

Great Lakes UK Limited
Great Wolf Lodge, Chesterton, Bicester

Non Material Amendment (S.96a) Application
Design Changes

March 2023



Artist's impression for illustrative purposes only.

EPR ARCHITECTS





Bicester

Chesterton

Contents

| | | |
|-------|---------------------------|-------------|
| 1.0 | INTRODUCTION | Pages 4-5 |
| 1.1 | Executive Summary | |
| <hr/> | | |
| 2.0 | POST PLANNING DEVELOPMENT | Pages 6-21 |
| 2.1 | Key Changes and Benefits | |
| 2.2 | Scheme Changes Update | |
| <hr/> | | |
| 3.0 | APPENDIX | Pages 22-29 |
| 3.1 | Consented Scheme | |

1.0 Introduction

1.1 Executive Summary

1.1 Executive Summary

This document has been prepared by EPR Architects in support of a Non Material Amendment (NMA) application associated with proposed changes to Applicant ref. 21/04158/F.

The report summarises design development undertaken on the project, subsequent to the permission formally approved under the above notice, itself an amendment to Application 19/02550/F (Appeal ref. (APP/C3105/W/20/3259189).

Reference should be made to the original submission material including the Design and Access Statement (DAS), which highlights the broader design strategies for the proposed scheme which generally remain unchanged, as well as the DAS Addendum document submitted as part of Application ref. 21/04158/F and approved in December 2021.

This document is structured as follows:

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

2.0 Post Planning Development

2.1 Key Changes and Benefits

2.2 Scheme Changes Update

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 Workstages 3 and 4. The key updates involve:

1. Adding 6 additional guestrooms (from 498 to 504) without alteration to the envelope of the building. Internal adjustments to make efficient use of the space.
2. Extending the flat roof of the waterpark support building (the "bunker") over the pitched section to form a dormer-like structure
3. Reduction in height to the main hotel guestroom u-shaped building and the entrance lobby building
4. Small increase in height to Porte Cochere roof
5. Updates to external window and door positions
6. Rationalisation of the small ancillary utility buildings at the perimeter of the site.

Other updates presented in the revised scheme include the following amendments :

7. Additional doors on the flat roofs to facilitate safer means of emergency egress
8. Rationalisation of window heights
9. Addition of windows to the ballroom to improve natural daylight
10. Minor adjustments to plan form setting out for efficiency / rationalisation
11. Relocation of access / maintenance entrances to provide more discreet, efficient and safer means of access
12. Minor alterations to rain water goods location setting out on the building to provide more efficient surface water collection

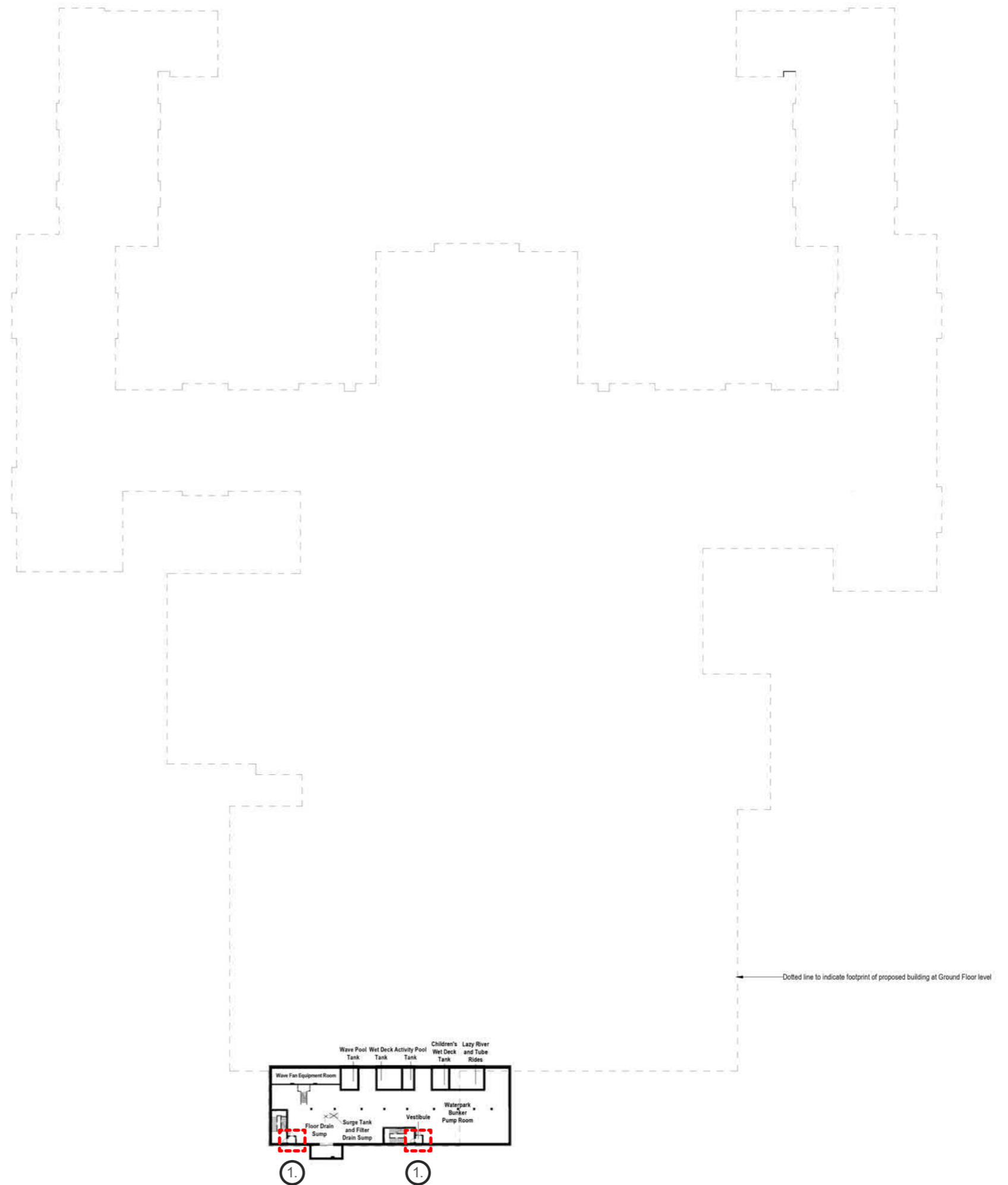
All proposed changes have been updated in line with design and massing principles set within the original application.



2.2 Scheme Changes Update

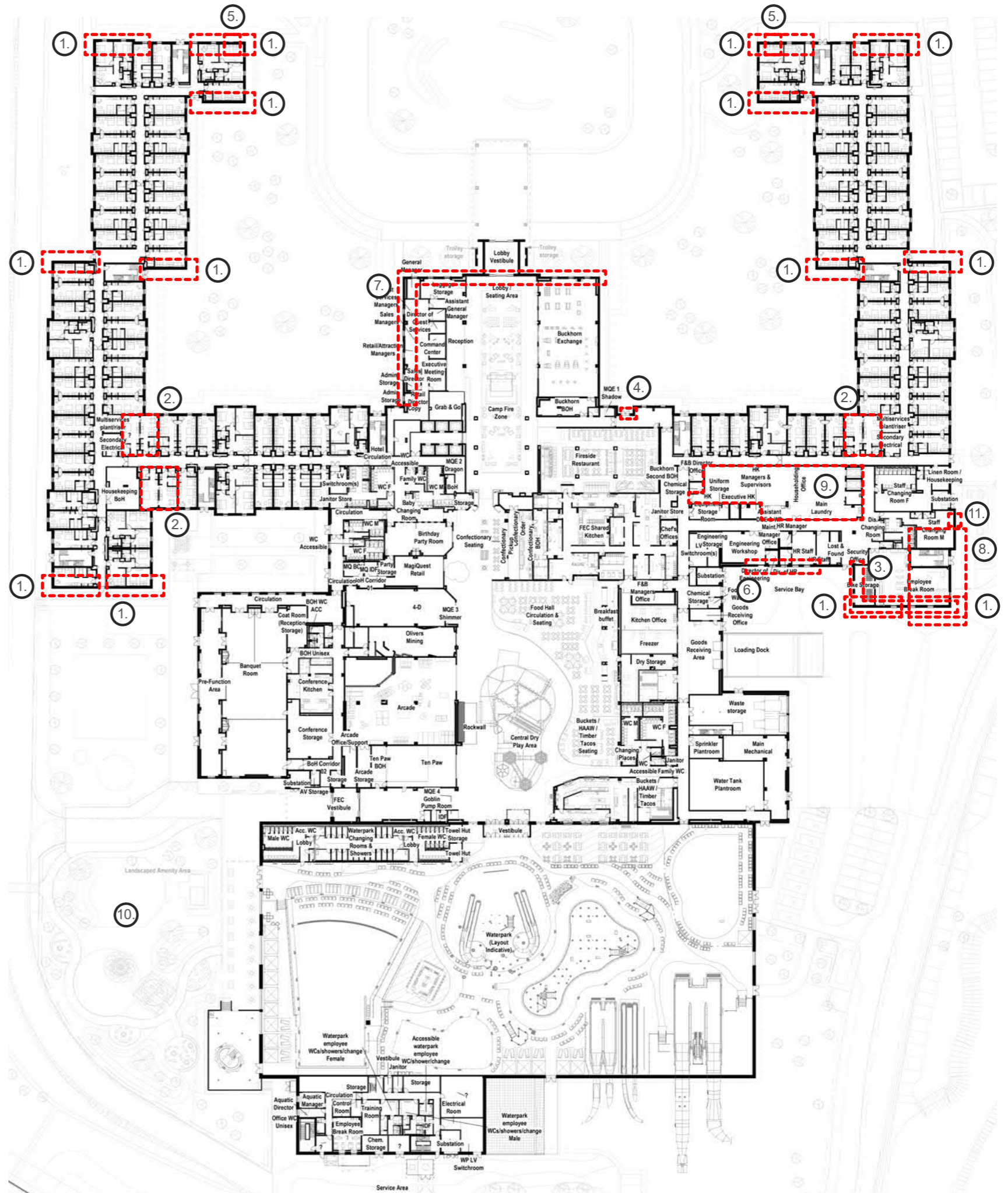
Proposed Amended Scheme - Basement Plan

- 1. Lobbies to stair wells added for fire strategy compliance.



