



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

**Reserved Matters Application:
Condition 1
Design Addendum
Statement of Compliance**

ANTUR BYD NATUR
NATURE'S ADVENTURE
WWW.WILDFOXRESORTS.COM

RESERVED MATTERS APPLICATION, WILDFOX AFAN VALLEY: STATEMENT OF COMPLIANCE

This statement of compliance accompanies the Reserved Matters application for the proposed Wildfox Adventure Resort at Afan Valley, Neath Port Talbot, with details of the siting, design, external appearance of buildings, landscaping and associated parking. This statement identifies compliance with key elements of the Design and Access Statement and the approved Parameters Plan associated with the Outline Approval.

1.0 MASTERPLAN

Relevant Drawings:

Outline Consent: Concept Masterplan 170239 (SK) 01 P

Reserved Matters Application: Proposed Site Layout 21055 (05) 104

The proposed layout respects the key design principles set out in the outline application:

- 2 main access points into the site; 1 guest access from the A4107, Brytwn Road, to the west of the site is proposed, and 1 service/staff access from the A4063, Pen-y-Bryn, at the east of the site.
- The transport network of a main spine road serving all the accommodation and activity zones, with secondary distribution roads directly serving the lodges as identified in the outline application are respected, giving a clear structure and hierarchy to the resort masterplan. The principal spine road running west to east follows the line of the existing vehicle track through the site; it provides the key vehicular artery between the arrivals building in the west, the visitor car park and central public piazza space at the heart of the site and the mountain activity buildings and back of house facilities in the east. Eelementum eu augue. Sed vel congue odio.
- A landscape buffer is proposed along the Northern and Eastern Cymmer boundaries and the Southern ridge in line with the outline consent.
- The existing PROWs are positioned as per the outline consented masterplan and Parameters Plan. The proposed site layout therefore respects the routes of each of these and in particular the ancient pig trail (BR 42) that bisects the site north to south but will be dropped in level at the point of the resort spine road to allow the latter to pass over it as per the outline consent.
- The existing woodland in the North-East corner of the site is being retained as much as possible as per the outline concept masterplan and parameter plan.

2.0 PARAMETERS PLAN

Relevant Drawings:

Outline Consent: Parameters Plan 17023 (90) 210 O

Reserved Matters Application:

Arrivals Building

Proposed Plan, Section, Elevations 21055 (05) 110

Hotel

Proposed Ground Floor (Piazza Level) Plan 21055 (05) 121

Spa

Proposed Ground Floor Plan 21055 (05) 130

Rock + Wild

Proposed Ground Floor Plan 21055 (05) 137

Wildfox Mountain

Proposed Ground Floor (Entry Level) Plan 21055 (05) 147

Summit Hub

Proposed Lower Ground, Ground Floor and Roof Plans 21055 (05) 155

Back of House

Proposed Ground, First Floor and Roof Plans 21055 (05) 160

Forest Hub

Proposed Plan, Section and Elevations 21055 (05) 165

The proposed layout respects the key design principles set out on the parameter plan:

2.1 LAND USE

- The land use allocation is in line with the approved parameters plan as part of the outline consent.
- 4 accommodation zones house a total 570 lodges across the resort.
- A landscape buffer is proposed along the Northern and Eastern Cymmer boundaries and the Southern ridge in line with the outline consent.
- A number of activity zones accommodate the key resort buildings: Wildfox Mountain (Climbing, bouldering and family adventure), Rock and Wild (Canyoning and family aqua), Wildfox Hotel and Den, Wildfox Spa and Wellness.
- Back of House/service area is located in a zone at the east of the site

