

GREAT LAKES UK LIMITED

GREAT WOLF LODGE, CHESTERTON, BICESTER

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

November 2023



Artist's impression for illustrative purposes only.

EPR ARCHITECTS





Bicester

Chesterton

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1.0 Introduction

1.1 Executive Summary

1.1 Executive Summary/Planning Timeline

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

The report summarises design development undertaken on the project, subsequent to the permission formally approved under the above notice, an amendment to Application 19/02550/F (Appeal ref. (APP/C3105/W/20/3259189) and which has been subject to another NMA, reference 23/00581/NMA.

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 non-material amendment approved in December 2021 and application ref 23/00581/NMA which was approved in June 2023.

This document is structured as follows:

- Project summary, highlighting key changes within the updated proposals, relative to the June 2023 approved scheme.
- Drawing comparison for key plans and elevations directly comparing current proposals against the June 2023 approved scheme.

2.0 Post Planning Development

2.1 Key Changes and Benefits

2.2 Scheme Changes Update

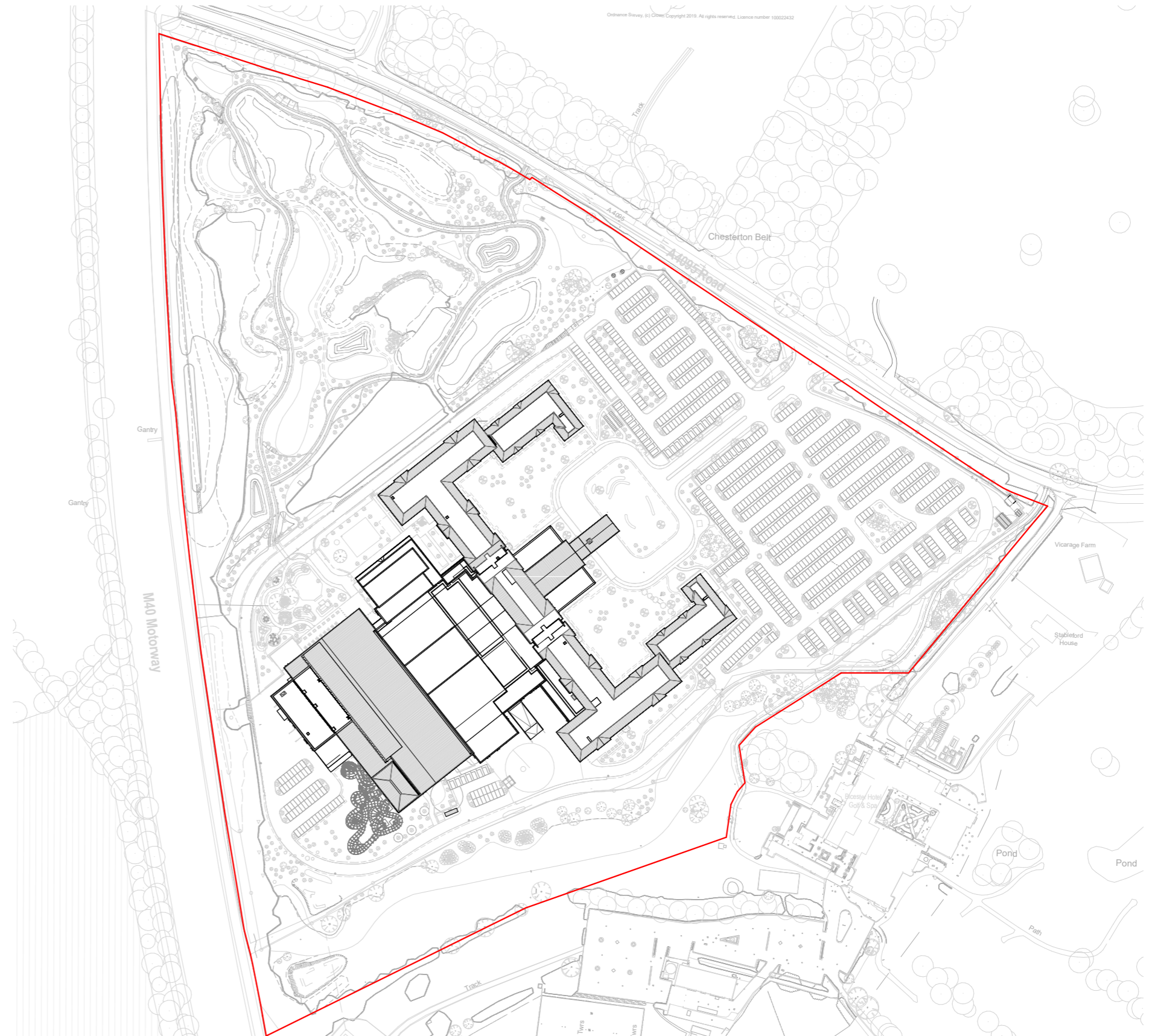
2.1 Key Changes and Benefits

The design updates presented within this report are primarily a result of detailed design refinement as part of RIBA Workstage 4.