2.2 Scheme Changes Update Proposed Amended Scheme - Ground Floor

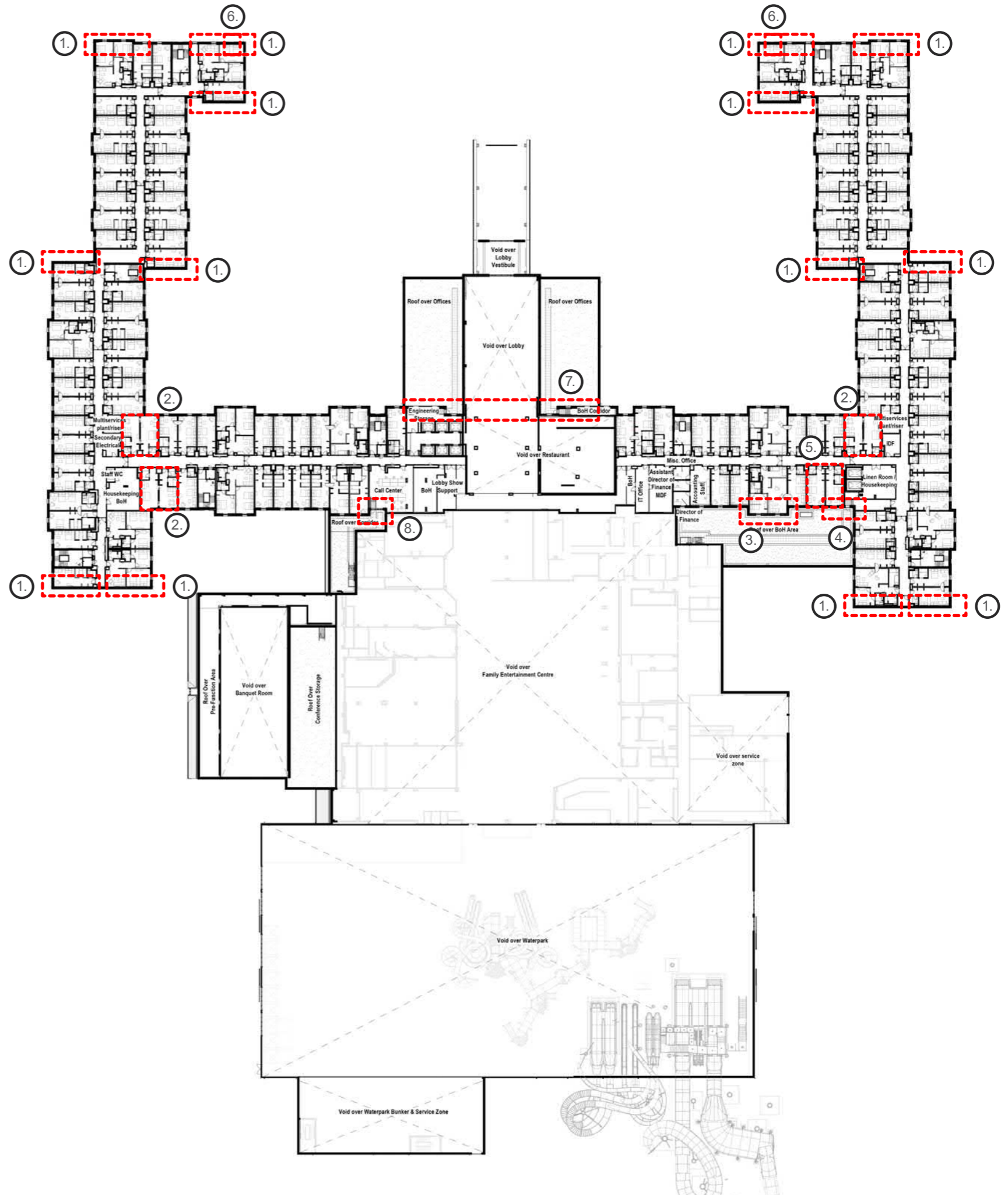
- ① Facades pushed out to allow columns not to protrude into guestrooms.
- ② Corner guestrooms changed to new enlarged types on every floor. 12 no. total rooms affected but no increase in room numbers with this change and no facade changes.
- ③ Updated materials on corner of building to enable better corner construction of materials and finishing. Render and brick now continues to building edge.
- ④ Door to ground floor added for fire escape.
- ⑤ Replace windows in corner rooms (where there were two windows in room) to recessed reveal detail.
- ⑥ Main BOH windows setting out change to suit internal layout changes.
- ⑦ Windows lowered around the Buckhorn and the BOH offices near the porte cochere.
- ⑧ Omission of the landscape storage unit and associated door. Omission of doors from wall facing service yard.
- ⑨ Changes to laundry strategy.
- ⑩ Changes to the landscape design.
 - 1. Access ramp to hot tub area omitted in lieu of platform lift
 - 2. Changes to access paths around the building perimeter
 - 3. FEC amenity area changed from play space to seating areas
- ⑪ Omission of window to staff changing room.



Note: Internal layouts shown for information - not requiring amendment to consented plans or drawings

2.2 Scheme Changes Update Proposed Amended Scheme - First Floor

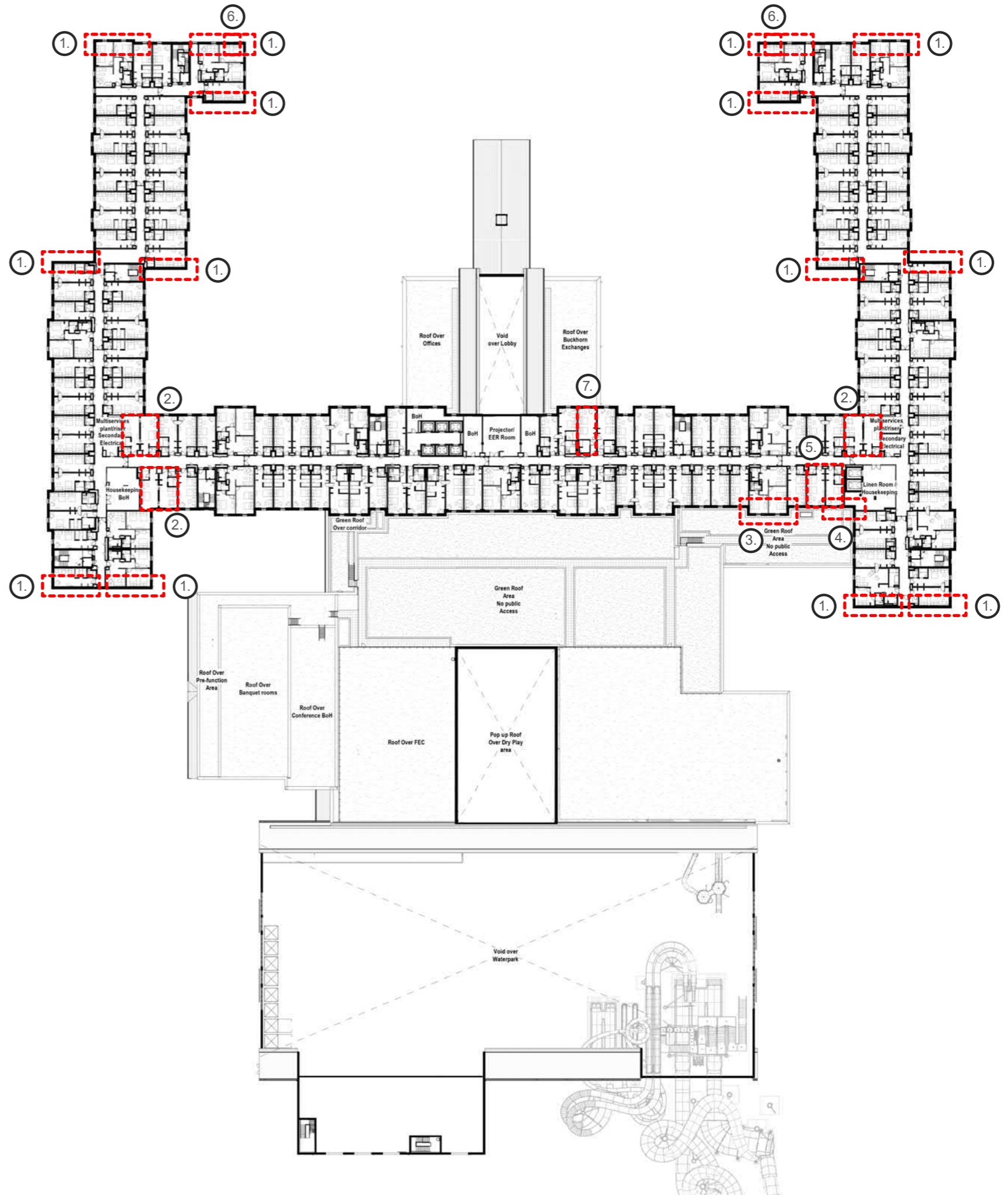
- ① Facades pushed out to allow columns not to protrude into guestrooms.
- ② Corner guestrooms changed to new enlarged types on every floor. 12 no. total rooms affected but no increase in room numbers with this change and no facade changes.
- ③ Façade wall moved down 100mm to align with equivalent wall on left hand side.
- ④ 2x Windows added on levels 1-3 and door added on right on level 1 to provide safer roof access
- ⑤ 6 No. total additional keys added where shown on levels 1-3. Total guestroom count to be 504.
- ⑥ Replace windows in corner rooms (where there were two windows in room) to recessed reveal detail.
- ⑦ Window types on the east side updated to match those on west side.
- ⑧ Additional means of escape off the roof via the 1st floor offices.



