



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

**Reserved Matters Application:
Condition 12
Materials**

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NATURE'S ADVENTURE

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RESERVED MATTERS APPLICATION, WILDFOX AFAN VALLEY: Materials

1.0 INTRODUCTION

- 1.1 Wildfox Afan Valley - A resort that responds positively to the site and its surrounding context. Through colour, materials and form, the design vision is one that allows for the buildings to work positively with the site conditions to reduce groundworks and enabling to a minimum – “touching the land as lightly as possible”, to create a resort that belongs to its landscape both visually and environmentally, ensuring the buildings sit in harmony with the natural environment. The materiality of each building is key in achieving this vision – not only have we considered the visual aesthetic of the building finish, but also the longevity to ensure that the materials will sustain their quality over the long term. We are proposing materials that are high-quality, robust and respond to local context.
- 1.2 Through the detailed design we have been careful to reinforce the importance of the balance between heavy and light – understanding the importance of how each building meets the ground and then manifests itself in a form rising above it. We have focused on detail and the adjacencies of materials, understanding that well considered junctions are key to an authentic, high-quality and durable scheme.

2.0 KEY BUILDINGS AND MATERIALS

ARRIVALS BUILDING

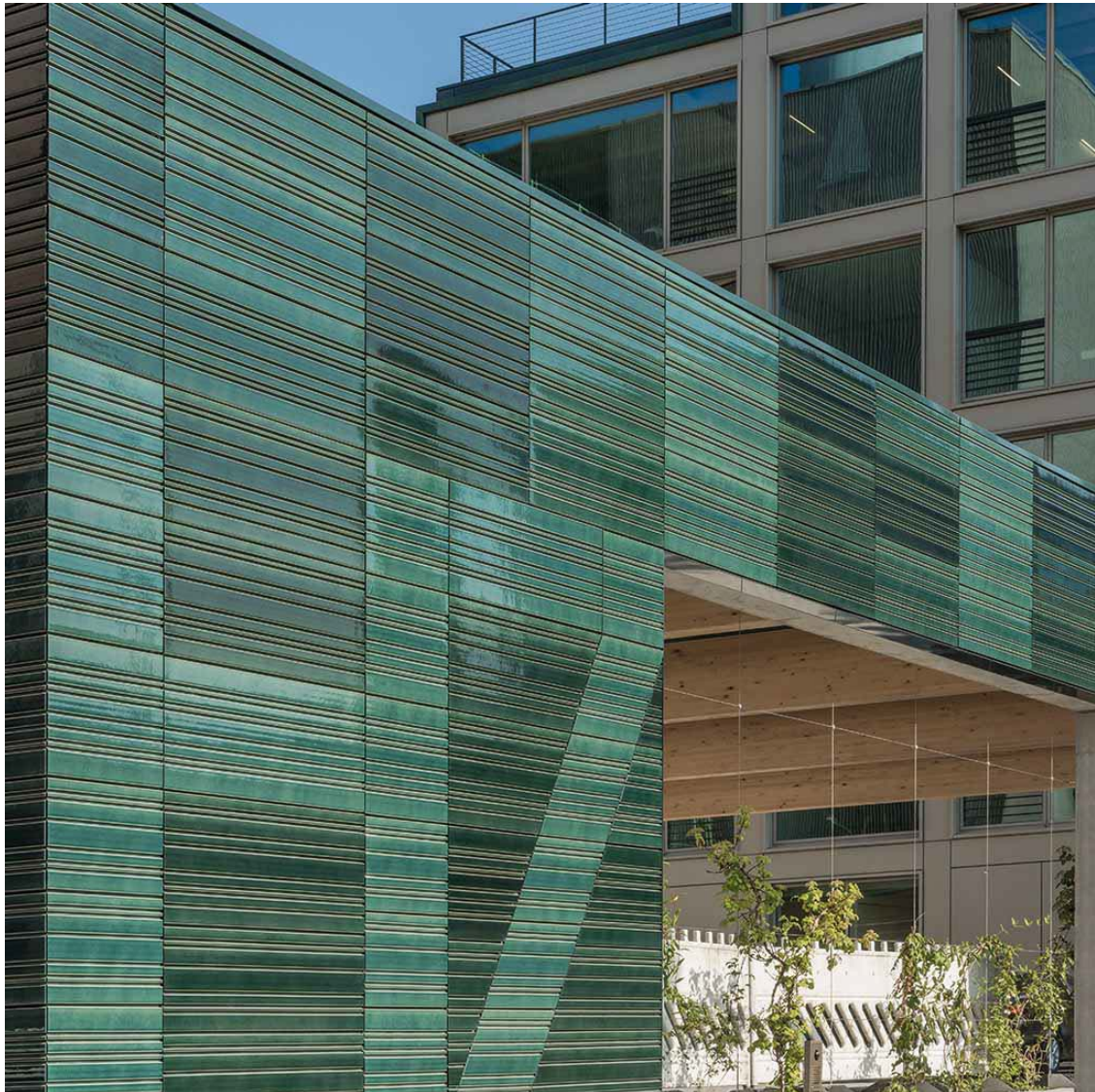
- 2.1 This building sets the scene for the resort as guests arrive on site. The materials selected reflect the two elements of the building: the angular, shard-like, folded forms of the canopy that wraps the building and the more traditional linear element of the office that sits beneath.
- Canopy: Standing seam cladding or similar approved. Colour: Anthracite, to be agreed with LPA
 - Linear office form: Fibre cement cladding or similar approved. Colour: Patinated weathering steel, to be agreed with LPA
 - PPC aluminium fascias. Colour: Anthracite, to be agreed with LPA

