

Great Wolf Lodge, Chesterton, Bicester
Great Lakes UK Limited

Design & Access Statement Addendum

December 2021





Bicester

Chesterton

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1.0 Introduction

1.1 Executive Summary

1.1 Executive Summary

This document has been prepared by EPR Architects in collaboration with the wider design team, to be read as an addendum to the original 2019 application (Application Ref. 19/02550/F (Appeal Ref: APP/C3105/W/20/3259189)).

This addendum document summarises design development undertaken on the project, subsequent to the permission formally approved in May 2021 (Application Ref. 19/02550/F (Appeal Ref: APP/C3105/W/20/3259189)), due to RIBA workstage 3 further co-ordination and development.

Reference should be made to the original submission material, especially the Design and Access statement which highlights the broader design strategies for the proposed scheme which generally remain unchanged.

This document is structured as follows:

- Project summary, highlighting key changes within the updated proposals, relative to the May 2021 approved scheme.
- Drawing comparison for key plans and elevations directly comparing current proposals against the May 2021 approved scheme.

2.0 Post Planning Development

- 2.1 Key Changes and Benefits
- 2.2 Consented Scheme Comparison

2.1 Key Changes and Benefits

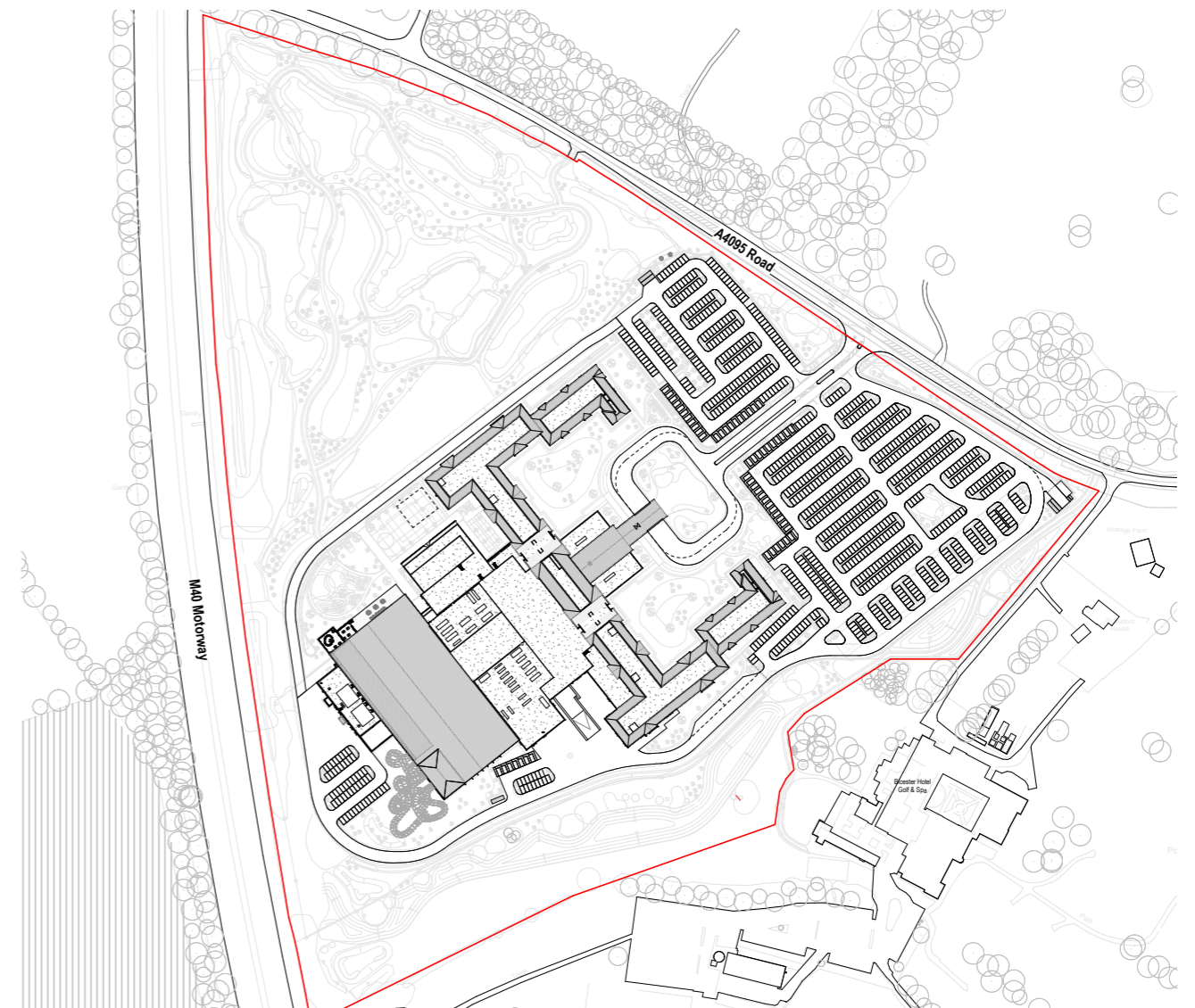
The design updates presented within this report are primarily a result of detailed design development as part of RIBA Workstage 3. The key updates involve the reduction in the overall size of the FEC building resulting in a shift of the guestroom u-shaped tower southwards by approx 3.6m, whilst the footprint of the waterpark remains the same as the consented scheme. There are no material changes to the envelope design of the consented building. All proposed shifts have been updated in line with the massing and height principals set within the original application.

