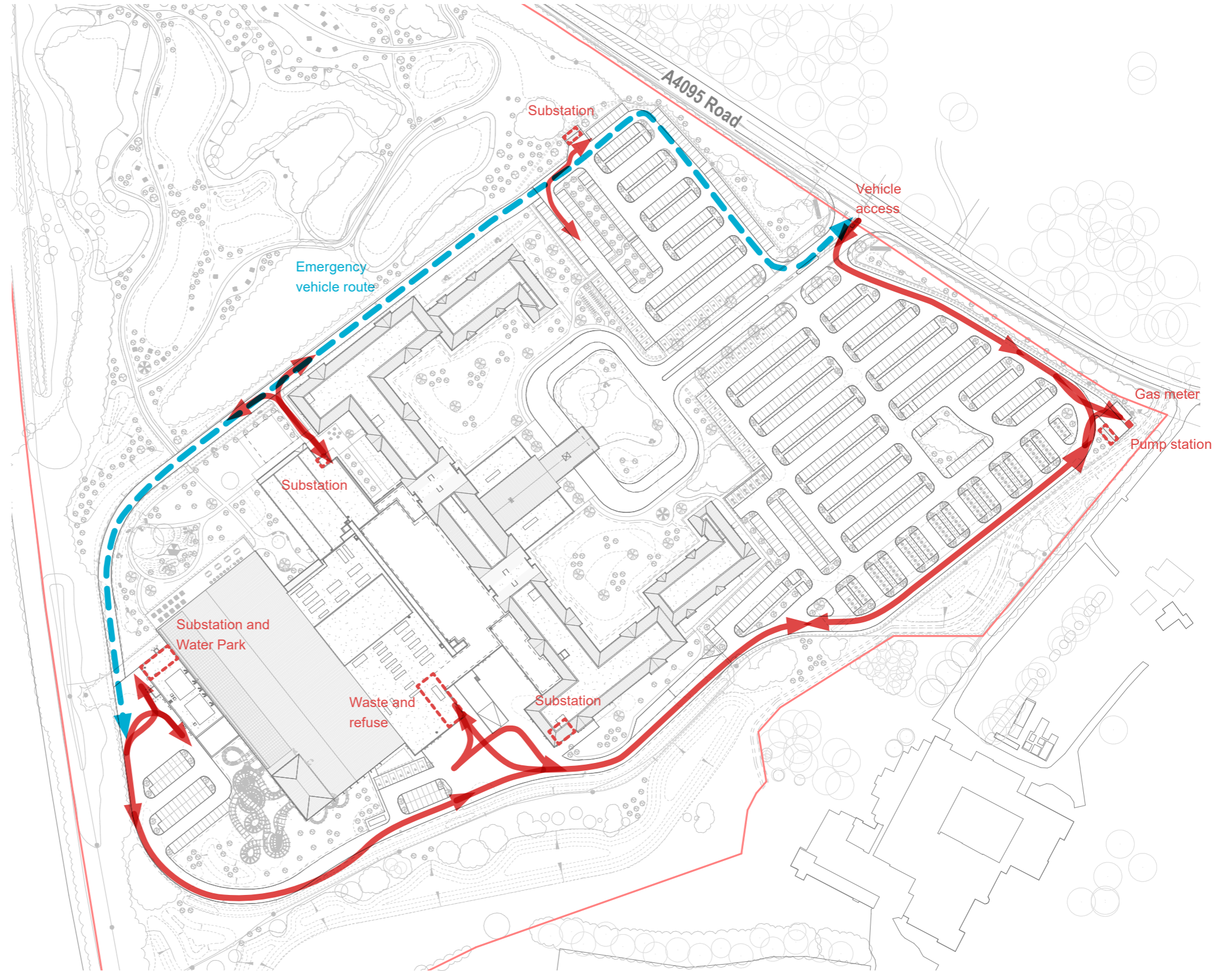


Staff shuttle bus route.

7.2 Service Road

The servicing strategy is designed to take all deliveries off the A4095 and deal with all vehicle manoeuvres on Site. Service vehicles will use a dedicated road around the perimeter of the car park, avoiding a crossover with guest parking. A dedicated service bay and loading dock will be provided to receive goods. A second turning space is provided at the rear of the Water Park to enable service vehicles to return along the service road thereby avoiding a crossover with the entrance to the public nature trail.

Emergency vehicles will have 360 degree access around the perimeter of the building. The northerly part of the access road will be designed to integrate into the landscape strategy and will be a subtle track road only.