2.2 Scheme Changes Update

Proposed Amended Scheme - Second Floor

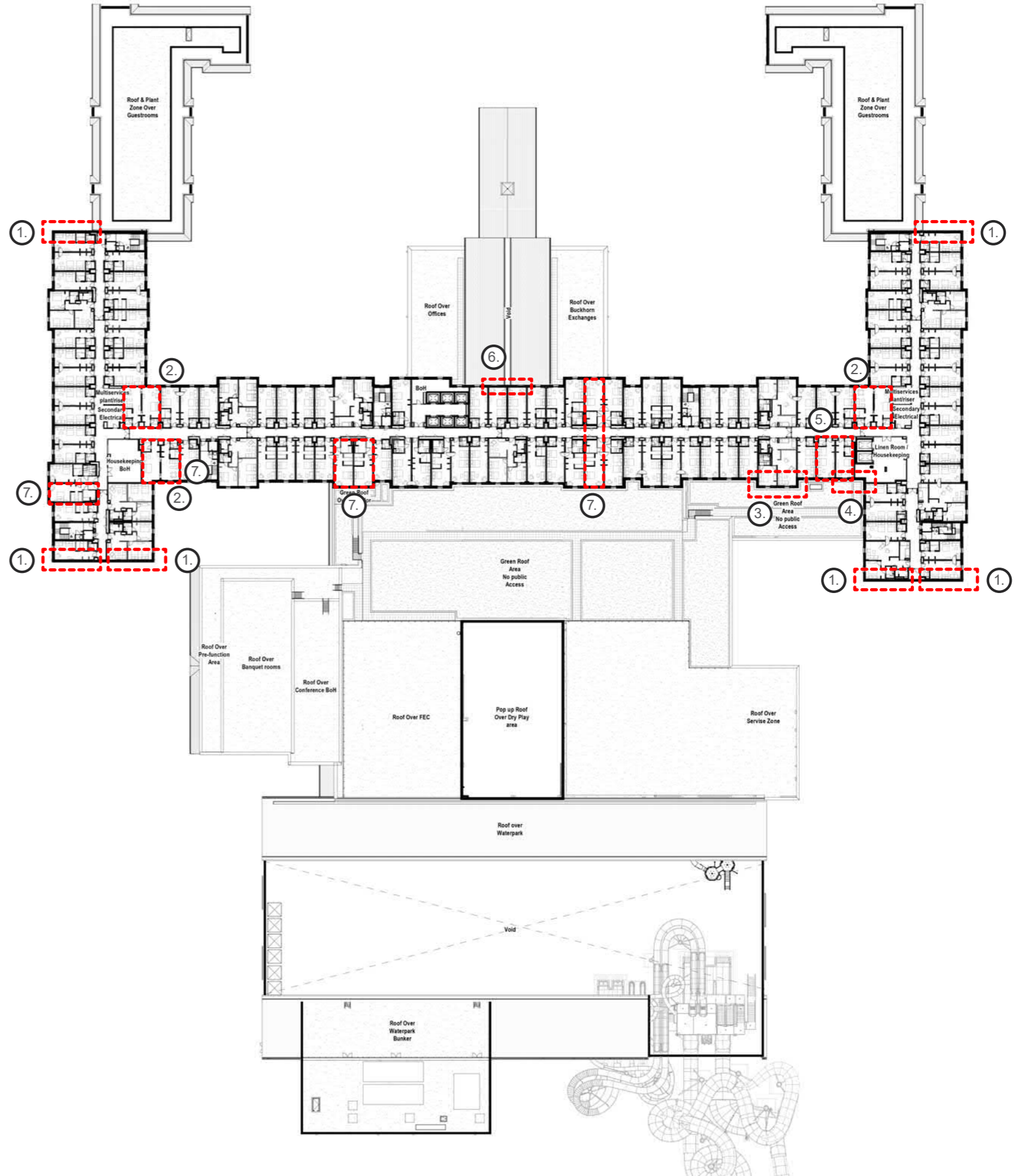
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- ④ 2x Windows added on levels 1-3 and door added on right on level 1 to provide safer roof access.
- ⑤ 6 No. total additional keys added where shown on levels 1-3. Total guestroom count to be 504.
- ⑥ Replace windows in corner rooms (where there were two windows in room) to recessed reveal detail.
- ⑦ Adaptable and hoist provisions to be installed post completion when required.



2.2 Scheme Changes Update

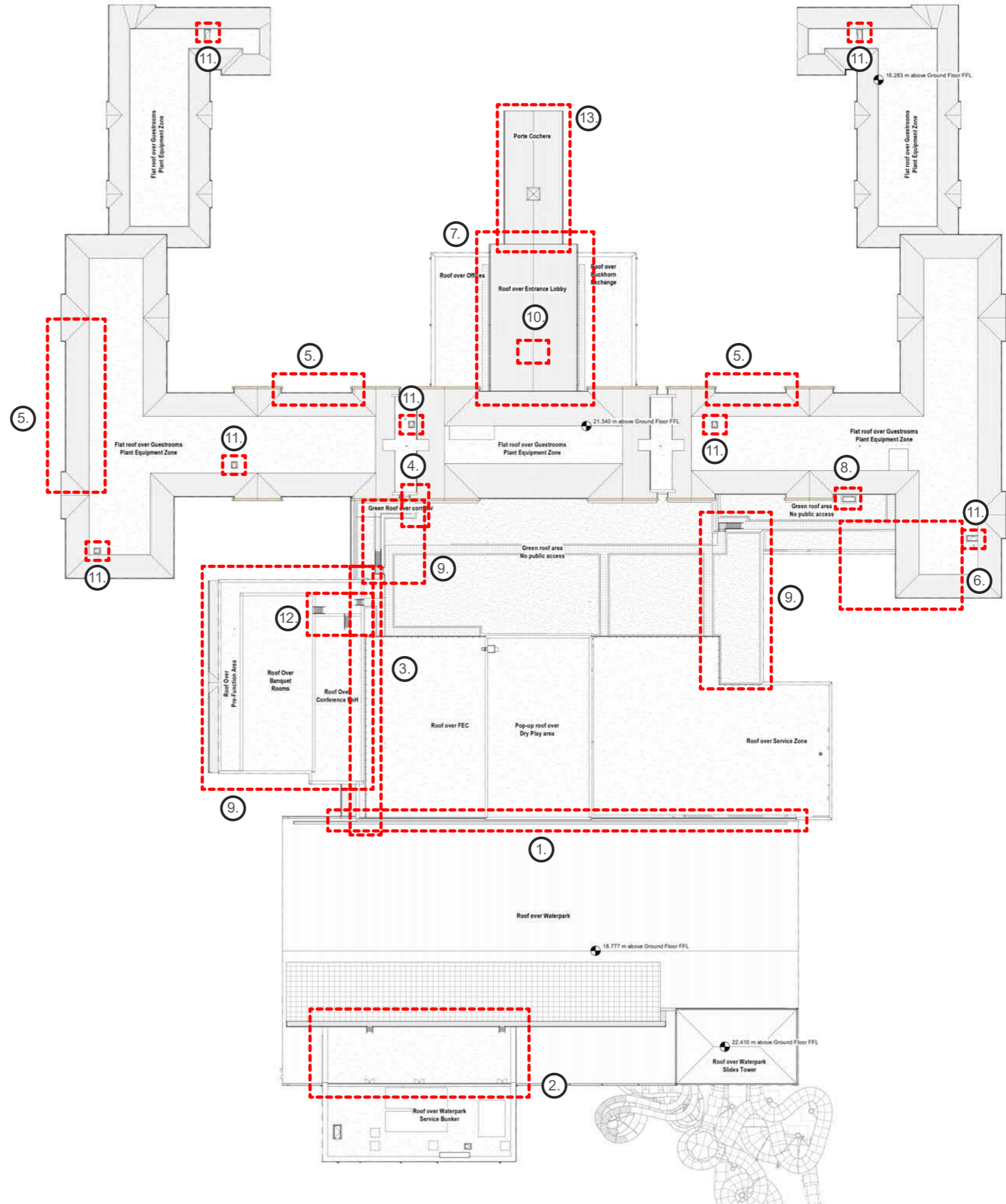
Proposed Amended Scheme - Third Floor

- ① Facades pushed out to allow columns not to protrude into guestrooms.
- ② Corner guestrooms changed to new enlarged types on every floor. 12 no. total rooms affected but no increase in room numbers with this change and no facade changes.
- ③ Façade wall moved down 100mm to align with equivalent wall on left hand side.
- ④ 2x Windows added on levels 1-3 and door added on right on level 1 to provide safer roof access.
- ⑤ 6 No. total additional keys added where shown on levels 1-3. Total guestroom count to be 504.
- ⑥ Window heights and sill height updated to avoid clash with reduction in roof line and weathering detail.
- ⑦ Adaptable and hoist provisions to be installed post completion when required.



2.2 Scheme Changes Update Proposed Amended Scheme - Roof Plan

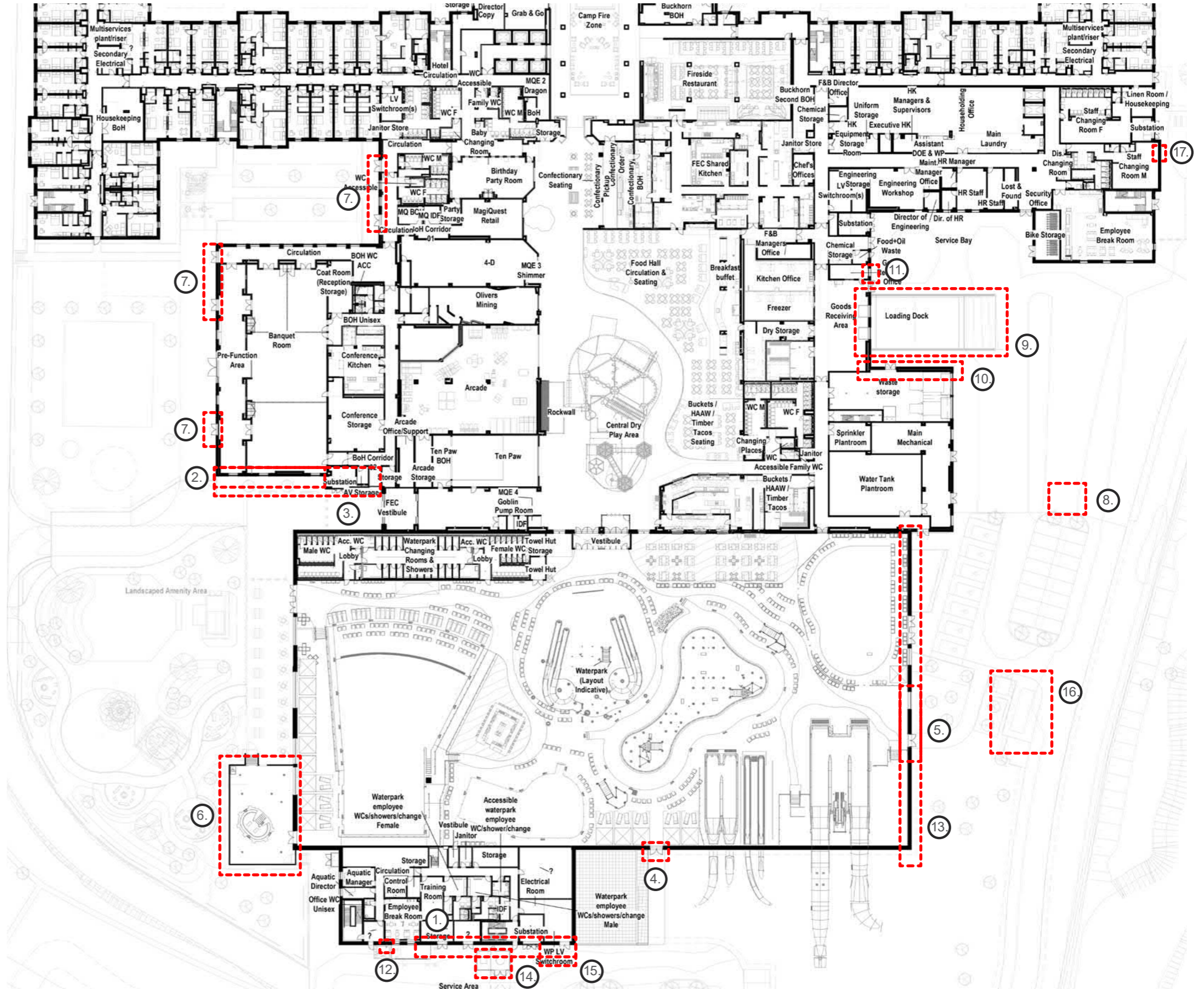
- ① Parapet wall created to roof of FEC roof to provide positive edge to waterpark roof for good roofing design practice and waterproofing.
- ② Bunker roof now extends in to the waterpark roof as a dormer.
- ③ Update to roof of the FEC to conference centre. Parapet wall pushed towards the conference centre side.
- ④ Parapet line moved left to move steels out of the party room.
- ⑤ Rain water pipes moved on NE and NW elevations.
- ⑥ Flue on green roof and louvres on wall facing service yard omitted.
- ⑦ Roof above hotel lobby dropped by approx. 990mm as a result of building design efficiency.
- ⑧ Louvred pop up on the roof over the laundry room added for ventilation purposes
- ⑨ Minor changes to balustrade / railing design and stair locations.
- ⑩ Chimneys removed.
- ⑪ Stair overruns removed and replaced with hatches and ladder access to the roof.
- ⑫ Access steps moved.
- ⑬ Small increase in height to Porte Cochere roof.