The key updates involve:

1. Introduction of ventilation grilles above all guestroom windows
2. Reduction of brick plinth to back of house areas of waterpark building
3. Change of rear of hotel from stone to render retaining stone surrounds and sills
4. Change of rear of hotel from stone to timber with timber surrounds and metal sills
5. Change from stone plinth to buff brick plinth to back of house areas of waterpark building
6. Change to buff brick from blue brick material around plinths
7. Reduction of extent of plant screening above conference zone where plant is no longer present.
8. Reposition slot windows to eaves to raise them slightly.
9. Re-align windows above porte cochere

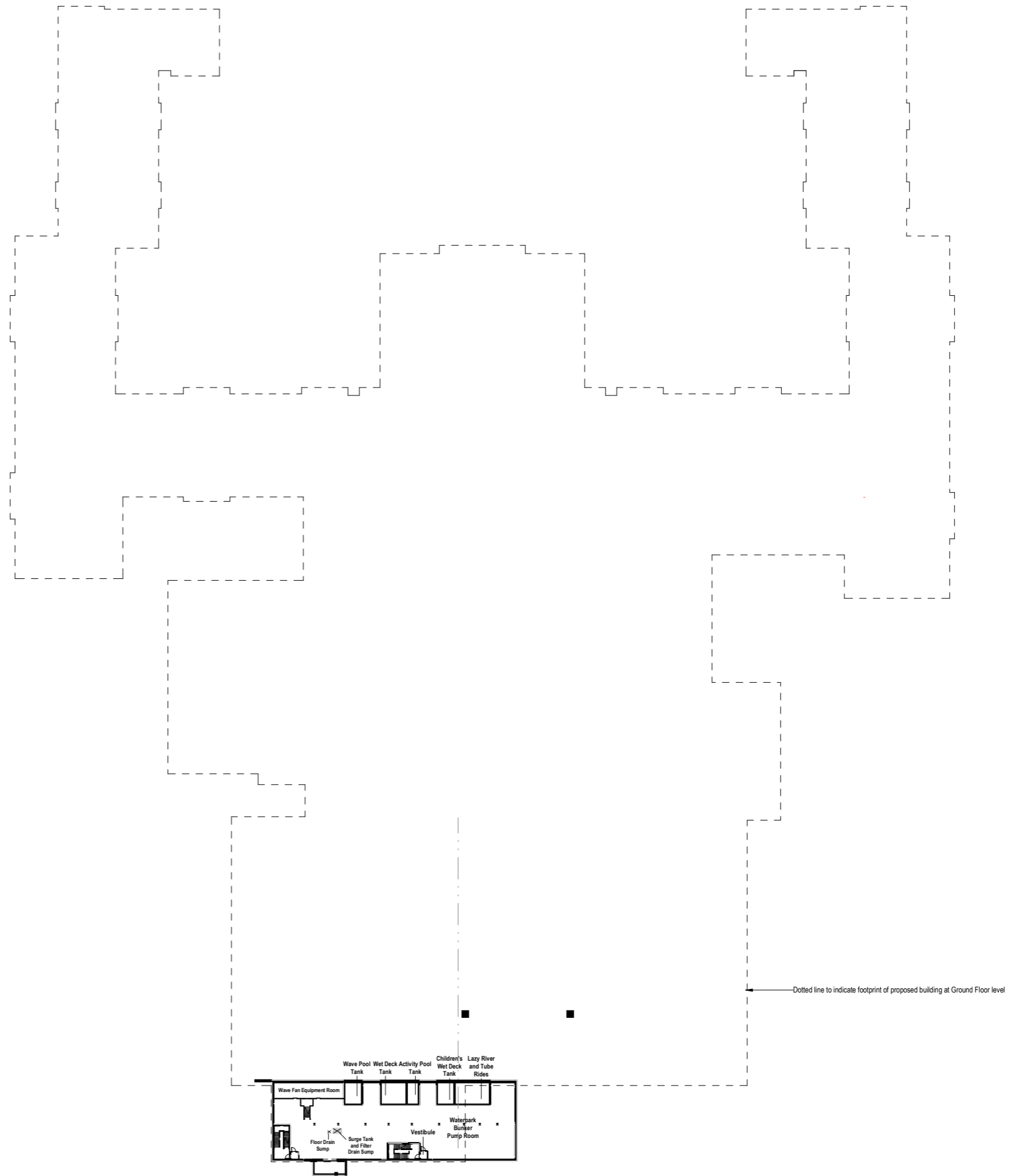
All proposed changes have been updated in line with the design and massing principles set within the original application.