HOTEL AND APARTMENTS

- 2.2 The proposed hotel and the apartments both sit within the parameter zone referenced Sports Village. The materials have been selected to work with the sinuous form of the hotel and the more traditional linear element of the car park that sits beneath. The colour of the green glazed tiles intended to blend with the landscape beyond and the bronze perforated cladding to bed itself into the earth that the building “grows” from.
- Glazed ceramic vertical tiles to upper floor hotel elevations. Colour: Green, to be agreed with LPA
 - GRC cladding panels or similar approved Colour: Warm Grey, to be agreed with LPA

- Geometric pattern metal rainscreen cladding to car park Colour: Bronze, to be agreed with LPA
- Stone rainscreen cladding. LPA
- PC Aluminium Louvres. Colour: Dark Grey, to be agreed with LPA
- Perforated metal panels. Colour: Patinated weathering steel, to be agreed with LPA

Material Precedent Example: Glazed ceramic tiles



ROCK + WILD

- 2.3 The proposed Rock + Wild is home to the indoor water park and sits within the parameter zone referenced Central Plaza. The materials selected aim to work with the angular, folded forms of the structure that is designed to “grow out of the landform” and express the excitement of the activities that are housed within. The dark colours will appear as another rock formation as it cuts back into the landscape. The angled panels provide interest and relief through the way the natural light hits them providing movement to the expansive elevations.

- Kingspan Benchmark Dri-Design metal cladding. Colour: Green Grey/Multitone, to be agreed with LPA
- Standing seam metal roof. Colour: Dark Grey, to be agreed with LPA
- Flat metal cladding panels. Colour: Grey/Dark Grey, to be agreed with LPA
- PPC Aluminium Louvres.
- Glass curtain walling system
- Roof lights with integrated solar shading
- Perforated metal panels. Colour: Patinated weathering steel, to be agreed with LPA
- GRC cladding panels to soffits. Colour: White/off-White, to be agreed with LPA

Material Precedent Examples: Kingspan Benchmark Dri-Design metal cladding



WILDFOX SPA

- 2.4 The proposed Wildfox Spa sits within the parameter zone referenced Central Plaza. The materials selected reflect the simple form and the calm, high-quality, well-being environment for the activities within. The lower level dark blue glazed tiles, whilst remaining earthy in colour, offer a reflective quality for the reflection pools that the building's entrance sits upon. The horizontality of the form is broken at first floor by the use of vertical bronze coloured louvres that also provide the pivity to the treatment rooms on the western elevation. The bronze is also a reference to the use of the colour on the hotel across the water. The roof is predominantly a biodiverse green roof so that its form blends seamlessly with the lanscape of the land rising above it.