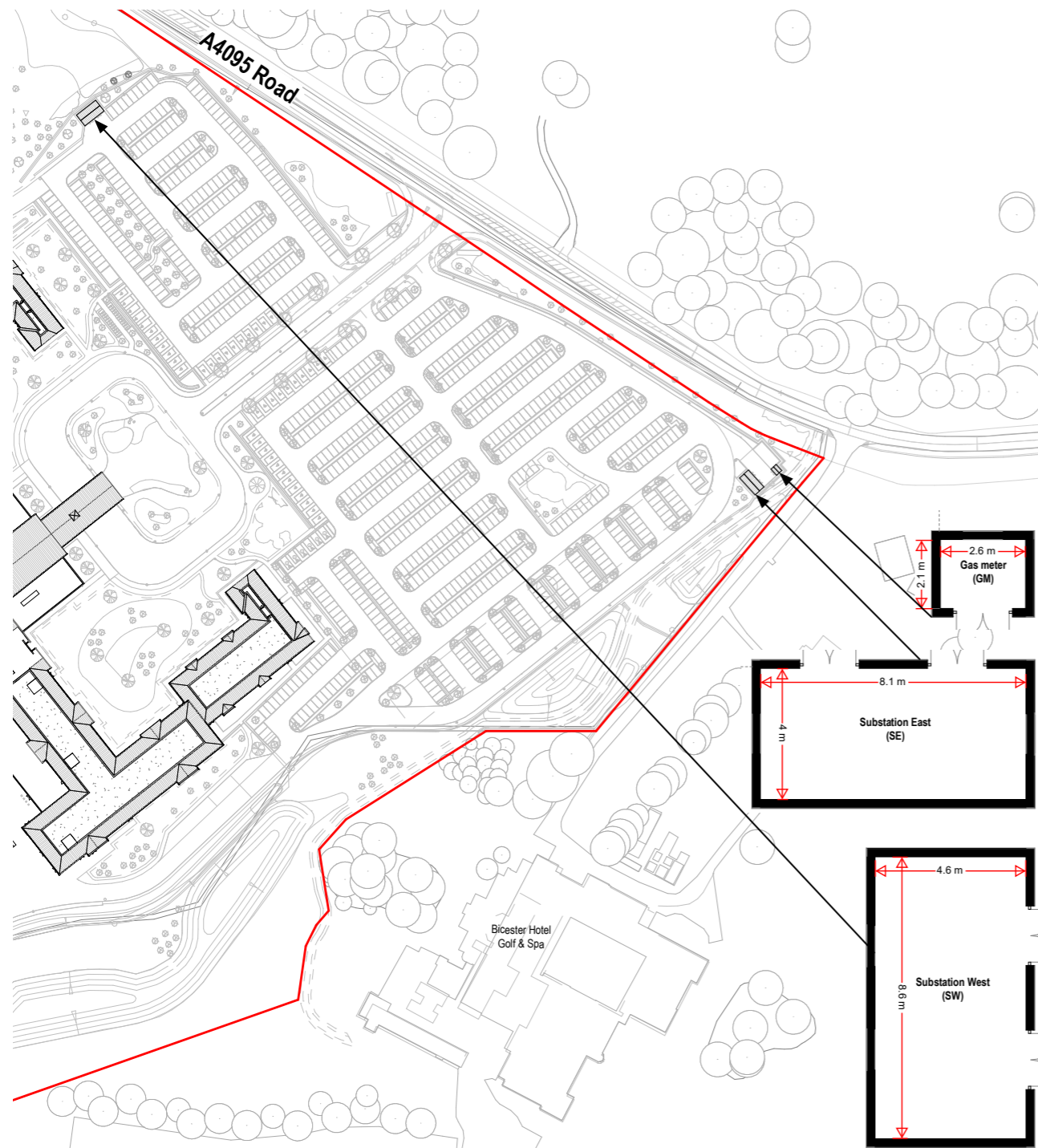
2.2 Scheme Changes Update

Proposed Amended Scheme - Conference Centre & Waterpark

1. Bunker Door and louvre position updated + windows removed to chemical store.
2. Additional windows added to conference centre and timber cladding extended up.
3. Continue timber up to render and omit the tiling and associated vertical supports.
4. Additional external door added to east side of waterpark for fire means of escape purposes.
5. Roller shutter door move and fire escape door moved to south east elevation.
6. WP raised external hot tub area reduced in size from previous permission.
7. Windows and doors at the conference centre link corridor reduced in size to adjust to the window height.
8. New card board bailer location for bailed cardboard to be stored in an enclosure away from the building for fire safety.
9. Minor movement of the vehicle loading ramp.
10. External wall position to north of compactor / waste room moved north.
11. Omission of door to the food oil & waste room.
12. New gas pipe added to the bunker building up the external envelope.
13. Omission of brise soleil from south eastern gable elevation of waterpark
14. Changes to size of CO2 tank behind bunker and associated enclosure.
15. Plant replacement door on 2nd floor Bunker plant room moved and changed to roller shutter door.
16. New diesel exhaust to be added to free standing generator.
17. Omission of window to staff changing room.

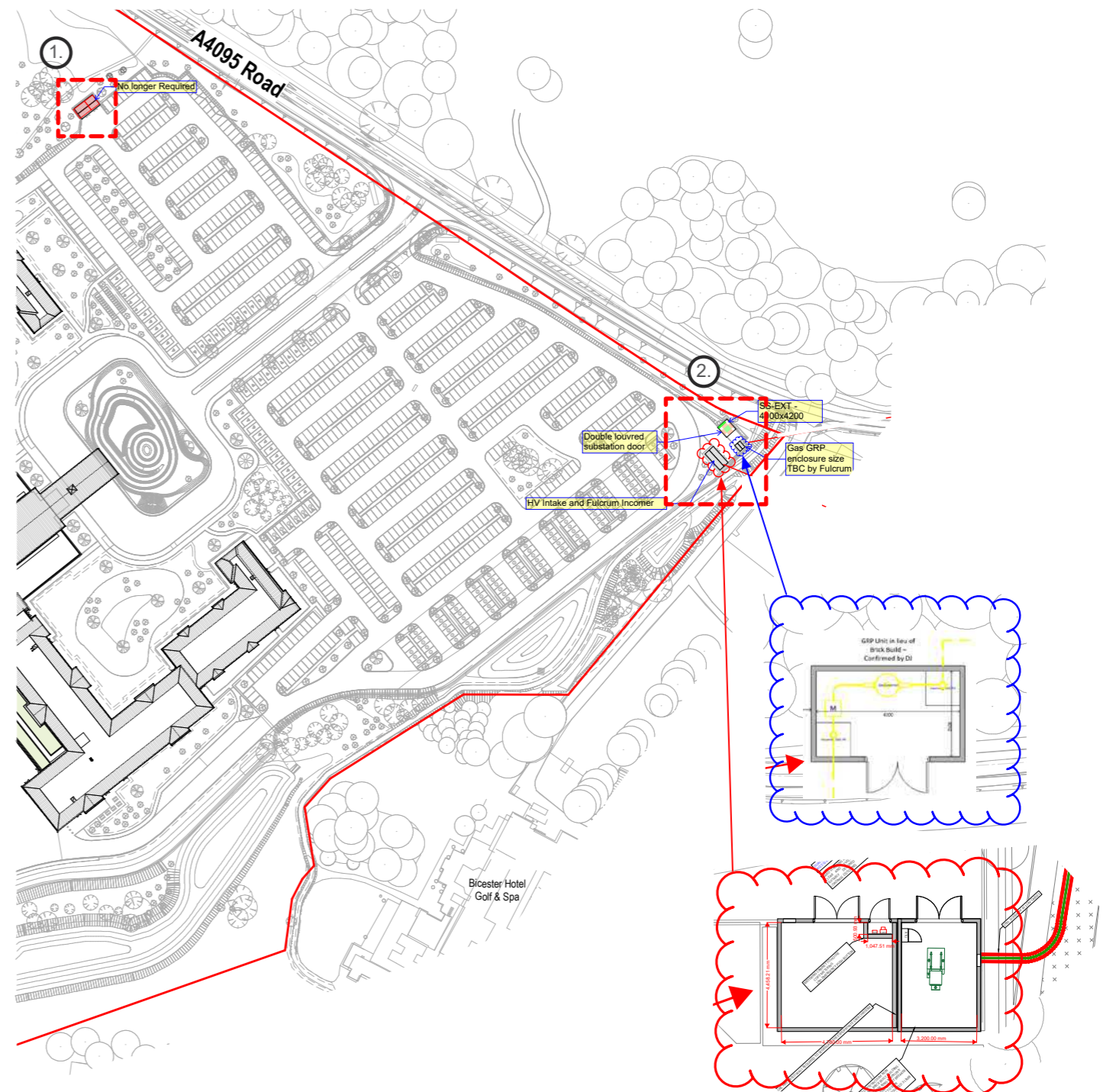


2.2 Scheme Changes Update Consented Scheme 2021 - Outbuildings



2.2 Scheme Changes Update Proposed Amended Scheme - Outbuildings

- ① External substation omitted.
- ② External substation and gas intake - change of location, coordination with MEP and structure. Alterations to substations externally within the landscape.