2.2 Scheme Changes Update

Proposed Amended Scheme - Basement Plan

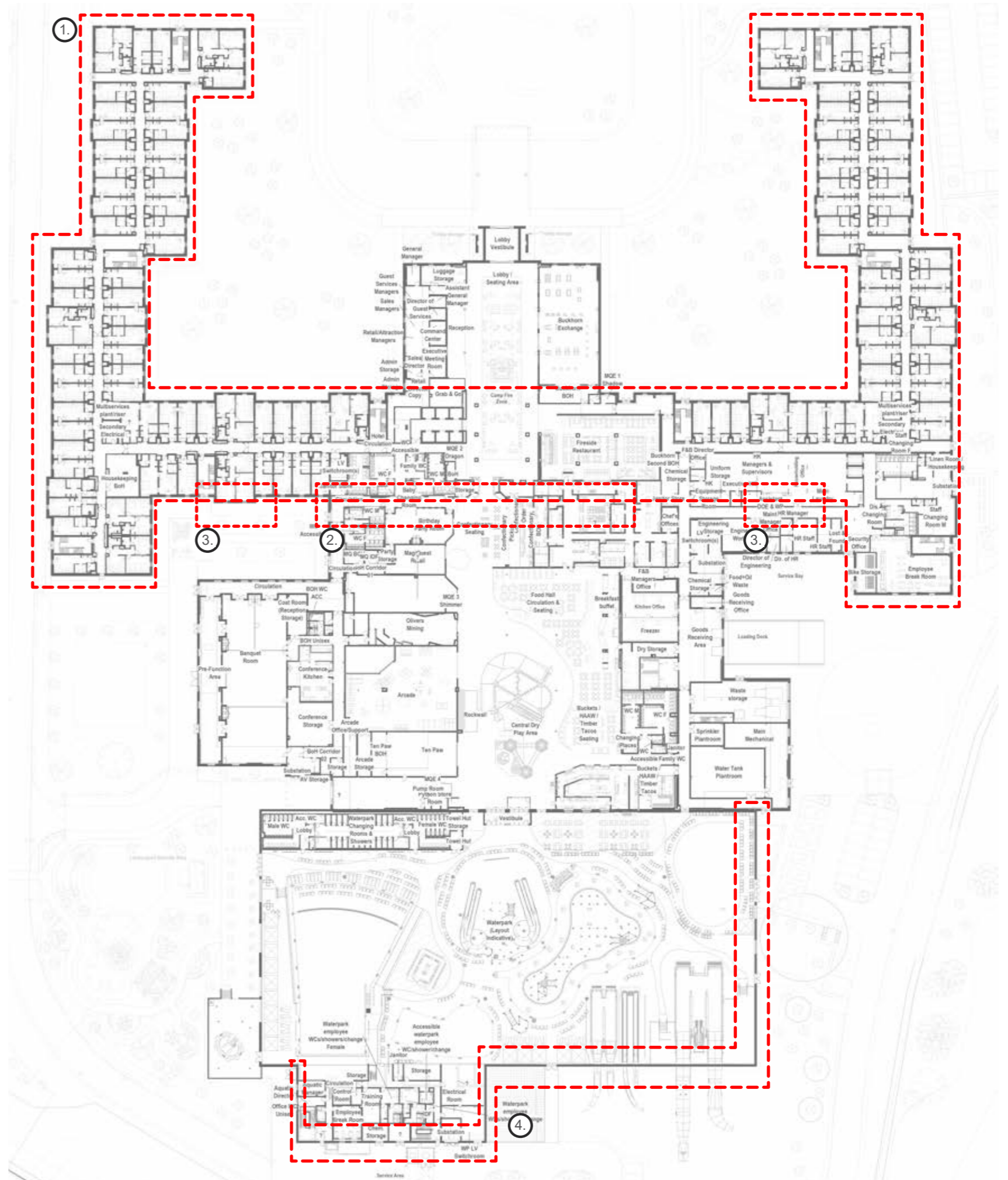
No changes



2.2 Scheme Changes Update

Proposed Amended Scheme - Ground Floor

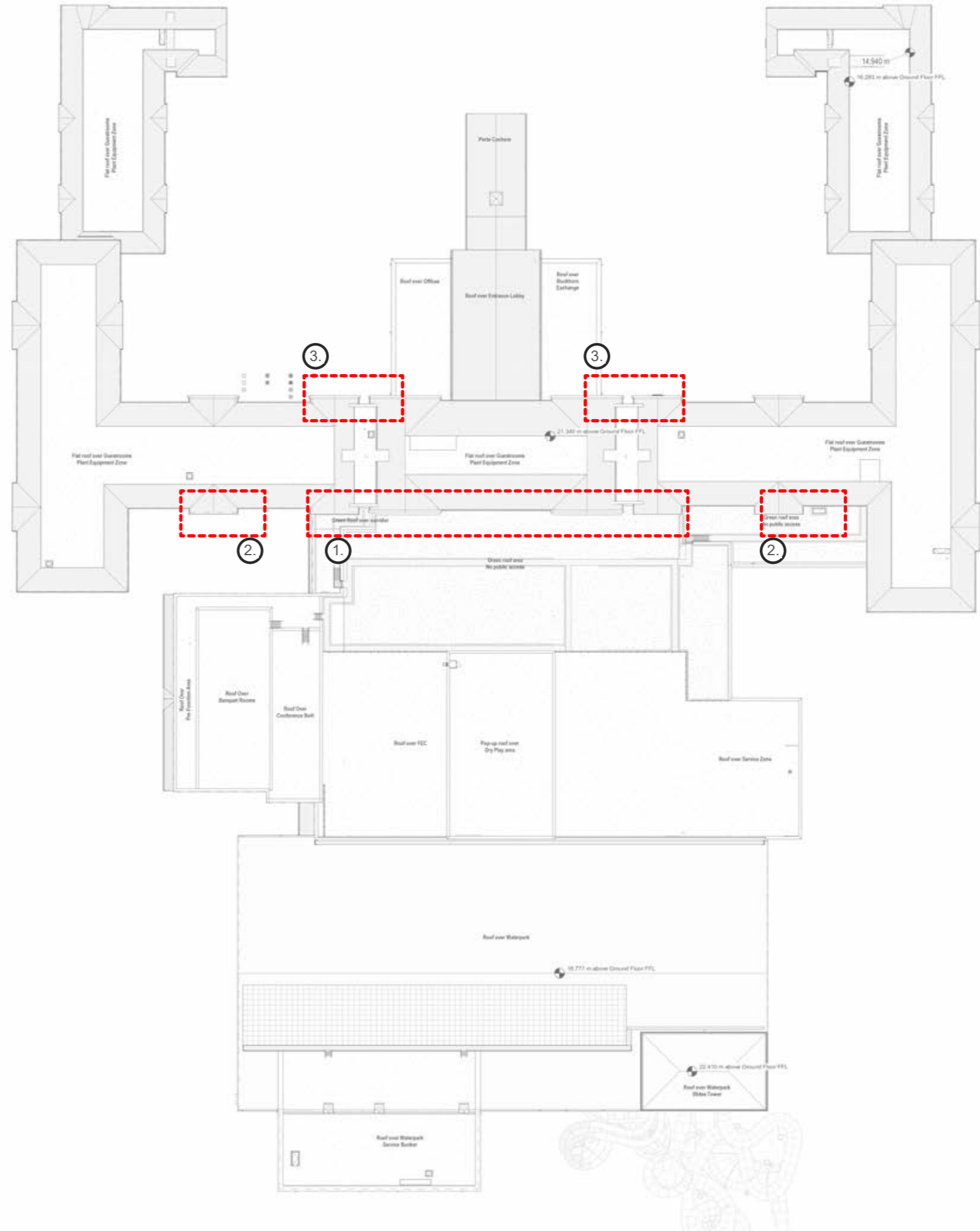
- ① Introduction of Ventilation grilles above all guestroom windows.
- ② Change to part of rear of hotel from stone to render retaining stone surrounds and sills Change of rear of hotel from stone to timber with timber surrounds and metal sills
- ③ Change of rear of hotel from stone to timber with timber surrounds and metal sills
- ④ Reduction of height of brick plinth to back of house areas of waterpark building