- Key
- ← Service vehicle route
 - ← Emergency vehicle route

Proposed service route and emergency vehicle route

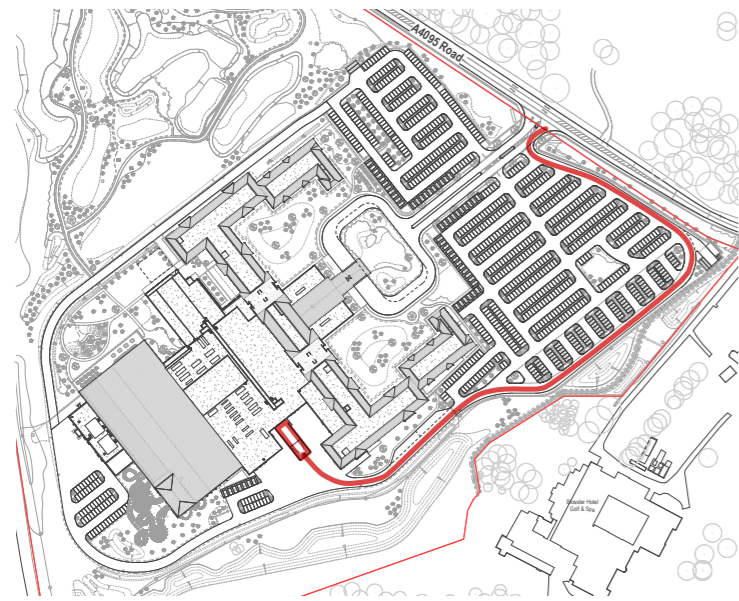
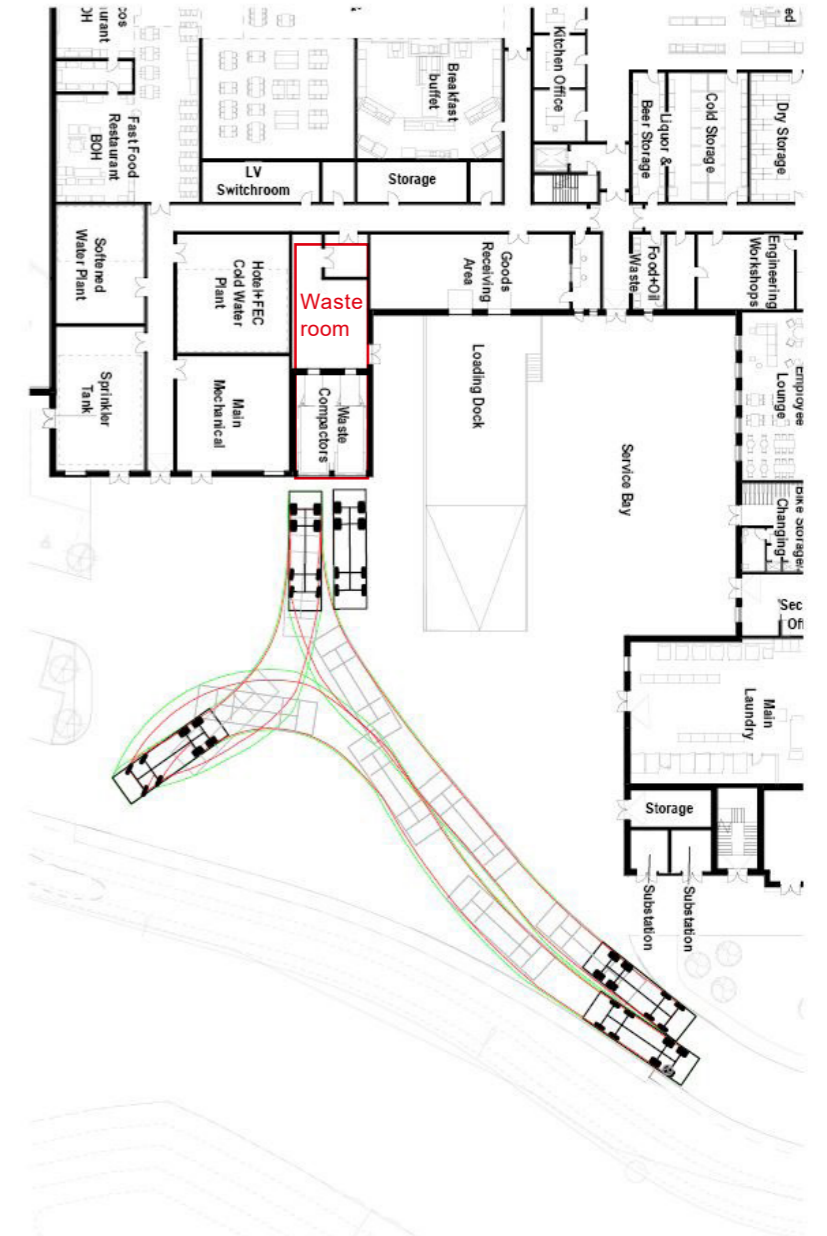
7.3 Waste and Servicing Area

The service delivery bay will be large enough to cater for all the vehicle types anticipated to serve the building. The site levels are designed to enable access for delivery vehicles without the need for a tail gate. All goods will be received into the main receiving area.

Waste collections will be three times per week. General waste will be compacted and waste will be sorted for food waste, recycling, card board, glass etc.

All laundry activities related to the resort will happen on-site in a dedicated laundry facility.

Please refer to WSP's Waste Management Strategy Document issued as part of this application.



Key plan.

Service delivery area sketch diagram.
Swept Paths as per Motion consultant's drawing: 1803047-TK44A & 1803047-TK56

7.4 Inclusive Access Statement

1.0 Introduction

1.1 Access statement

This access statement report has been prepared by Ann Sawyer of Access Design Access Consultants working with EPR Architects. The report comments on the accessibility of the proposals for the Great Wolf Resort complex.

The report contains an explanation of measures incorporated in the design to facilitate access and use by all people, including disabled people. It is noted that following the principles of inclusive design will also benefit older people and families with young children. The report considers the potential access needs of visitors, hotel guests and employees using the development, taking into account the needs of people with mobility, sensory and cognitive impairments. The report identifies the approach taken to inclusive design and indicates how the proposals meet relevant legislation, including Part M of the Building Regulations, and how the design follows good practice guidance such as BS 8300 and responds to Equality Act duties.

The report covers arrival, approach and external areas, entrances, horizontal and vertical circulation, guest bedroom layout and facilities within the hotel, conference facility and Water Park.

1.2 Design approach

The development has been designed to incorporate the following principles:

- To maximise access to all parts of the development, its facilities and services for all future residents, hotel guests, visitors and members of staff in the development to meet local, regional and national access and inclusive design policies
- To ensure that appropriate access standards are met at the outset and as part of the mainstream, inclusive design wherever possible
- To design inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment
- To address the anticipated, substantial increase of older people in proportion to the working-age population in the near future, and their needs

- To meet the aims of the Equality Act, where applicable

• To follow design guidance given in the relevant British Standards and other currently published good practice guidance on meeting the needs of disabled people.

The design takes into account requirements of the brief, the implications and requirements of current legislation and good practice guidance set out below.

1.3 Policies, legislation and guidance

The design takes account of the following requirements and guidance:

- Requirements of Building Regulations Parts M and K including guidance in Approved Document M, 2015 edition and Approved Document K, 2013 edition
- Requirements and implications of the Equality Act 2010 and guidance in associated Codes of Practice
- British Standard BS 8300-1:2018 Part 1 Design of an accessible and inclusive built environment. External environment. Code of practice
- British Standard BS 8300-2:2018 Part 2 Design of an accessible and inclusive built environment. Buildings. Code of practice
- National and local planning policies relevant to access in the National Planning Policy Framework and the Cherwell Local Plan.

The Equality Act gives rights to disabled people with the intention of preventing discrimination, unfair treatment and harassment. The Act places statutory duties on employers and service providers to make reasonable adjustments to meet the needs of disabled people. There are no design standards set out in the Equality Act and so good practice guidance, as listed above, is followed to ensure that a reasonable level of accessibility is achieved to allow the hotel to meet its legislative duties. These duties are also likely to include management procedures.