2.2 ACCESS AND MOVEMENT

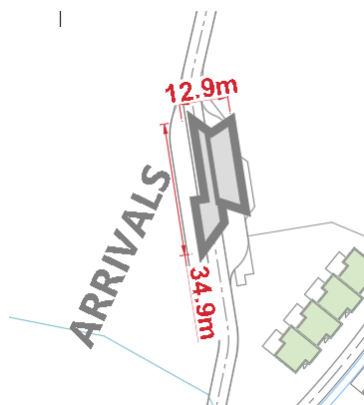
- 2 main vehicular access points are proposed into the site; 1 guest access from the A4107, Brytwn Road, to the west of the site is proposed, and 1 service/staff access from the A4063, Pen-y-Bryn, at the east of the site.
- The transport network of a main spine road serving the site and secondary distribution roads to serve the lodges in the different zones identified in the outline application are respected and give a clear structure and hierarchy to the masterplan. The principal spine road running west to east follows the line of the existing vehicle route through the site; it provides the key vehicular artery between the arrivals building, the parking and central public piazza space at the heart of the site and the mountain activity buildings and back of house facilities in the east.

- A series of primary and secondary cycle and mountain bike routes are proposed across the site, integrated into the wider activity network linking the different activity and residential zones.
- Car Parking is provided in 2 locations as per the parameters plan; 650 guest undercroft parking spaces are proposed beneath the hotel in the central plaza space and 250 staff parking spaces are proposed adjacent to the Back of House/Staff facilities at the eastern edge of the site.

2.3 BUILDING SCALE AND HEIGHT

- The building dimensions and heights are compliant with the consented outline application parameters plan drawing ref: 17023 (90) 210 O.

KEY BUILDING DIMENSIONS ARE IDENTIFIED BELOW:



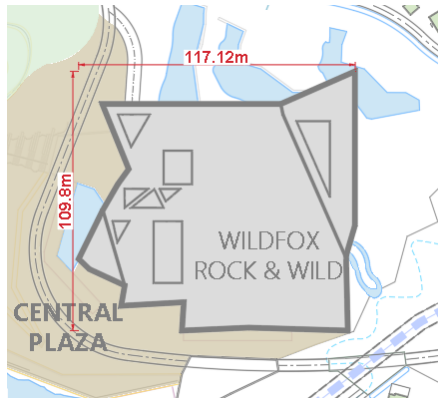
The proposed arrivals building greets all visitors, stradling the access spine road into the resort. Its dimensions are compliant with those set on the approved parameters plan:

Width: 1m - 20m
Length: 2m - 80m



The proposed hotel and the apartments both sit within the parameter zone referenced Sports Village. The two buildings have a glass bridge connection at first floor but split at ground. The dimensions of each are compliant with those set on the approved parameters plan:

Width: 1m - 47m
Length: 2m - 188m



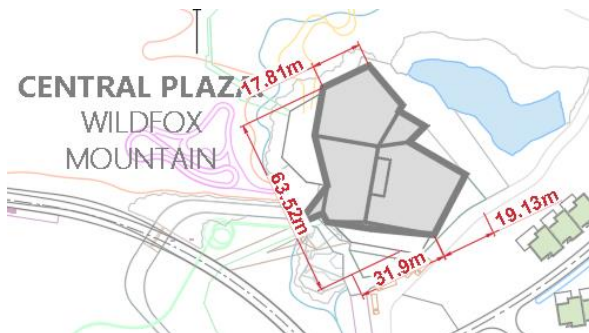
The proposed Rock + Wild water activities building sits within the parameter zone referenced Central Plaza. Its dimensions are compliant with those set on the approved parameters plan:

Width: 10m - 130m
Length: 100m - 400m



The Wildfox Spa sits within the parameter zone referenced Central Plaza. The building is located below the zone which is noted: Building within this zone to be flush with ground level. Its dimensions are compliant with those set on the approved parameters plan:

Width: 10m - 130m
Length: 100m - 400m



Wildfox Mountain accommodates the indoor climbing, bouldering and adventure play and sits within the parameter zone referenced Central Plaza. Its dimensions are compliant with those set on the approved parameters plan:

Width: 12m - 60m
Length: 50m - 140m



The Summit Hub and Restaurant sits within the parameter zone referenced Alpine. It forms the starting point for the the downhill bike trails, the luge and the mountain trikes and provides guests with supporting F&B and changing facilities. Its dimensions are compliant with those set on the approved parameters plan:

Width: 1m - 18m
Length: 2m - 50m



The Staff/Back of House building sits within the parameter zone referenced Staff. It is located adjacent to the spine road at the eastern Croeserw service access. Its dimensions are compliant with those set on the approved parameters plan:

Width: 1m - 30m
Length: 2m - 50m



The Forest Hub building sits within the parameter zone referenced Forest Hub. It provides guests with a gathering point at the end of a number of mountain bike trails and is the termination point for the zip coaster. Its dimensions are compliant with those set on the approved parameters plan:

Width: 2m - 10m
Length: 2m - 20m

Note: Height compliance for each of the buildings is identified on each of the proposed individual building sections by way of a red dotted line which indicates the approved parameter height.