Note: Not to scale, refer to dimensions

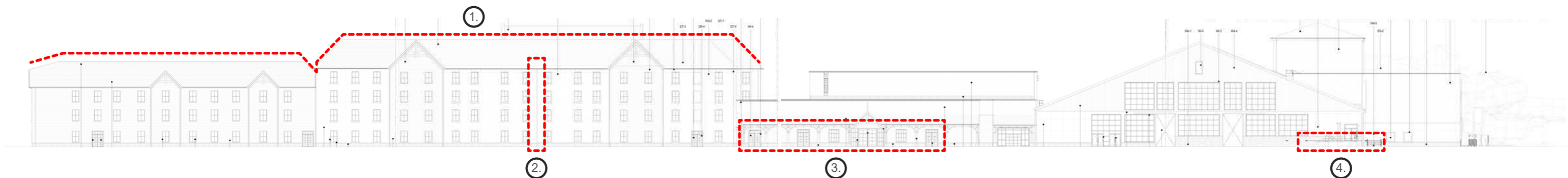


2.2 Scheme Changes Update
 Consented 2021 Scheme - North-West Elevation



Proposed Amended Scheme - North-West Elevation

- ① **Reduced** the overall height of the hotel tower.
- ② Moved the rain water pipe on NW elevation.
- ③ Changes to the windows around Buckhorn and around the link corridor to the conference centre. Windows around Buckhorn will get lower, doors at the conference link corridor will get smaller to adjust to the window height.
- ④ WP raised external hot tub area reduced in size from previous permission.





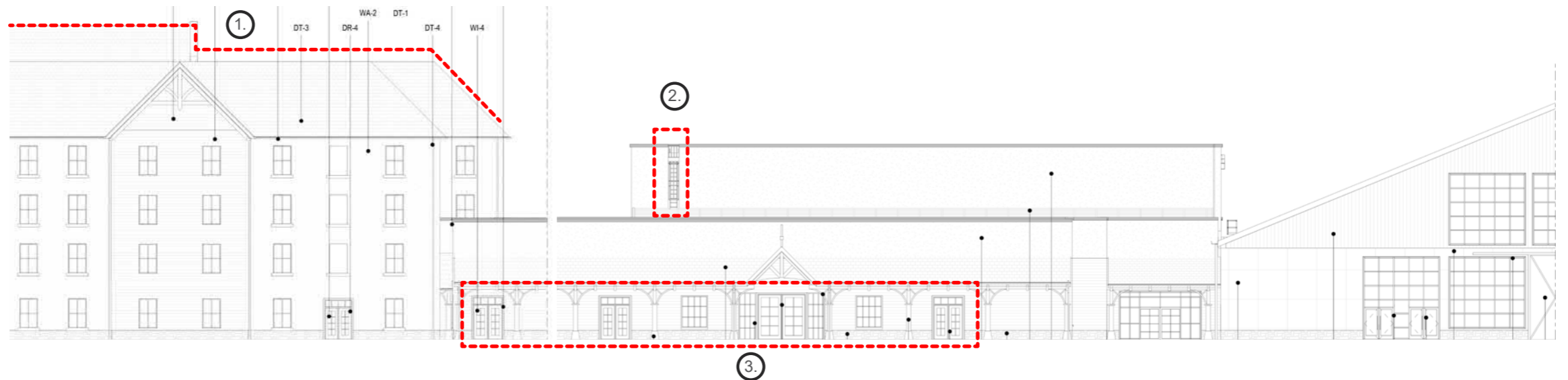
2.2 Scheme Changes Update

Consented 2021 Scheme - North-West Elevation



Proposed Amended Scheme - North-West Elevation

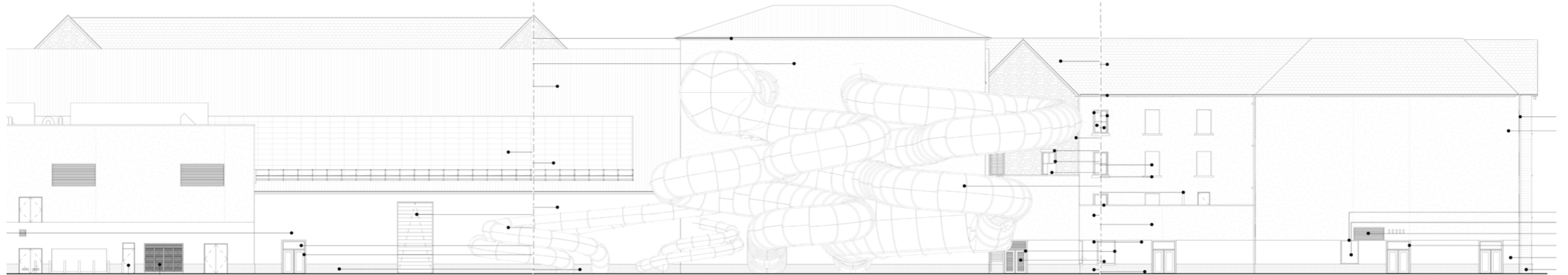
- ① **Reduced** the overall height of the hotel tower.
- ② Ladder added for safe access / egress.
- ③ Fan lights to doors and window heights reduced.





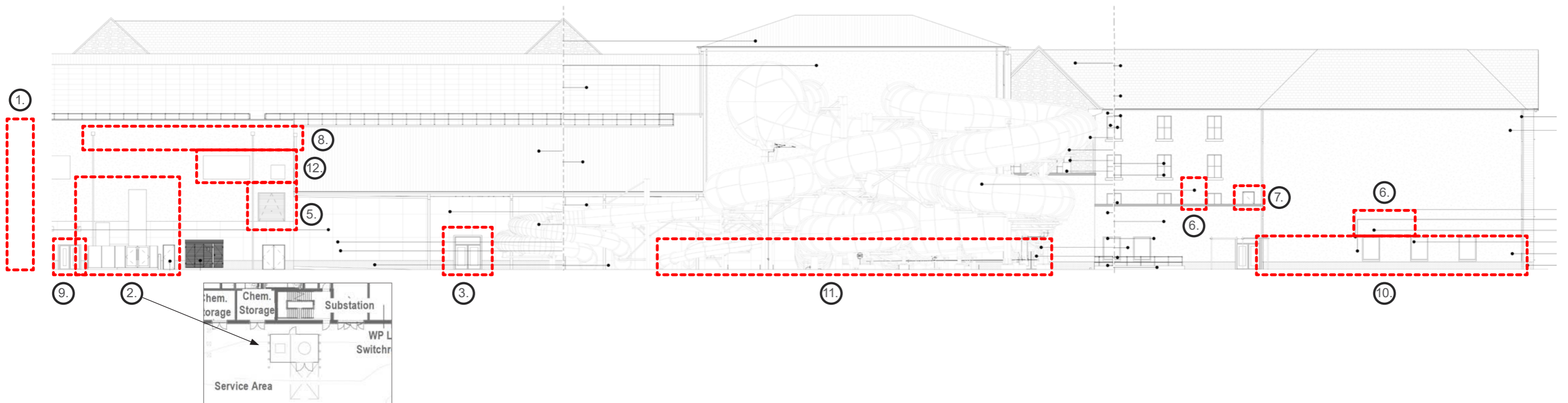
2.2 Scheme Changes Update

Consented 2021 Scheme - South-West Elevation



Proposed Amended Scheme - South-West Elevation

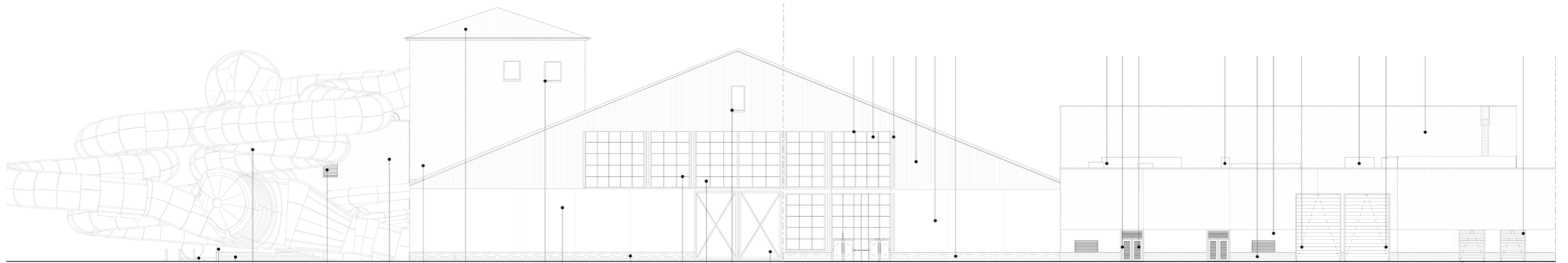
- | | |
|---|---|
| <ul style="list-style-type: none"> ① New gas pipe added to the bunker building up the external envelope. ② Changes to size of CO2 tank behind bunker and associated enclosure. ③ Additional external door moved to east side of waterpark for fire means of escape purposes. ④ Roller shutter door move and fire escape door moved to south east elevation. ⑤ Plant replacement door on 2nd floor Bunker plant room moved and changed to roller shutter door. ⑥ Flue on green roof and louvres on wall facing service yard to be omitted. | <ul style="list-style-type: none"> ⑦ Door added for safer access onto the roof. ⑧ External rain water pipes and hoppers added to bunker elevations. ⑨ Glazing added to doors for statutory compliance. ⑩ Updated materials on corner of building to enable better construction detailing, and render extended down to masonry plinth. ⑪ Step down in facade levels on corner to enable slide penetrations. ⑫ Louvre numbers, size and positions amended to suit developed MEP design. |
|---|---|