1.4 Design proposals

The development comprises a 498 bedroom hotel with an indoor Water Park, a family entertainment centre, conference facilities and public parkland.

10% of the guest bedrooms will be wheelchair accessible rooms, making a total of 50 rooms in the building. This figure exceeds the 5% required to meet Approved Document M guidance and standard planning authority requirements.

1.5 Access consultant

Access Design access consultants have provided inclusive design advice to the design team during the development of the designs and have prepared this access strategy report.

2.0 Approach, external areas and car parking

2.1 Approach and car parking

There are 902 car parking spaces and 56 are designed as designated accessible bays for blue badge holders representing 6% of the total in line with BS 8300 good practice guidance.

These bays are near to the hotel entrance and the bay design will follow guidance in AD M with suitable transfer space.

Six of the accessible bays have electric vehicle (EV) charging points which represents 6% of the total complement of 90 EV parking spaces.

There is a drop-off area immediately outside the hotel with a level pedestrian route to the entrance. It is anticipated that guests arriving by car will drop off guest passengers and luggage at the hotel (using the drop off area) before parking in one of the car parks. Taxis would also be directed to the drop off area.

Visual contrast will be used on approaches to entrances and within the public realm to help with navigation and highlight any potential obstructions. Street furniture will be grouped and where possible located off main access routes to give clear circulation routes. Entrances will be clearly visible in the façade and identified with building features.

2.2 Pedestrian routes

All new external pedestrian routes on approach to the building will have consistent and flush surface hard landscaping. Surface materials will be firm, durable, reasonably smooth and slip-resistant in all weathers.

There is a slight slope across the site as the entrance to the car park is raised by 500mm for drainage purposes, however all gradients are shallow and none exceed 1 in 20. Dropped kerbs will be provided as necessary and appropriate tactile paving is provided at the vehicle route/pavement edge where there is a dropped kerb.

Route widths will be sufficient for people, including wheelchair users, to pass others travelling in the opposite direction. The design of the external spaces will provide some visual contrast to assist in wayfinding.

Publicly accessible external areas with hard and soft landscaping will be designed to be easily accessible to wheelchair users and others. The main footpaths through the northern park areas are self-binding gravel, which is accessible for wheelchairs. Along the paths, in key locations, there will be benches with arm and backrests with space for either wheelchairs or pushchairs.

Some of the picnic tables in these areas will be accessed via self-binding gravel paths to allow access for wheelchair users.

7.4 Inclusive Access Statement

3.0 Hotel

3.1 Entrances and reception

All entrances will meet guidance in AD M and provide level access. The main entrance door used by the public will give at least 1000mm clear opening width and other entrance and exit doors will give at least 800mm opening width, all in line with guidance in AD M.

Reception counters will be designed to allow communication with wheelchair users and will incorporate hearing enhancement systems. The detailed desk design will be confirmed in later stages.

3.2 Horizontal circulation

Logical building layout will aid internal navigation and gives clues as to the location of particular services. Any reception desk will be visible from an entrance and lifts and stairs will be located to be easily seen.

Horizontal circulation routes are level within each floor. Corridor widths are designed to allow easy wheelchair access and there is adequate space for wheelchair turning. Fire lobbies and doors are designed to comply with guidance in AD M.

Doors meet good practice guidance with at least 800mm clear opening width through one leaf and an opening force of 30N/22.5N as required by AD M. All internal doors requiring latches are fitted with lever operated handles.

Doors in circulation areas have a 300mm nib on the pull side of the door between the leading edge of the door and any return wall in accordance with guidance in AD M.

Where doors have vision panels these are at least 1450mm high by 200mm wide (fire-rated where required) and set 400mm above the base of the door meeting AD M guidance.

Floor finishes are firm, flush non-glossy, slip-resistant and suitable for wheelchair access. Level thresholds are provided at doors on circulation routes and junctions between different flooring materials are carefully detailed so as not to create an obstacle to wheelchair users or a tripping hazard for people with mobility or visual impairment.

Bedroom doors will have an accessible threshold meeting guidance in AD M.

Visual contrast will be used to identify areas and facilities and to aid orientation. Internally there will be visual contrast to differentiate between floor, wall and ceiling surfaces, and door surrounds to help define the size and shape of rooms. Visual contrast will also be used to clearly identify door furniture, signs, room numbers, controls etc.

In public areas wall and floor surfaces will be chosen to minimise light reflection and sound reverberation, which can be confusing for people with sensory impairments. Bold patterns in flooring materials, especially those that can be visually confusing and mistaken for steps, will be avoided.

Artificial lighting will be designed to provide an even level of illumination and be located where it does not create glare, reflections or silhouettes.

Signage systems will be logical and consistent and take into account the different needs of all potential building users with tactile information as appropriate.

3.3 Vertical circulation

The hotel will provide six dedicated passenger lifts. These are designed to be compliant with British Standard and AD M requirements and are easily accessible from all floors with adequate approach and manoeuvre space. There is in excess of 1500x1500mm manoeuvre space in front of the lifts. Wheelchair accessible guest rooms are located within easy reach of the lift cores.

There are nine public staircases and two staff staircases within the building. All staircases are designed to meet the relevant requirements in Approved Document K for general access stairs and utility stairs respectively.

3.4 Guest bedrooms

3.4.1 Bedrooms

Bedrooms are provided at ground floor and on subsequent floors up to the third floor. Lift and stair access is provided to all floors. The detailed design of all bedrooms will meet guidance in AD M.

All guest bedrooms have the following features:

- 800mm door clear opening width
- Easy to grip and visually contrasting handles on all doors including to wardrobes and other fittings
- Audible and visual fire alarm
- Room numbers with tactile information.

3.4.2 Wheelchair accessible bedrooms

10% of the 498 bedrooms will be designed as accessible rooms, making 50 rooms in total, and each of the four standard guestroom types will have a wheelchair accessible counterpart. Accessible rooms are spread across the floors and have a variety of outlooks. The rooms are located to be within easy reach of lift cores.