3.0 DESIGN

Relevant Drawings:

Outline Consent: Parameters Plan 17023 (90) 210 O and Concept Masterplan 170239 (SK) 01 P

Reserved Matters Application: Proposed Site Layout 21055 (05) 104

3.1 SITE WIDE VISION

To create a resort that responds positively to the site and its surrounding context.

In developing the detailed design, we have used a number of themes as key design drivers:

- Local Heritage
- Local vernacular – appreciation of the local/ regional vernacular.
- Landscape restoration, reforestation and re-wilding
- Topography
- Landscape character
- Access, movement and accessibility
- Views (inwards/ outwards)
- Social characteristics

Through extensive site investigations, a deep understanding of the site conditions, geography and topography has been gained during the design development, ensuring that the detailed proposals have been driven by the natural environment.

The proposed site plan, using the concept masterplan as its framework, delivers a resort with legible, spatial organisation to maximise the breathtaking views and natural terrain elements that the site affords. Alongside capitalising on the views, the layout is designed to weave around existing heritage assets, celebrating them and the rich history of the area in a positive manner. The proposed site plan builds upon the outline concept masterplan to create an accessible resort where a safe, legible movement framework connects all parts of the site.

In line with the outline Parameters Plan and Concept Masterplan, the main activity zones and buildings “hang off” a central circulation spine that runs through the site. The Wildfox Piazza acts as a central focus, linking 3 of the resort’s core facility and activity buildings, reinforcing the legibility of the diagram and acting as a marker for guests as they move around the site. The large water body and associated public realm of the piazza bring together the Wildfox Hotel, Rock and Wild and Wildfox Spa. The Wildfox Mountain area is situated to the south-east of the resort site plan, close to the highest point of the site, where the downhill trails and luge runs will be created using the existing topography. The Wildfox Forest is set amongst the existing forest area of the site, reinforcing the character of that zone. It integrates with the downhill trails from the mountain as they weave through the trees to terminate at the Forest Hub at the north of the resort, where the upload for all the trails sets off to transport the equipment and participants back to the Mountain summit. Wildfox Terrain is located to the north-west of the site amongst some of the most challenging terrain, which again reflects the nature of the activities that will take place here.

Nestled between the key activity zones are 4 lodge accommodation areas, connected to the spine by a series of secondary, pedestrian dominated residential roads.

3.2 BUILDINGS

In line with the concept proposals set out in the Approved Outline DAS, the building forms work positively with the site conditions to reduce groundworks enabling to a minimum – “touching the land as lightly as possible”.

A number of principles have been key in our design development of the buildings across the resort:

- The concept of creating forms that reflect the building use within
- The use of high-quality, robust materials that respond positively to the local context
- The creation of opportunities for framed views out of the site to celebrate the surrounding unique landscape
- The delivery of a holistic architectural response where the quality and aesthetic of the resort is embedded through all aspects of the building design, inside and out
- The positive use of the site levels to create buildings that belong in their landscape
- The creation of exciting volumes and spaces within the buildings through the positive exploitation of the existing site contours

The scheme has been developed to create buildings that have a high-quality architectural identity, each offering a unique manifestation for the different activity offerings and structures, based on the native site topography of their location.

The detailed design reflects a design approach that is very much about creating a resort with buildings that are well-integrated with their setting, using the site levels in a positive way and where the quality of the spaces between the buildings is as important as the buildings themselves.



WILDFOX
RESORTS

NATURE'S ADVENTURE

WWW.WILDFOXRESORTS.COM