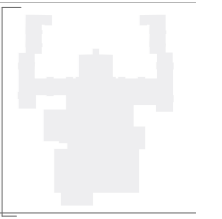


Note: Internal layouts shown for information - minor reduction in quantity of risers shown in hotel wings as MEP strategy was developed further

2.2 Scheme Changes Update Proposed Amended Scheme - Roof Plan

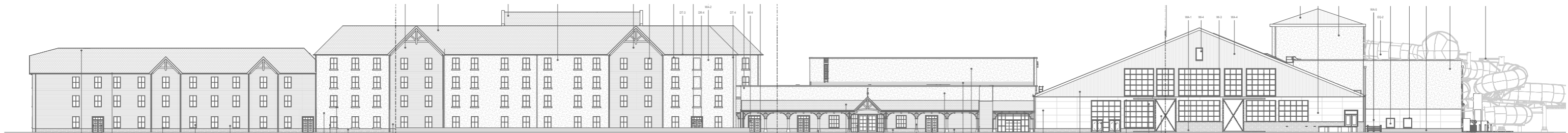
- ① Change to part of rear of hotel from stone to render retaining stone surrounds and sills Change of rear of hotel from stone to timber with timber surrounds and metal sills
- ② Change of rear of hotel from stone to timber with timber surrounds and metal sill
- ③ Reposition slot windows to eaves to raise them slightly.





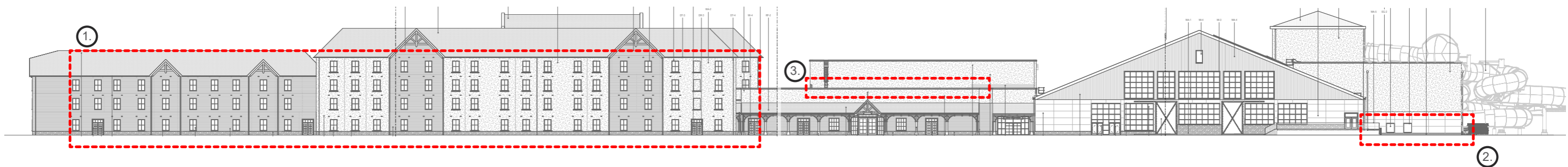
2.2 Scheme Changes Update

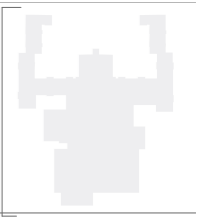
Consented June 2023 Scheme - North-West Elevation



Proposed Amended Scheme - North-West Elevation

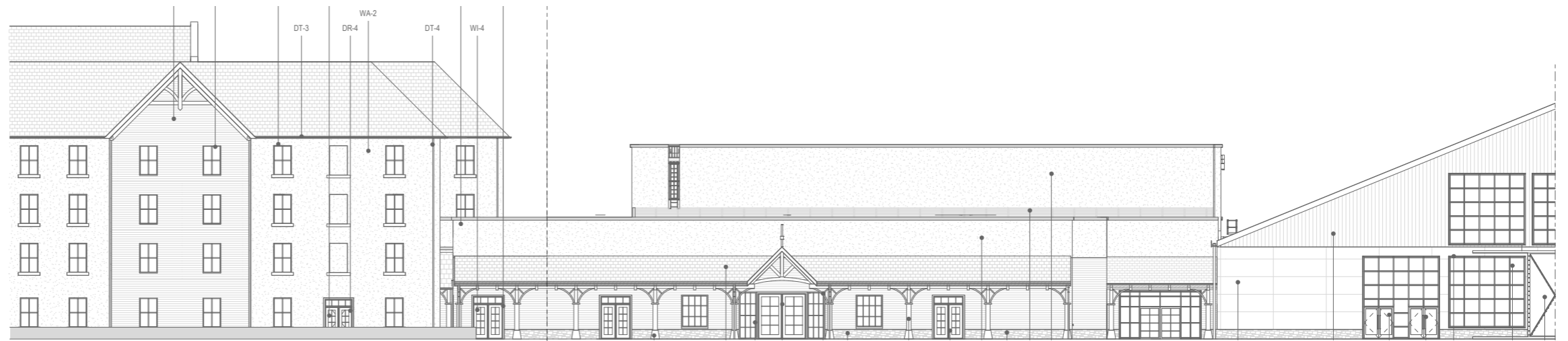
- ① Introduction of ventilation grilles above all guestroom windows
- ② Reduction of brick plinth to back of house areas of waterpark building
- ③ Reduction of plant screening above conference zone