The wheelchair accessible bedrooms have:

- Doors giving at least 800mm clear opening width with a 300mm nib to the opening side
- 1500mm space for a wheelchair user to manoeuvre and transfer at the side of the bed
- Adequate space to circulate around the room
- Easy access to wardrobes and other fittings
- Wide angle viewers in door at 1050mm and 1500mm height (where provided)
- Coat hooks at two heights, 1050mm and 1400mm above floor level
- An emergency alarm with a pull cord with two red 50mm bangles at 100mm and 800-1000mm above floor level and an alarm reset button located adjacent to the bed, all in accordance with AD M
- A wheelchair accessible en-suite bathroom, see below for details

The wheelchair accessible bathrooms all have a level access shower, hand basin and WC. Grab rails and suitable finishes will be provided following guidance in AD M. The en-suite facilities will be handed to allow for a choice of transfer side for guests.

1% of the accessible guestrooms will have structural provision to insert a soffit mounted hoist system in the future. A further 4% of guestrooms (beyond the initial 10% accessible) will have the ability to be adapted to be fully wheelchair accessible in the future.

The number of accessible bedrooms exceeds the guidance in AD M and is broadly in line with best practice guidance allowing for a greater number of accessible rooms initially and the possibility of an increase in number if needed at any point.

3.5 Back of house areas

The back of house facilities are generally located at ground level, containing plant areas, laundry, prep kitchen, offices, staff canteen, wine storage, and staff change and WC provisions. Staff changing areas will include wheelchair accessible shower and changing facilities.

Staff and back-of-house areas have suitable circulation widths and door opening widths all in accordance with guidance in AD M.

The staff canteen will be designed as a shared refreshment facility meeting guidance in AD M with worktop heights of 850mm from the floor, and knee space at least 700mm high.

3.6 Sanitary accommodation

All wheelchair accessible toilets in guest and visitor areas will be designed in accordance with Approved Document M. Accessible toilets will allow for right-handed transfer at ground level, and left-handed transfer at all other levels.

Each area of male and female WC provision will include one ambulant disabled cubicle which is at least 800mm wide with an outward opening door, grab rails and a higher WC seat all as shown in AD M.

7.4 Inclusive Access Statement

4.0 Family Entertainment Centre & Conference facility

4.1 Family Entertainment Centre

The retail and entertainment areas are accessed at ground floor in the Family Entertainment Centre, with level access from the entrance lobby. The units are only at ground floor level, with no vertical circulation requirement, and will be easily and conveniently accessible to everyone. Horizontal circulation in the FEC will meet guidance Approved Document M, all as described above.

The FEC will contain wheelchair accessible sanitary accommodation in compliance with Approved Document M. In addition, a 'Changing Places' facility will be provided in accordance with the guidance in BS8300, catering for visitors with complex and multiple disabilities.

4.2 Conference facility

The conference facility will have dedicated WCs for visitors and this will include a unisex wheelchair accessible WC.

Horizontal circulation in the conference facilities will meet guidance Approved Document M, all as described above.

5.0 Water Park

5.1 Entrance and circulation

There will be level access to the ground level Water Park with entrances and horizontal circulation meeting AD M guidance, all as described above.

5.2 WC, showers and changing facilities

The Water Park will have dedicated changing, washroom, and showering facilities for visitors. These are designed to cater for families as well as individuals. Fully wheelchair accessible WC and shower rooms will be provided in accordance with guidance in AD M, as well as wheelchair accessible changing rooms.

6.0 Means of escape

6.1 Principles

Safe, efficient egress depends upon a combination of management procedures and building design. It is intended that management ensure that a comprehensive escape strategy for disabled people is developed and that staff are adequately trained.

This strategy will include specific evacuation plans for people who need assistance, taking into account the building design, the known needs of people working in a building, as well as the unknown needs of visitors. It is the responsibility of the management to ensure the safe evacuation of disabled employees and visitors.

6.2 Refuges

The proposals include 900mm x 1400mm refuge spaces at each upper level in all stair cores. It is intended that there is a management strategy to carry down/assist anyone unable to use stairs independently.

Each refuge will have an emergency voice communication device meeting the standards in BS 5839-9. These provide two-way communication and are linked to a central control point to allow management of evacuation and to meet the requirements of Part B of the Building Regulations. The devices are designed to be useable for people with hearing impairments and include an inductive coupler and are mounted at a suitable height.

6.3 Sounders and beacons

Visual beacons are provided in addition to sounders in accordance with guidance in AD M and are located in all areas of the building where an occupant might be alone, including all guest bedrooms and WCs.

6.4 Exit doors

There is level access at the fire exit doors.

7.0 Management

7.1 Equality Act

The Equality Act obligations go beyond the built environment to ensure that management policies and procedures do not allow discrimination to occur. Upon completion of the project, Building Managers should evaluate operational matters to ensure their ongoing responsibilities are met.

It is anticipated that the accessibility management strategy for the building will include training of staff responsible for day-to-day contact with visitors using the building and facilities to ensure awareness of access issues. The hotel will incorporate a room booking policy that ensures reasonable availability is kept for disabled visitors.

7.2 Wheelchair accessible bedrooms - accessibility strategy

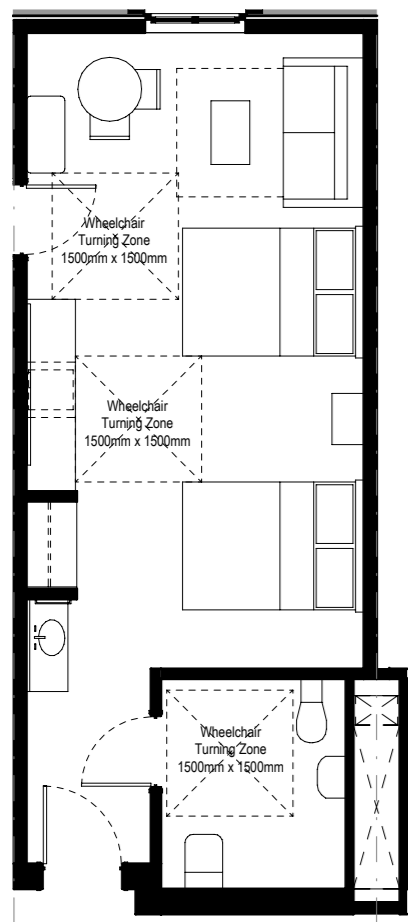
The hotel management will ensure that furniture in the wheelchair accessible guest bedrooms is arranged to provide suitable circulation and manoeuvre space.