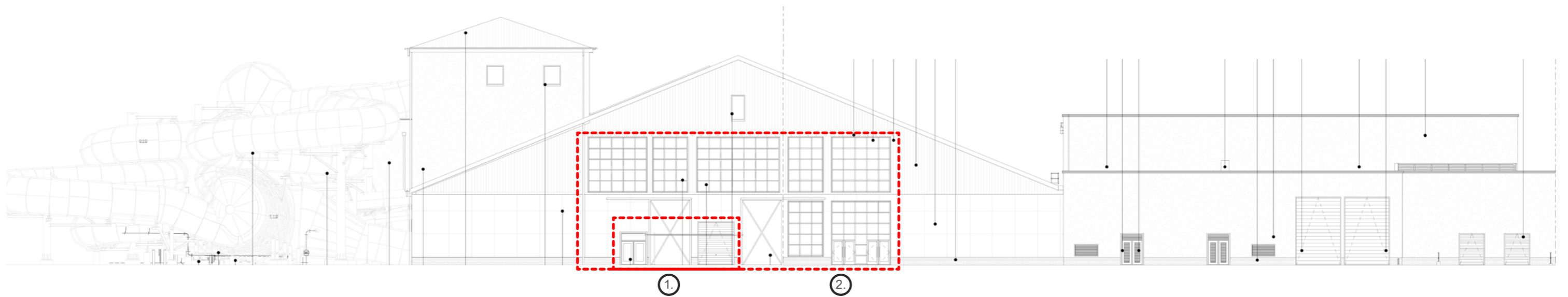
2.2 Scheme Changes Update

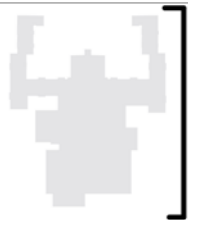
Consented 2021 Scheme - South-East Elevation



Proposed Amended Scheme - South-East Elevation

- ① Roller shutter door move and fire escape door moved to south east elevation.
- ② Omission of brise soleil from south eastern gable elevation of waterpark.





2.2 Scheme Changes Update

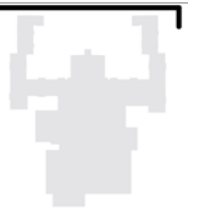
Consented 2021 Scheme - South-East Elevation



Proposed Amended Scheme - South-East Elevation

- ① **Reduced** the overall height of the hotel tower.
- ② Omission of the landscape storage unit and associated door.
- ③ Substation and associated door moved left.
- ④ Omission of window to staff changing room.





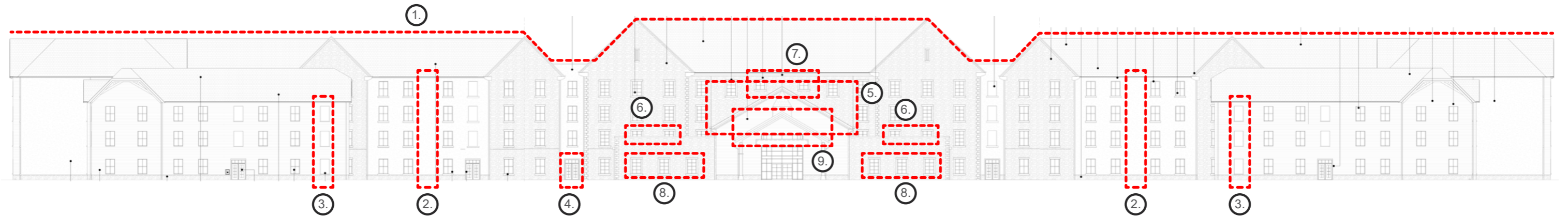
2.2 Scheme Changes Update

Consented 2021 Scheme - North-East Elevation



Proposed Amended Scheme - North-East Elevation

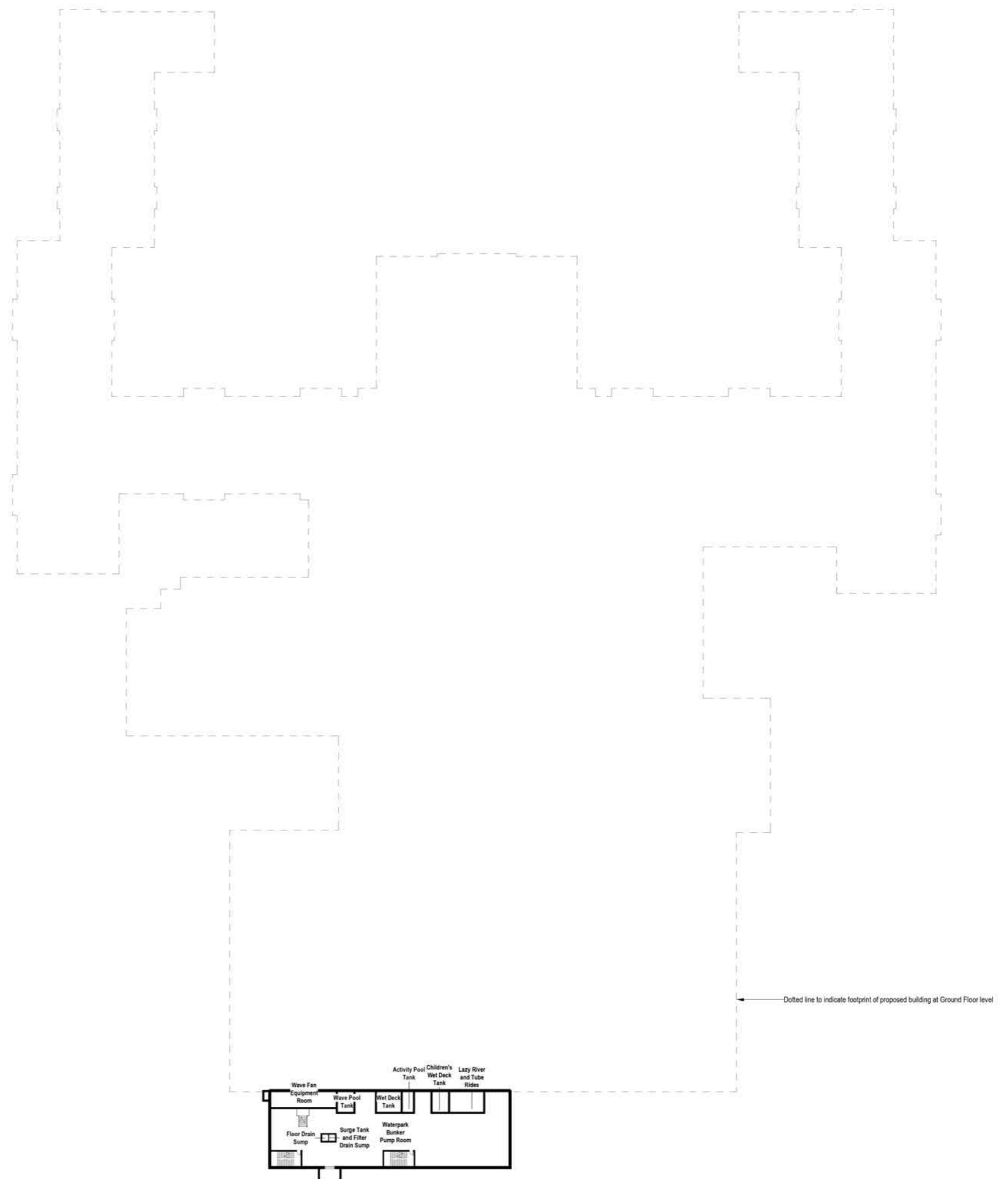
- ① **Reduced** the overall height of the hotel tower.
- ② Moving the RWP on NE elevation.
- ③ Replace windows in corner rooms (where there were two windows in room) to recessed reveal detail.
- ④ Door to ground floor added for fire escape.
- ⑤ Roof above hotel lobby lowered by approx. 990mm as part of improved building efficiency.
- ⑥ Window types on the east side updated to match those on west side.
- ⑦ Window heights and sill height updated to avoid clash with roof line and weathering required.
- ⑧ Changes to ground floor window heights to match adjacent elevations.
- ⑨ Small increase in height to Porte Cochere roof.



