



CYRCHFAN
WILDFOX
RESORTS

CWM AFAN
AFAN VALLEY

ANTUR BYD NATUR
NATURE'S ADVENTURE

LANDSCAPE STRATEGY

Landscape Reserved Matters

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LANDSCAPE AND PUBLIC REALM

INTRODUCTION

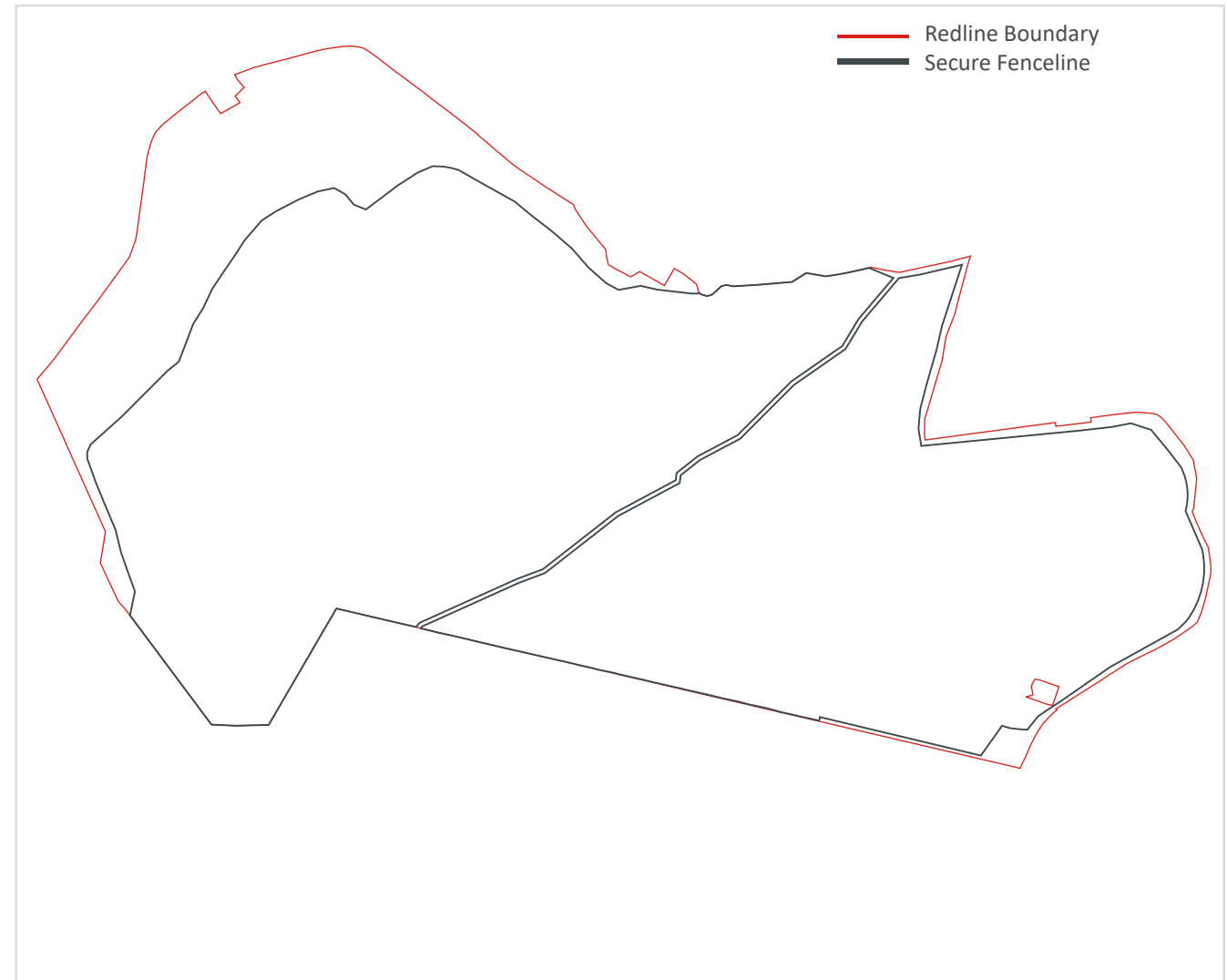
1. The landscape proposals for the new resort have been developed to maximise the potential offered by the sites dramatic landscape context, its topography, existing vegetation structure whilst also enhancing its biodiversity potential. The new landscape structure will provide a world class setting for this unique visitor experience anchored in the unique characteristics of a welsh upland landscape.
2. The following pages set out the design principles which have underpinned the development of the landscape masterplan which has both a unique sense of place whilst also responding to the needs of the guests to the resort. This new landscape will house a series of trails routes and outdoor places which tie together the new buildings proposed on the site to form a cohesive and legible proposition.
3. These proposals have been developed in conjunction with a wide team of specialists but with a particular focus on ecology and hydrology. The landscape of the resort will maximise the biodiversity within the resort while making a positive visual and ecological feature of the need to attenuate water through the creation of a series of new water bodies and swales.