7.3 General management and maintenance

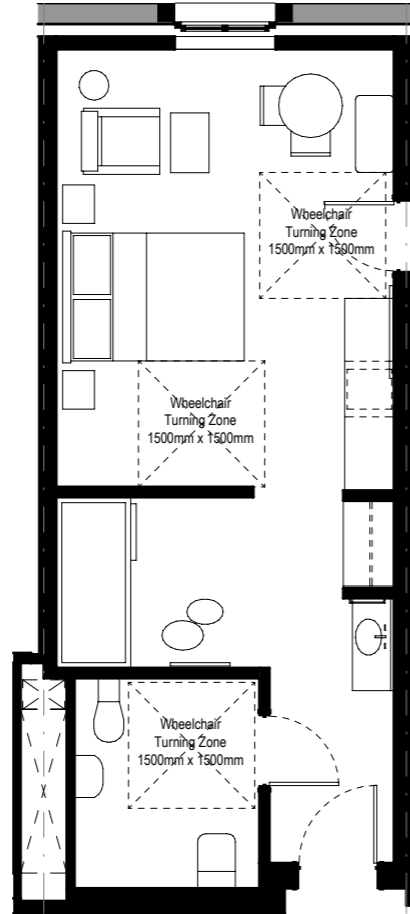
The following management and maintenance issues will be considered by the occupier to ensure that access is achieved and maintained:

- External routes – keeping in good repair and free of obstructions and leaves, ice, snow and surface water;
- Doors – adjustment of door closers, ironmongery kept in good working order;
- Horizontal circulation – keeping routes free from obstructions, keeping furniture layouts and seating arrangements accessible;
- Vertical circulation – regular checking of lifts to ensure floor of car aligns with finished floor level;
- WCs – checking manoeuvring space in accessible compartments not obstructed by bins, sanitary disposal equipment etc., replenishment of toilet paper and paper towels in accessible WCs as well as other WCs;
- Communication – new signs to integrate with existing sign system, no ad hoc homemade signs, and all information kept up-to-date;
- Hearing enhancement systems – advertising, regularly checking and maintaining;
- Alarm systems – checking and staff training in procedures;
- Surfaces – ensuring cleaning does not cause slippery surfaces, maintaining junctions to avoid worn surfaces becoming tripping hazards, replacing like with like, maintaining visual contrast in redecoration;
- Lighting – replacing of bulbs, keeping windows and light fittings clean;
- Means of escape – specific evacuation strategies to be devised for people who need assistance, staff training to be provided as well as regular practices, maintenance of fittings and equipment, reviewing evacuation procedures.