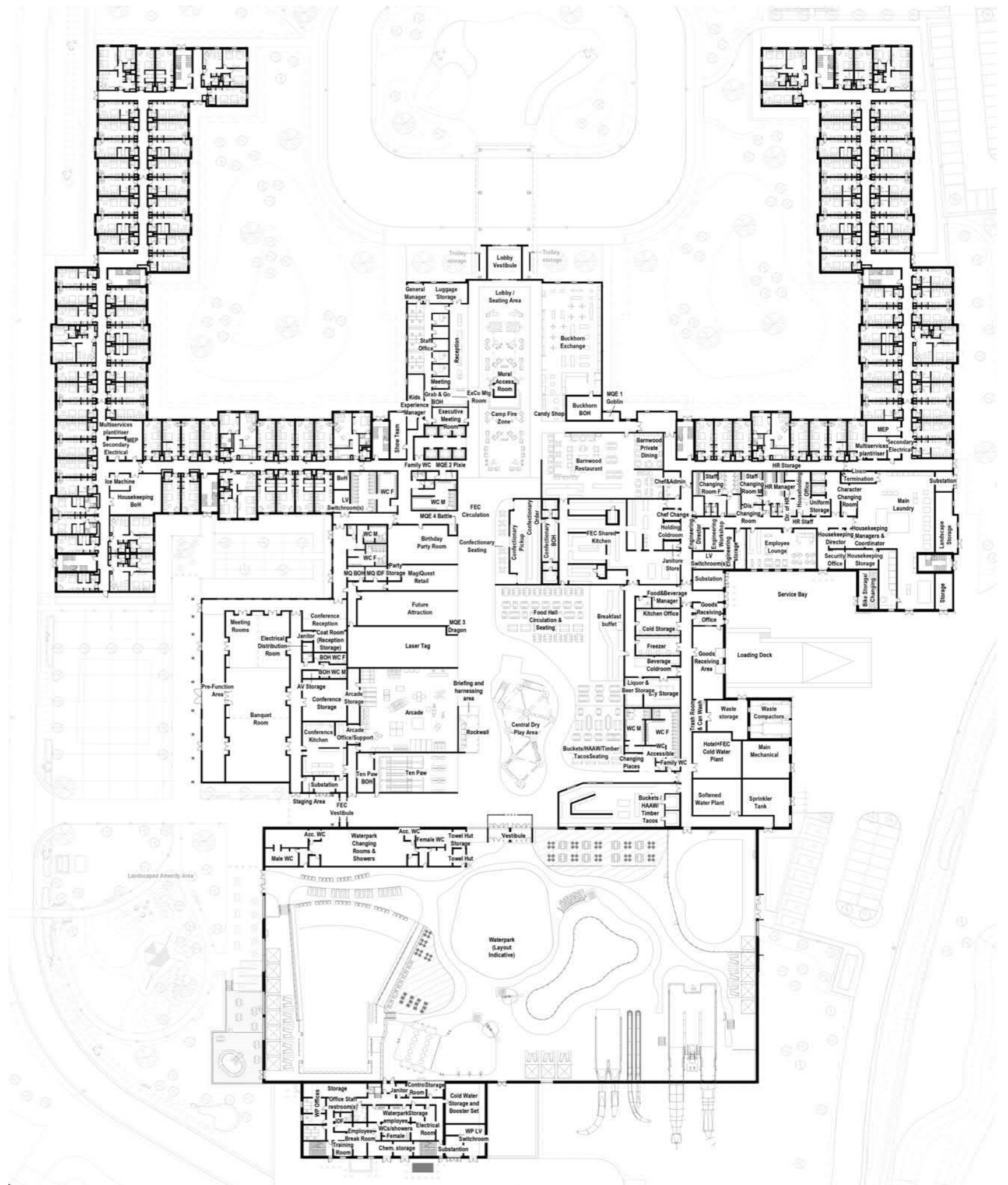
3.0 Appendix

3.1 Consented Scheme

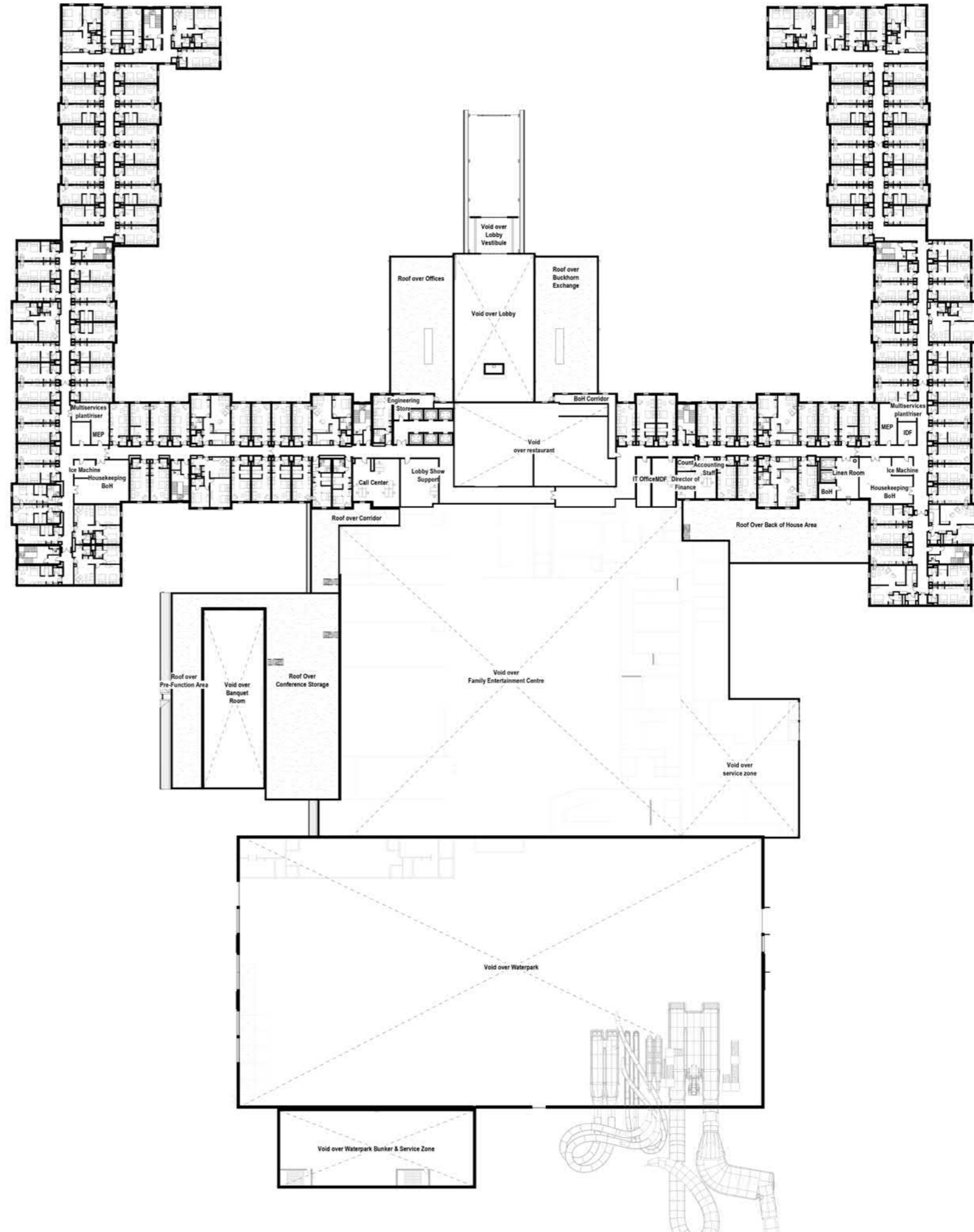
3.1 Consented Scheme Consented Scheme 2021 - Basement Plan



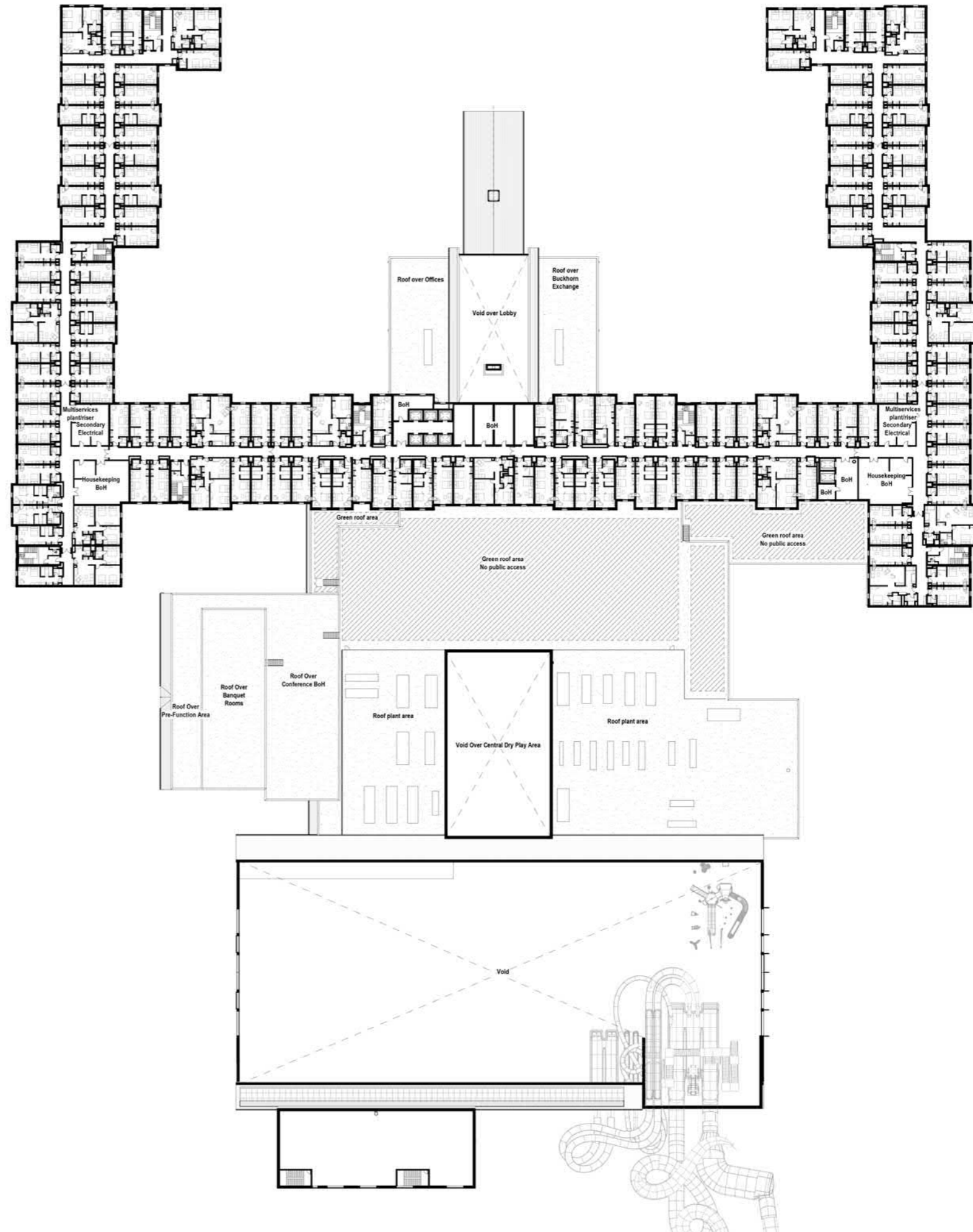
3.1 Consented Scheme
Consented Scheme 2021 - Ground Floor