- Vertical metal cladding. Colour: Bronze, to be agreed with LPA
- Precast concrete cladding

- Vertical louvre system. Colour: Bronze, to be agreed with LPA
- Metal cladding system. Colour: Bronze, to be agreed with LPA
- Glazed profiled ceramic tiles. Colour: Dark Blue, to be agreed with LPA
- Dark stain timber effect cladding
- Stone-effect rainscreen cladding

Material Precedent Example: Bronze vertical louvre system



WILDFOX MOUNTAIN

- 2.5 The proposed Wildfox Mountain sits within the parameter zone referenced Central Plaza. The form and materials have references to Rock + Wild – folded, “shard-like” elevations allow the building to manifest itself as a further rock projecting from the landscape. This is very much a response to the activities within; the building being home to the indoor climbing and bouldering facilities.
- 2.6 Like Rock + Wild, the materials on Wildfox Mountain aim to work with the angular, folded forms of the structure that is designed to “grow out of the landform” and express the excitement of the activities that are housed within. The bronze varying facet panels to the elevations will offer different light qualities and reflections with a “glacier type” quality and the colour provides reference back to material elements within the hotel and Wildfox Spa.
- Vertical standing seam cladding or similar approved. Colour: Bronze, to be agreed with LPA
 - Fibre-cement cladding. Colour: Dark Grey, to be agreed with LPA
 - Open metal louvre system. Colour: Bronze, to be agreed with LPA
 - Perforated metal panels. Colour: Patinated weathering steel, to be agreed with LPA

- Metal standing seam. Colour: Grey, to be agreed with LPA

Material Precedent Example: Dark grey fibre-cement cladding



SUMMIT HUB + RESTAURANT

- 2.7 The proposed Summit Hub + Restaurant sits within the parameter zone referenced Alpine. The horizontal building form sits low on the hillside ensuring that the southern ridge line remains unbroken. The materials have been selected to reflect the lodges which are located across the resort; a dark fibre cement clad lower floor “grows” out of the hillside with the vertical seamed cladding set amongst the glazing at first floor. The extensive biodiverse green roof and the pennant sandstone ramp wall reinforce the “building within the landscape” approach – its’ form and materials deliberately chosen to make it almost invisible on the hill.

- Vertical standing seam cladding or similar approved. Colour: Anthracite/Black, to be agreed with LPA
- Fibre cement cladding or similar approved. Colour: Slate, to be agreed with LPA
- Precast concrete slab.
- Perforated patinated steel chimney

FOREST HUB

- 2.8 The proposed Forest Hub sits within the parameter zone referenced Forest. The small building houses limited guest facilities for those awaiting upload onto the mountain trails or those who have returned to this location on the zip coaster. The building is very simple in form to give it the feeling of a basic forest lodge and the materials have been selected to reflect that approach. The green coloured perforated cladding having a very practical architectural feel that blends in colour with the natural, forest environment. The extensive biodiverse green roof reinforces the “building in the forest” approach.

- Perforated metal cladding. Colour: Green, to be agreed by LPA
- Patinated weathered steel
- PPC steel channel, or similar. Colour: Anthracite/Black to be agreed by LPA.
- Perforated patinated steel chimney.

STAFF/BACK OF HOUSE

2.9 The proposed Staff/Back of House Building sits within the parameter zone referenced Staff. The building houses on-site maintenance and storage at ground, with staff facilities at first floor. The building form is driven very much by operational requirements and the need to work within a very technically constrained part of the site. The dark coloured vertical seamed cladding is reference back to other elements of the site and the large, simple footprint provides the opportunity for an extensive biodiverse green roof.

- Vertical standing seam cladding or similar approved by LPA. Colour: Anthracite
- Engineering Brick
- Powder coated grey roller shutter doors or similar approved by LPA
- Fibre cement panels or similar approved by LPA. Colour: TBA

LODGES

2.10 The proposed Lodges sit across a number of parameter zones: Trails and Trails Lodges Accommodation Zone 1A, Trails and Forest Lodges Accommodation Zone 1B, Alpine Lodges Accommodation Zone 2, Sports Lodges Accommodation Zone 3 and Alpine Lodges Accommodation Zone 4. There are 7 lodge types which vary according to size of unit and location on the site in relation to ground levels. A dark fibre cement clad lower floor generally “grows” out of the hillside with a vertical seamed cladding sitting above. The extensive biodiverse green roof reinforces the “building within the landscape” approach, “locking” the lodges as much as possible into the hillside – their forms cut into the land and the darkness of their materials are deliberately chosen to make them almost invisible in the landscape.