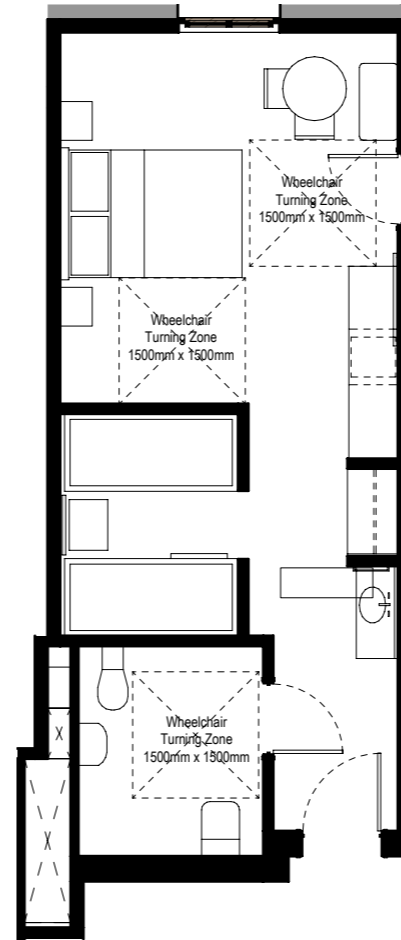
7.4 Inclusive Access Statement



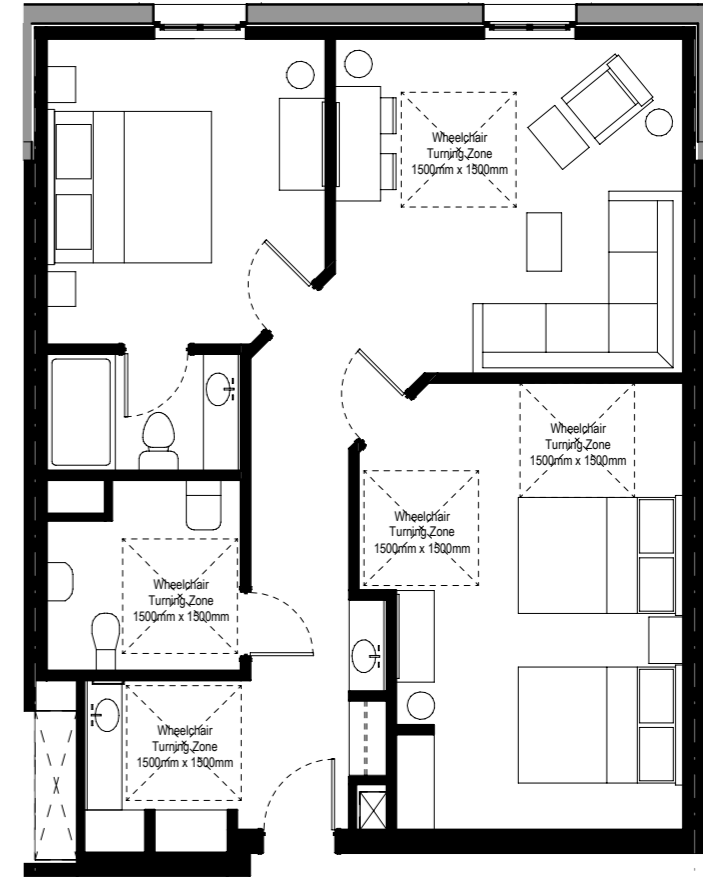
Accessible Family Suite



Accessible Wolf Den



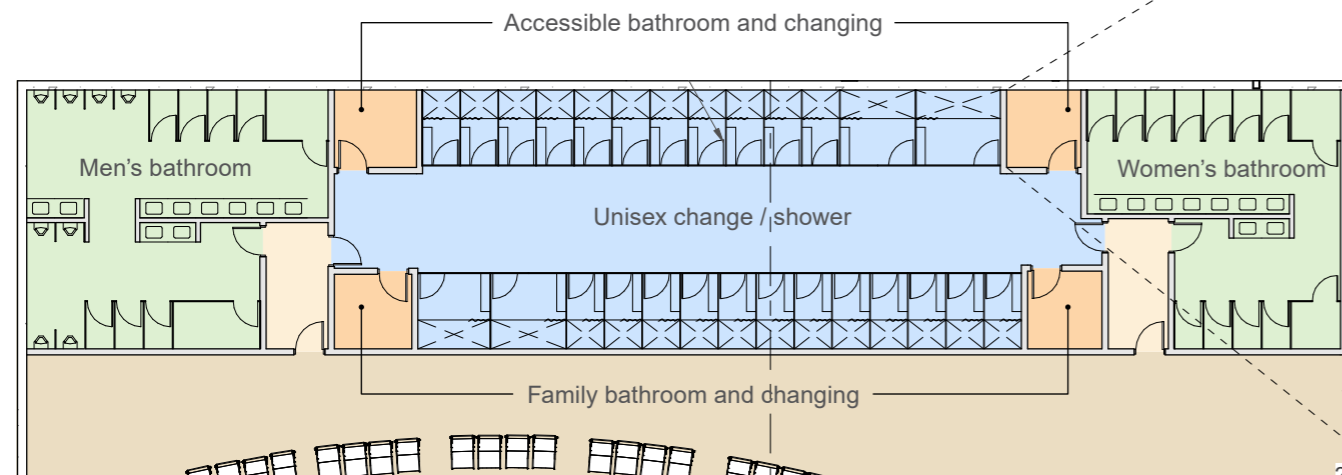
Accessible Kids Cabin



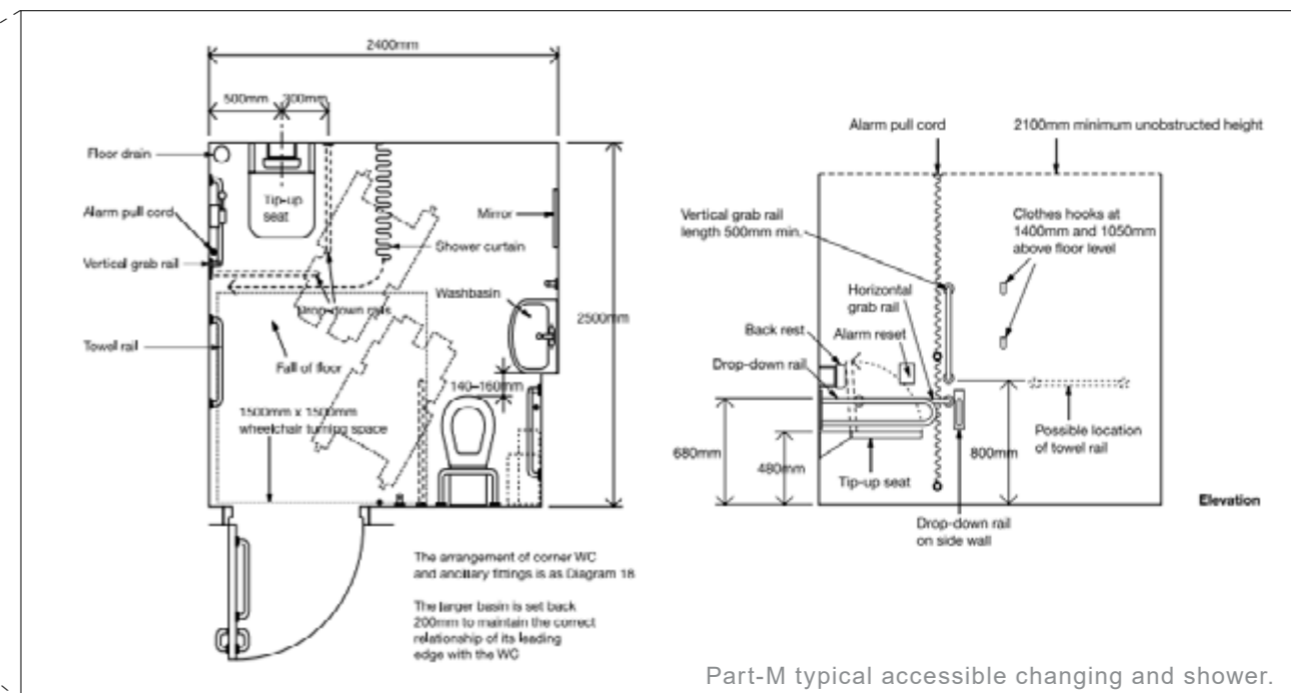
Accessible Grizzly Suite

Accessible typical guestrooms.

Note: Room layouts are indicative, subject to review and further development.



Water Park changing facilities.