Other updates presented in the revised scheme (some of which would not necessarily require a formal planning amendment submission) include the following space planning enhancements:

1. Alterations to the number and type of leisure attractions in the FEC.
2. Reconfiguration of the Conference centre orientation and floor plan to consolidate the guest experience and improve internal circulation.
3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions.
4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference centre and fire tender access to the site.
5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses.
6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme.
7. Relocation of Great Wolf entrance statue.
8. Roof updates in line with revised roof access strategy.
9. Minor MEP and utility updates across the site.
10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones.



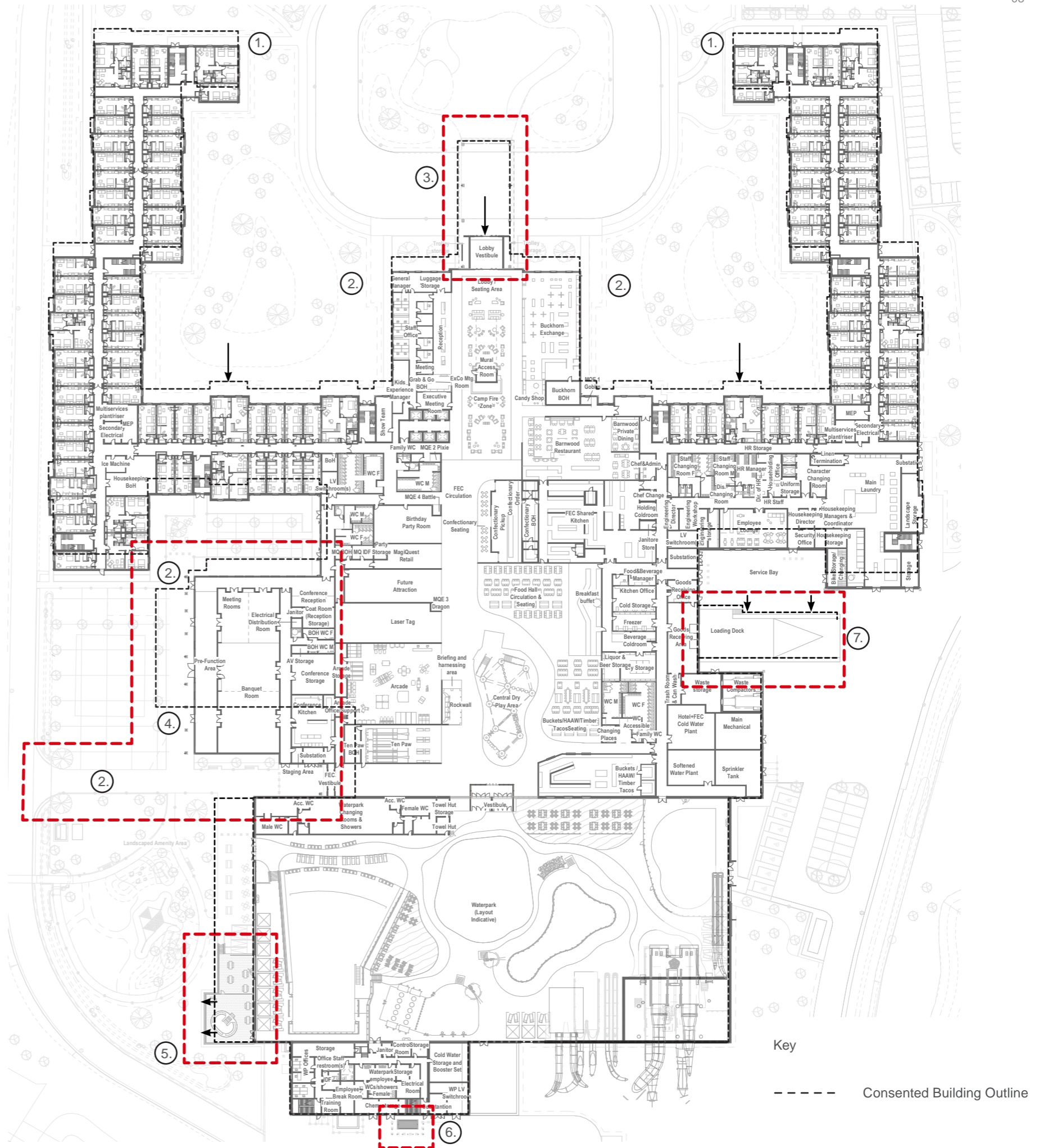
Consented Site Plan



Proposed Amended Site Plan

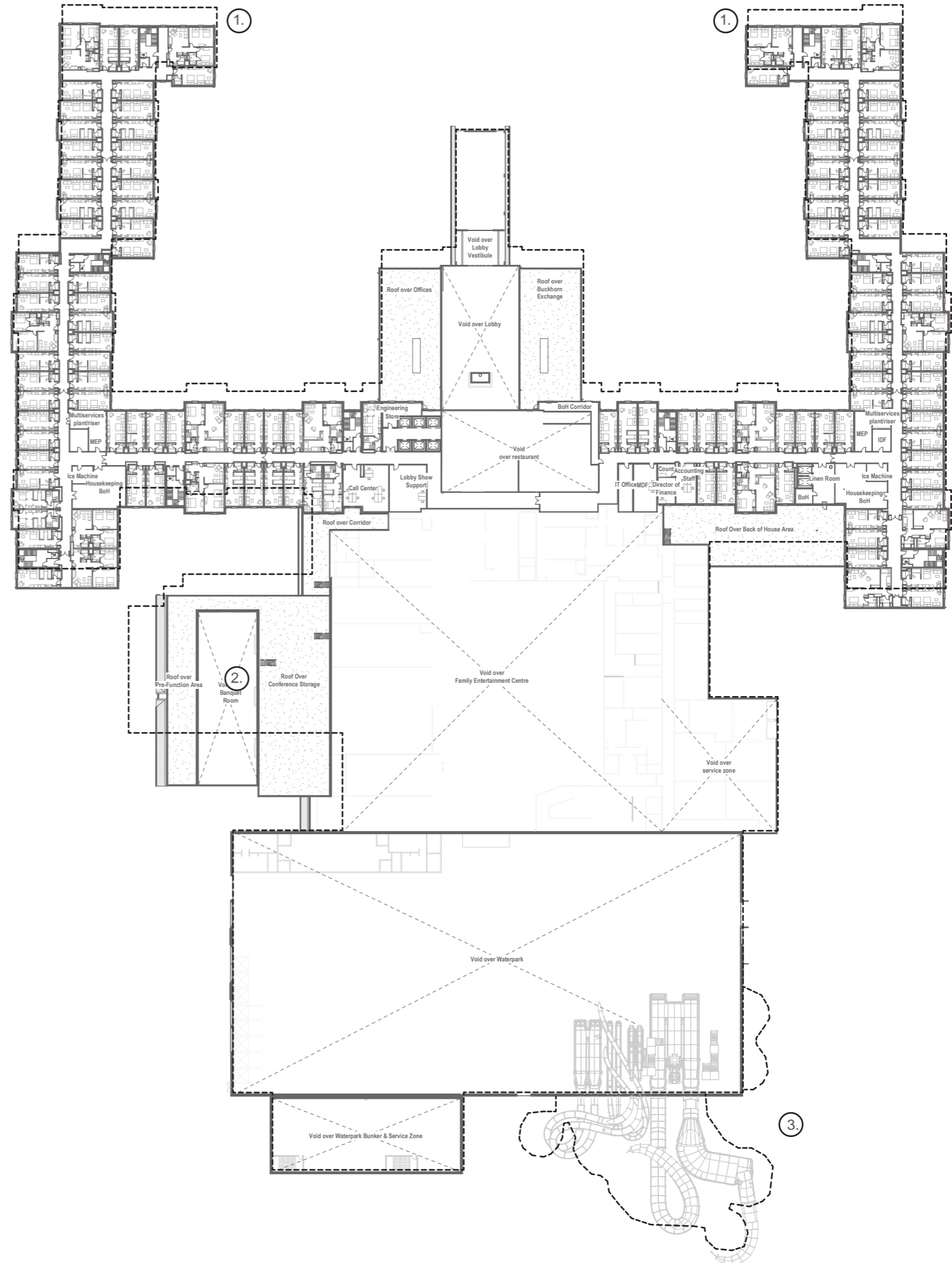
2.2 Consented Scheme Comparison Proposed Scheme - Ground Floor

1. Reduction in the overall size of the FEC resulting in a shift of the guestroom u-shaped tower southwards by approx. 3.6m.
2. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference centre and fire tender access to the site. I.e. Conference centre road split off from the perimeter access road moved in line with revised conference centre design.
3. Extension of the Porte cochere as a result of shifting the building southwards 3.6m. Updates made to create a larger drop off/set down point for arriving guest vehicles and shuttle buses. Refer to page 13 for details.
4. Re-configuration of the conference centre massing, facade design and internal layout.
5. External water park deck layouts revised and height levels updated to facilitate raised terrace zone with associated balustrade. Enlargened square to the South East corner created to host new outdoor whirlpool design.
6. External exposed Co2 storage tank to be located outside the proposed bunker building. Storage tank to be sat on a concrete plinth with perimeter bollards.
7. Waste yard loading bay ramp shifted 500mm closer to building envelope and concrete vehicular guarding added. Ramp increased in length.



2.2 Consented Scheme Comparison Proposed Scheme - First Floor

- ① Reduction in the overall size of the FEC resulting in a shift of the guestroom u-shaped tower southwards by approx. 3.6m.
- ② Re-configuration of the conference centre massing, facade design and internal layout.
- ③ Water slide design updated.



Key

----- Consented Building Outline