- Vertical standing seam cladding or similar approved by LPA. Colour: Dark grey.
- Fibre cement cladding or similar approved by LPA. Colour: Warm grey.
- Patinated steel or similar approved by LPA.
- Perforated patinated steel Chimney.



3.0 LANDSCAPE AND PUBLIC REALM

INTRODUCTION

- 3.1 The materials and furniture palette for the Afan Adventure resort has been selected to provide a robust yet human scaled consistency of appearance. It aims to:
- Create a responsive development with a strong sense of place;
 - A considered approach to character which draws from the surrounding landscape characteristics and
 - A clear movement hierarchy aiding legibility and wayfinding which ties in with the adjacent developments.
- 3.2 Consistency across the palette of external furniture is important to establish a visually unified resort. The selected elements of wood and metal provide a harmonised design that can be adapted subtly to differentiate between the different areas of the resort.
- 3.3 Wooden and steel furniture has been chosen to reflect the unique and distinctive identity of the Afan Valley and the natural and industrialised environments found within in it.

CENTRAL PLAZA

- 3.4 Within the Central Plaza and around Wildfox Mountain the furniture palette consists of more metal and stone elements reflecting the surrounding architecture and level of usage around these resort buildings. The rich weathered steel and distinctive blue grey tones of stone provide a strong marriage of manmade and natural materials. The floorscape is simple and complements the furniture and buildings, using where possible largely local stone renowned for its durability and low abrasion values in various paving sizes and textures. Subtle contrast will be achieved through the use of pale concrete, gravel and metal walkways with rough site won stone used in gabions seating / walls, edge treatments and rockeries.

FURNITURE

- 3.5 In the wider resort the introduction of timber furniture will complement its surroundings and be a natural robust solution. The floorscape is again simple and references the existing gravel tracks which

provided access to the forest around the area. New grey stone bound gravel vehicular access routes to the accommodation and activity zones and gravel footpath / cycleways will connect the resort in a subtle and durable fashion.

- 3.6 The placement and detailing of the furniture will ensure safety and legibility in the resort including the needs of the visually impaired. The opportunity to provide bespoke furniture / features with resort motifs/logos will also aid with the sense of cohesion and place.

RESORT WIDE LANDSCAPE MATERIALS

- 3.7 Placement and detailing of street furniture will ensure safety and legibility in the public realm including the needs of the visually impaired. The opportunity to provide bespoke furniture with motifs/logos will be developed. Way-finding for the resort will be key furniture element providing important function to help resort users orientate themselves around the site. These elements will ensure consistency with the furniture palettes are maintained and help differentiate various routes and character areas of the resort. A detailed Wayfinding Strategy and development of Interpretation content will be developed.

WALLS AND RETAINING FEATURES

- 3.8 The resort will integrate with the existing site topography. The changes in levels will be treated using a sensitive design to reduce the need for retaining structures where possible. Where retaining feature are required, stone retaining walls (using local stone wall styles) and gabion baskets will be used. Gabion baskets offer a functioning structural component and are to be filled with site won / locally sourced stone to reflect the vernacular of the site and wider context.

LIGHTING

RESORT BOUNDARY TREATMENT

- 3.9 The resort will be secured with a minimum 2.1m high steel resort fence. This will be a strong, rigid perimeter fencing solution that is not only aesthetically pleasing but provides a barrier to secure the resort from potential trespassers and vandalism.
- 3.10 The open mesh aperture provides excellent visibility to anyone trying to breach the perimeter whilst, ideal for use along CCTV camera systems and offering the opportunity to incorporate fence mounted perimeter intrusion detection systems if needed.
- 3.11 The fence will be in a recessive dark grey / black powder coated finish and contain regular small openings at the base for wildlife to freely pass through.

DETAIL MATERIAL REFERENCES

- 3.12 Further details of the proposed landscape and public realm materials can be found in the following documents:
- Materials and Furniture Proposals sheets – ref: Materials and Furniture Proposals Dwg ref: 33988-RG-L-05-01 rev B
 - Landscape Strategy Document Ref: Landscape Strategy Report ref: 33988/A5/SC

- Resort Boundary – ref: Resort Boundary Proposals Dwg ref: 33988-RG-L-06-01 rev B



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