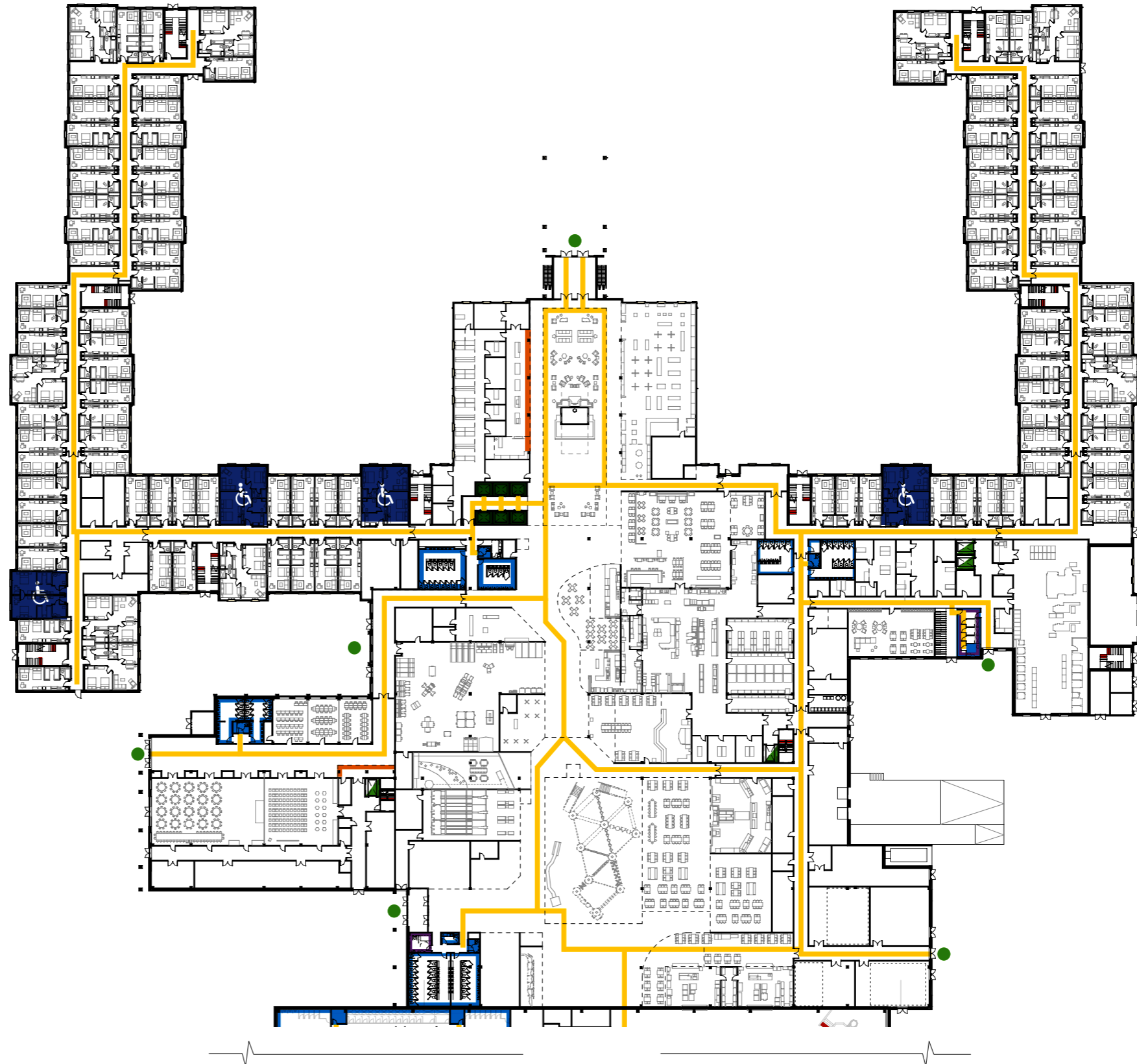
Part-M typical accessible changing and shower.

7.4 Inclusive Access Statement

Ground Floor / FEC Floor Plan

Key

-  Accessible guestrooms
-  Internal wheelchair accessible route
-  Accessible entrance
-  Reception counter
-  Passenger lift
-  BOH lift
-  Step
-  Wheelchair accessible WC
-  Ambulant disabled WC within main cubicle area
-  Changing places facility















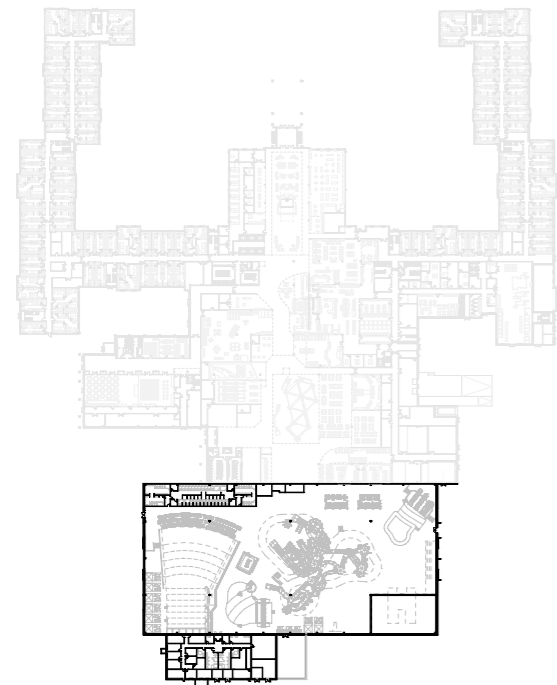
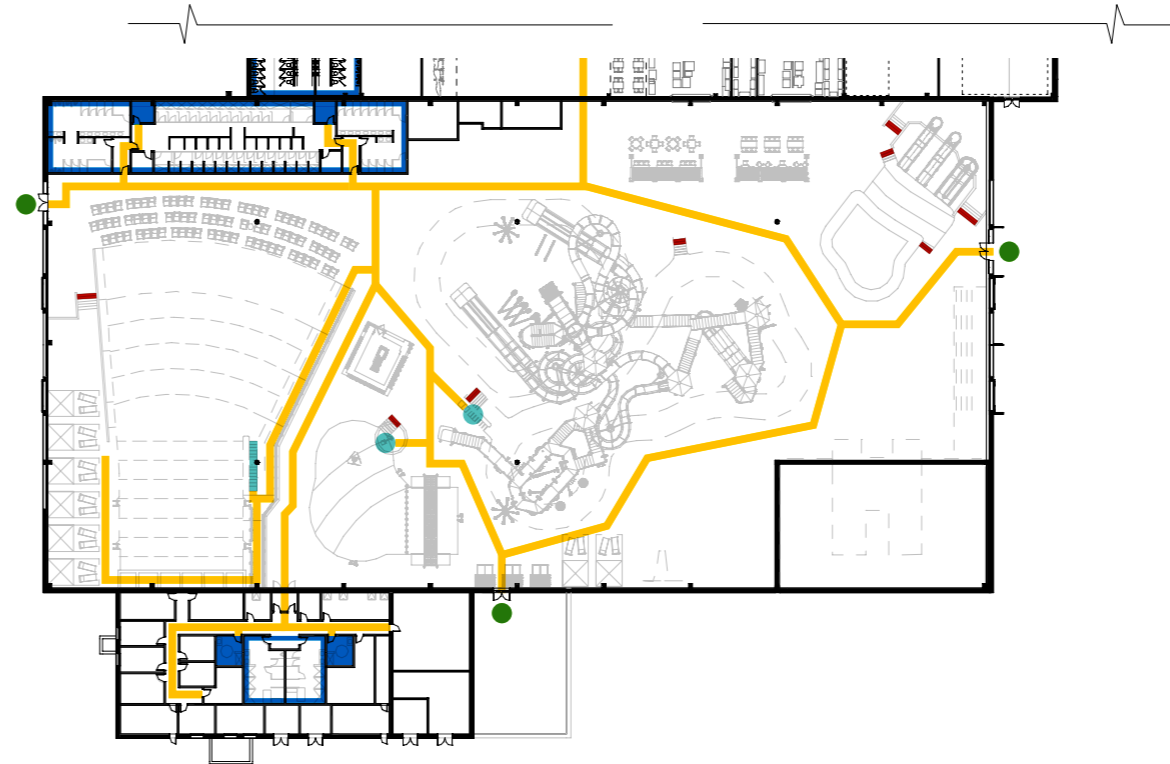
Key plan.