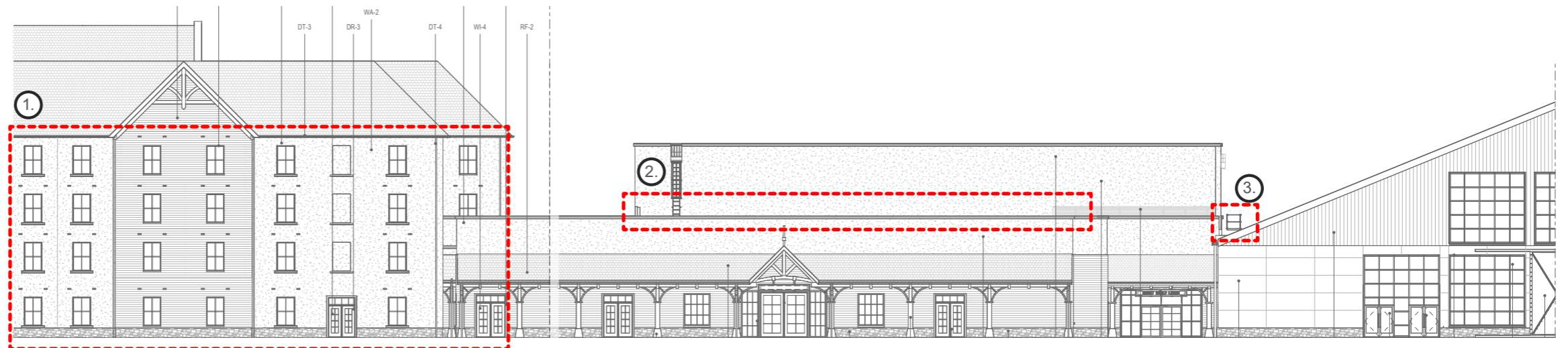
2.2 Scheme Changes Update

Consented June 2023 Scheme - North-West Elevation



Proposed Amended Scheme - North-West Elevation

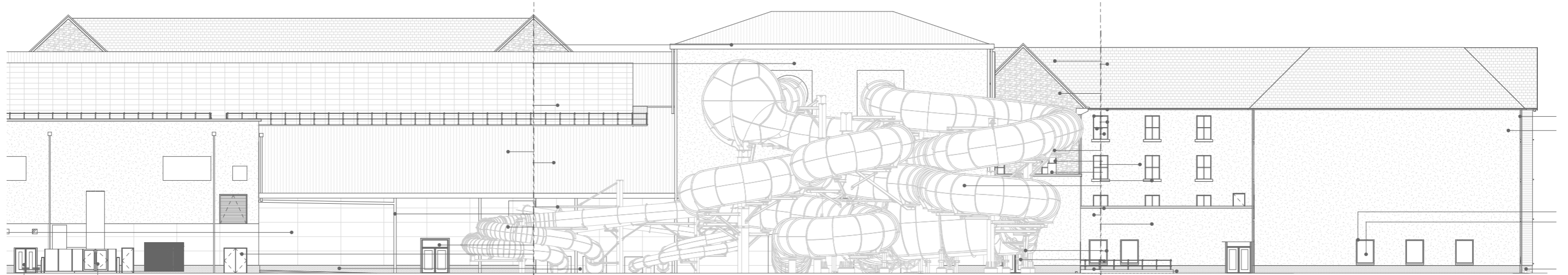
- ① Introduction of ventilation grilles above all guestroom windows
- ② Reduction of extent of plant screening above conference zone where plant is no longer present.
- ③ 250mm width increase of roof access platform for safer access.





2.2 Scheme Changes Update

Consented June 2023 Scheme - South-West Elevation



Proposed Amended Scheme - South-West Elevation

- ① Change of rear of hotel from stone to render retaining stone surrounds and sills
- ② Reduction of brick plinth to back of house areas of waterpark building / change to buff brick from blue brick material
- ③ Change of rear of hotel from stone to timber with timber surrounds and metal sills
- ④ Introduction of Ventilation grilles above all guestroom windows