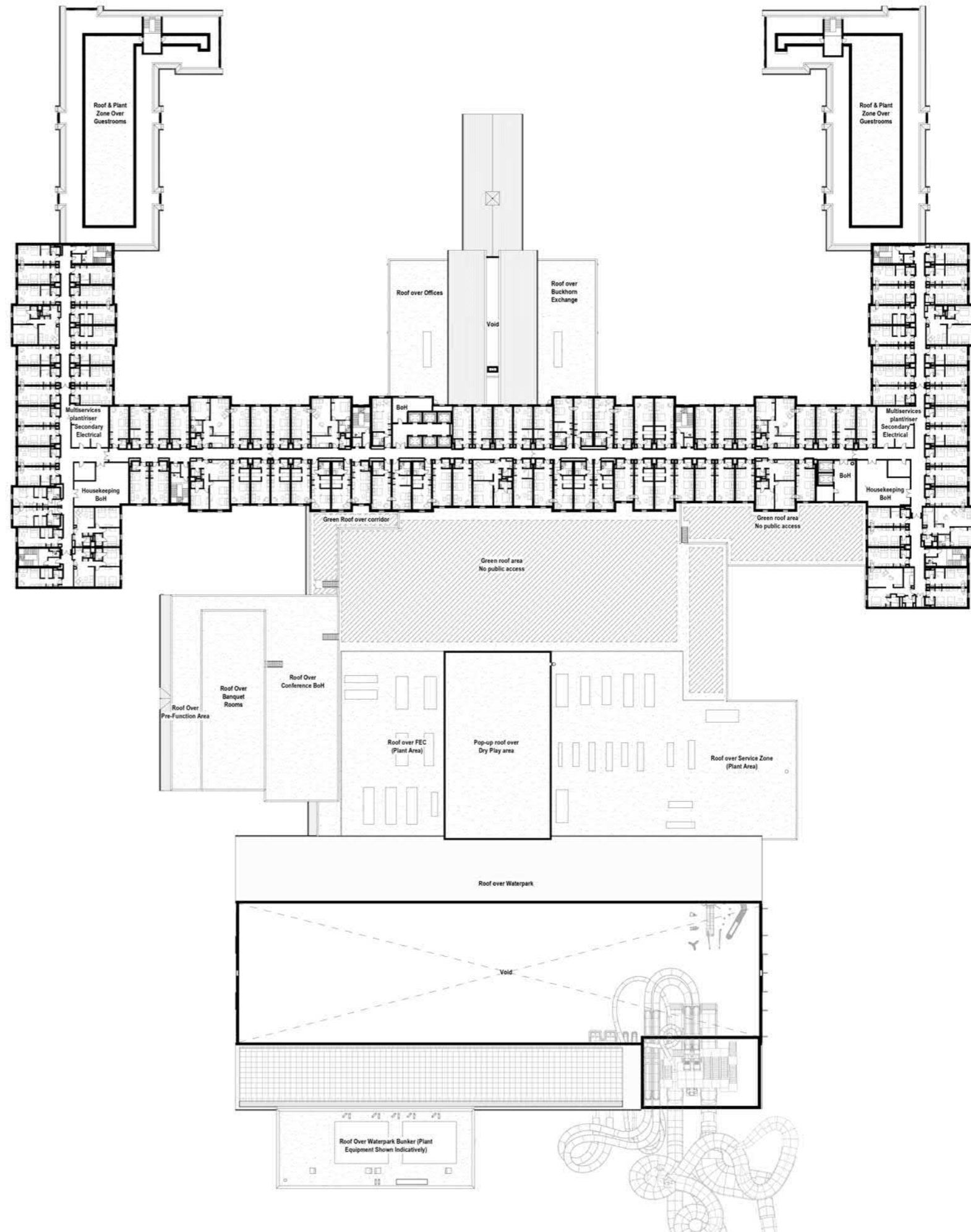
3.1 Consented Scheme
Consented Scheme 2021 - First Floor



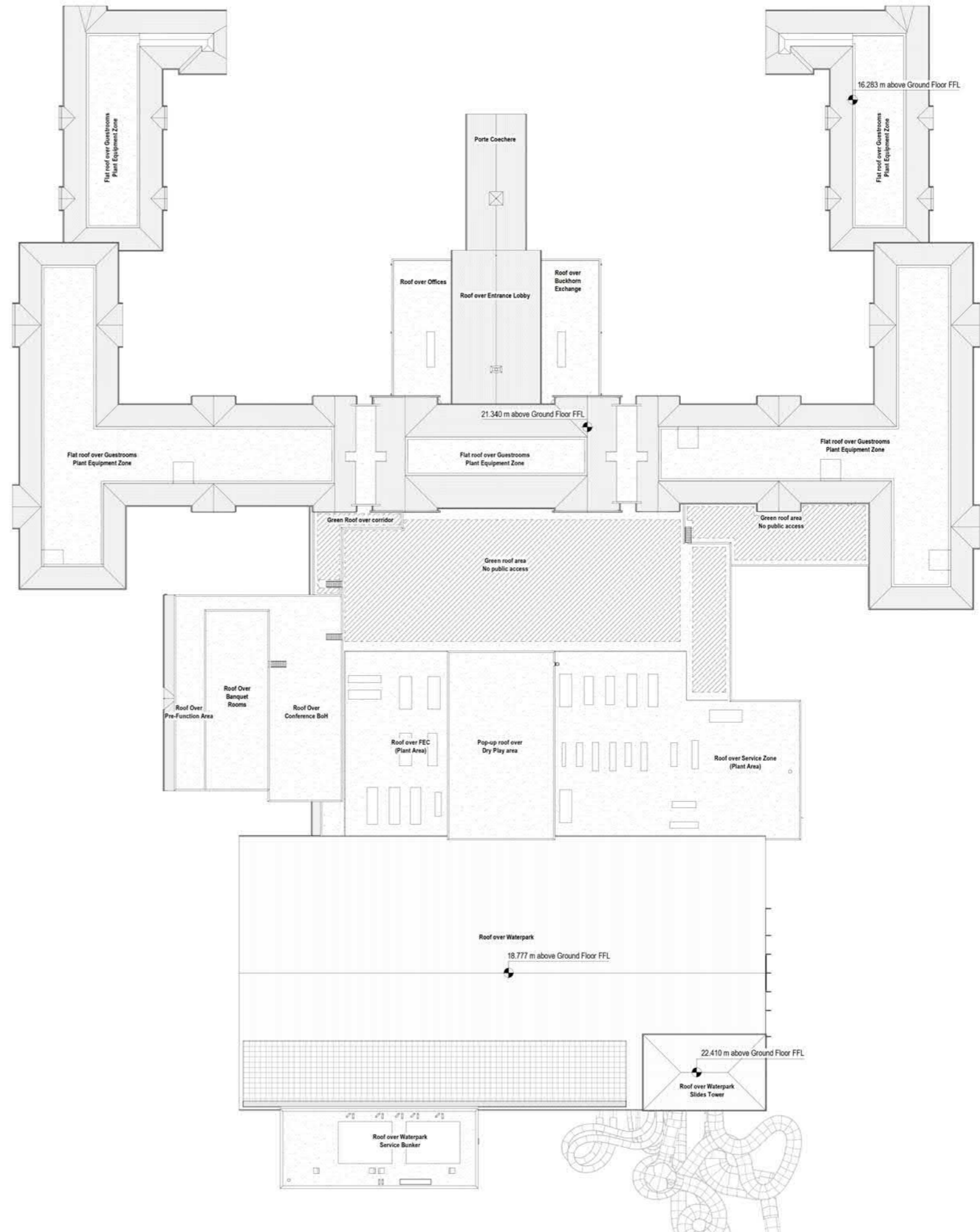
3.1 Consented Scheme
Consented Scheme 2021 - Second Floor



3.1 Consented Scheme Consented Scheme 2021 - Third Floor

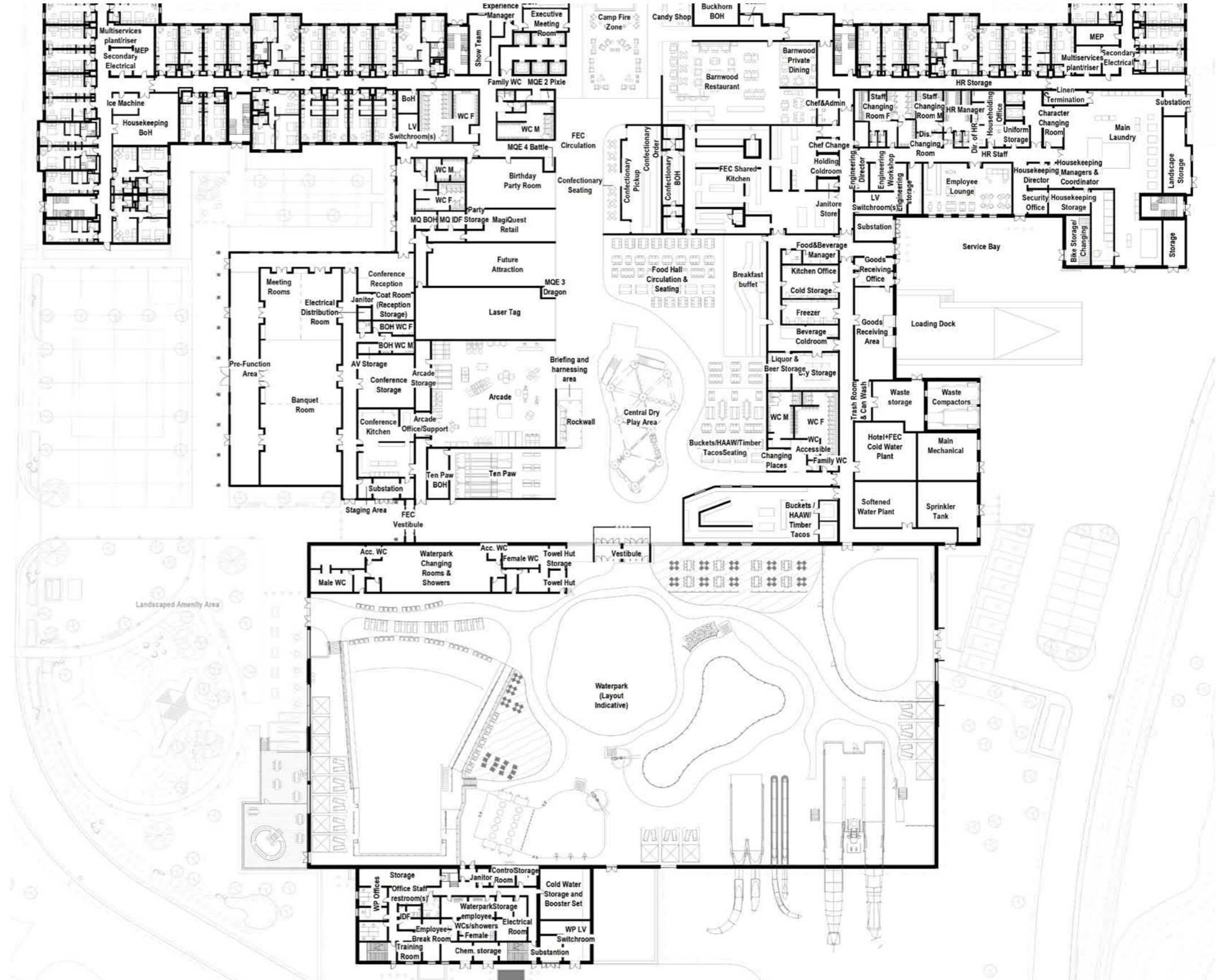


3.1 Consented Scheme Consented Scheme 2021 - Roof Plan



3.1 Consented Scheme

Consented Scheme 2021 - Conference Centre & Waterpark



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