7.4 Inclusive Access Statement

Water Park Floor Plan

Key











-  Accessible guestrooms
-  Internal wheelchair accessible route
-  Accessible entrance
-  Reception counter
-  Passenger lift
-  BOH lift
-  Step
-  Wheelchair accessible WC
-  Ambulant disabled WC within main cubicle area
-  Changing places facility
-  Accessible pool hoist
-  Accessible transfer stairs

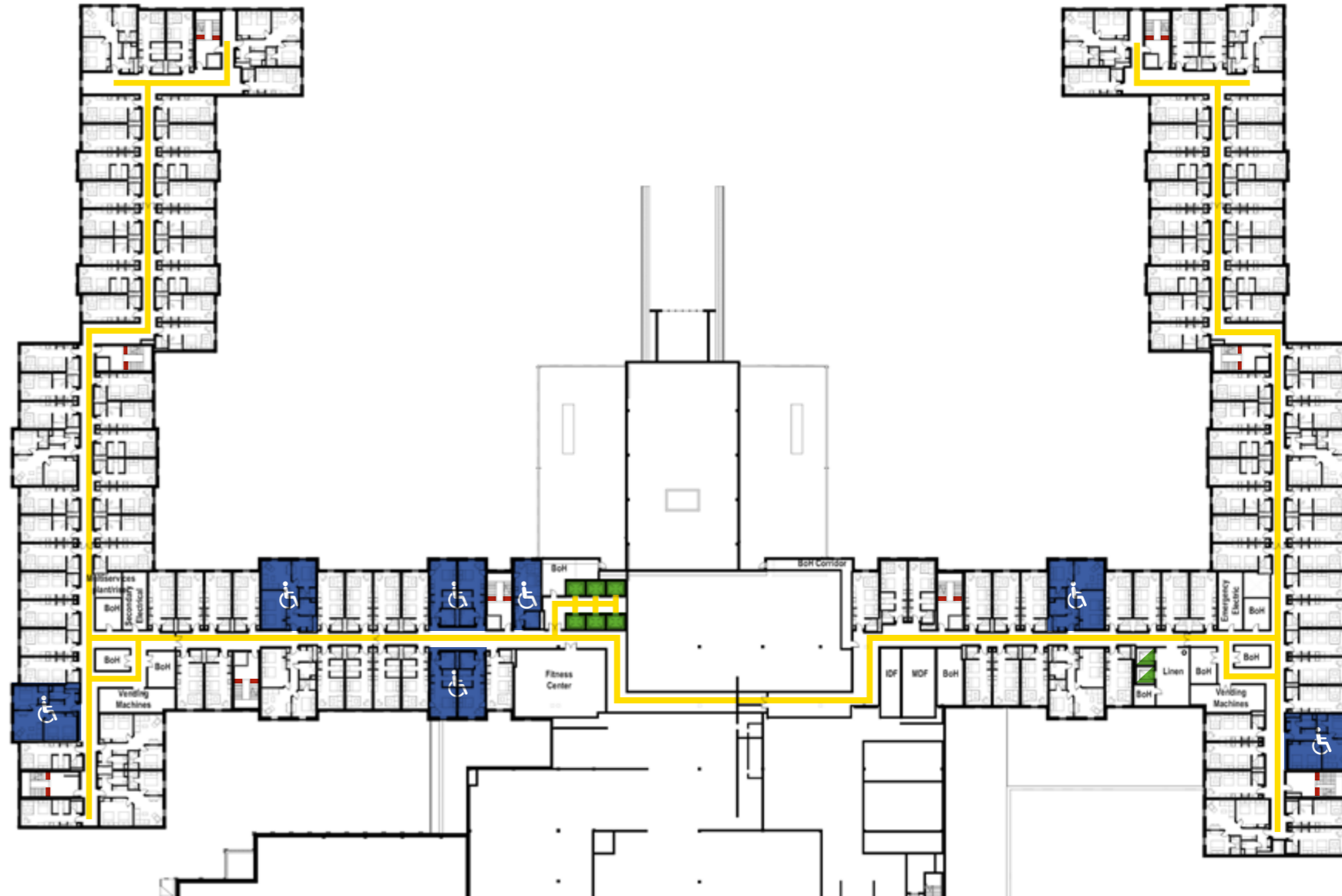


Key plan.

7.4 Inclusive Access Statement











First Floor Floor Plan

- Key
-  Accessible guestrooms
 -  Internal wheelchair accessible route
 -  Accessible entrance
 -  Reception counter
 -  Passenger lift
 -  BOH lift
 -  Step
 -  Wheelchair accessible WC
 -  Ambulant disabled WC within main cubicle area
 -  Changing places facility



7.4 Inclusive Access Statement











Second Floor Floor Plan

- Key
-  Accessible guestrooms
 -  Internal wheelchair accessible route
 -  Accessible entrance
 -  Reception counter
 -  Passenger lift
 -  BOH lift
 -  Step
 -  Wheelchair accessible WC
 -  Ambulant disabled WC within main cubicle area
 -  Changing places facility



7.4 Inclusive Access Statement

Third Floor Floor Plan

- Key
-  Accessible guestrooms
 -  Internal wheelchair accessible route
 -  Accessible entrance
 -  Reception counter
 -  Passenger lift
 -  BOH lift
 -  Step
 -  Wheelchair accessible WC
 -  Ambulant disabled WC within main cubicle area
 -  Changing places facility