1. Brytwn Road Entrance
2. Main Access Road
3. Entrance Pavilion
4. Cymmer Road Access
5. Staff & Back of House Area
6. Hotel
7. Rock and Wild
8. Wildfox Spa and Wellness
9. Wildfox Mountain
10. Summit
11. Reload Point
12. Terrain Hub
13. Central Plaza
14. Lodge Accommodation
15. Alpine Terrain
16. Wildfox Forest
17. Trax and Trails
18. Wildfox Terrain
19. Mountain Bike Red Routes
20. Mountain Bike Blue Routes
21. Luge
22. Downhill Trikes
23. Pump Track
24. Upload Route
25. View Point

SITEWIDE DESIGN COMPONENTS

4. The landscape masterplan is carefully structured and consists of a series of coordinated and connected component 'layers' which are set out in the adjacent diagrams. These components seek to both maximise the huge potential offered by the existing landscape context of the site whilst also delivering a world class experience for guests of the resort.



Site and Boundary

Within the overall application site a new secure boundary defines the core resort within which all of the main activities, routes and structures are located. Further details of the design of this boundary are provided on subsequent pages.



Retained Vegetation & Buffer Planting

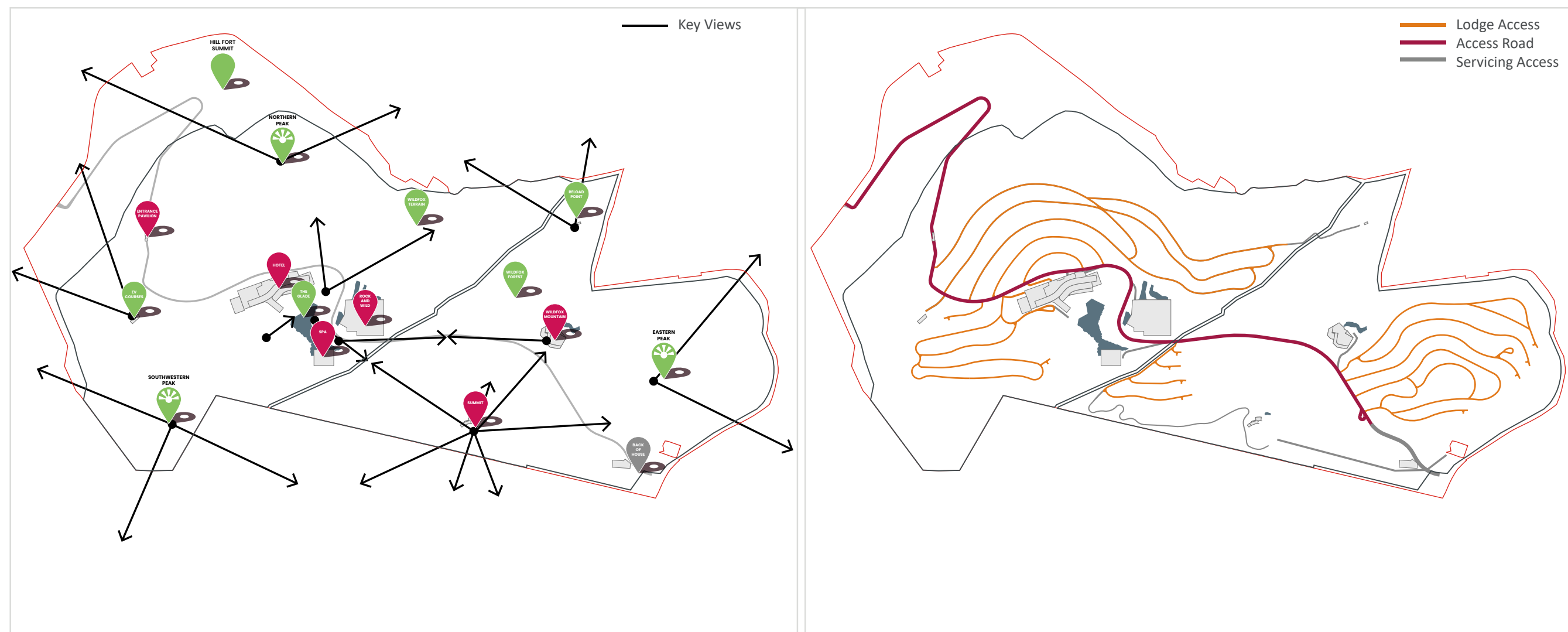
While the majority of woodland on the site has been cleared in recent years substantial areas of coniferous planting remain on site. The landscape masterplan seeks to retain the majority of these trees with localised removal in the west to facilitate lodge construction and localised thinning to allow the construction of forest trails. This

existing planting will be supplemented by new woodland planting to the periphery of the site in accordance with the requirements of the outline consent.



Key Spaces and Destinations

The design of the resort uses the topography and landscape structure of the site to create a series of 'natural' destinations for resort guests. These destinations are supplemented by a series of new spaces and buildings to provide a diverse and engaging visitor experience.



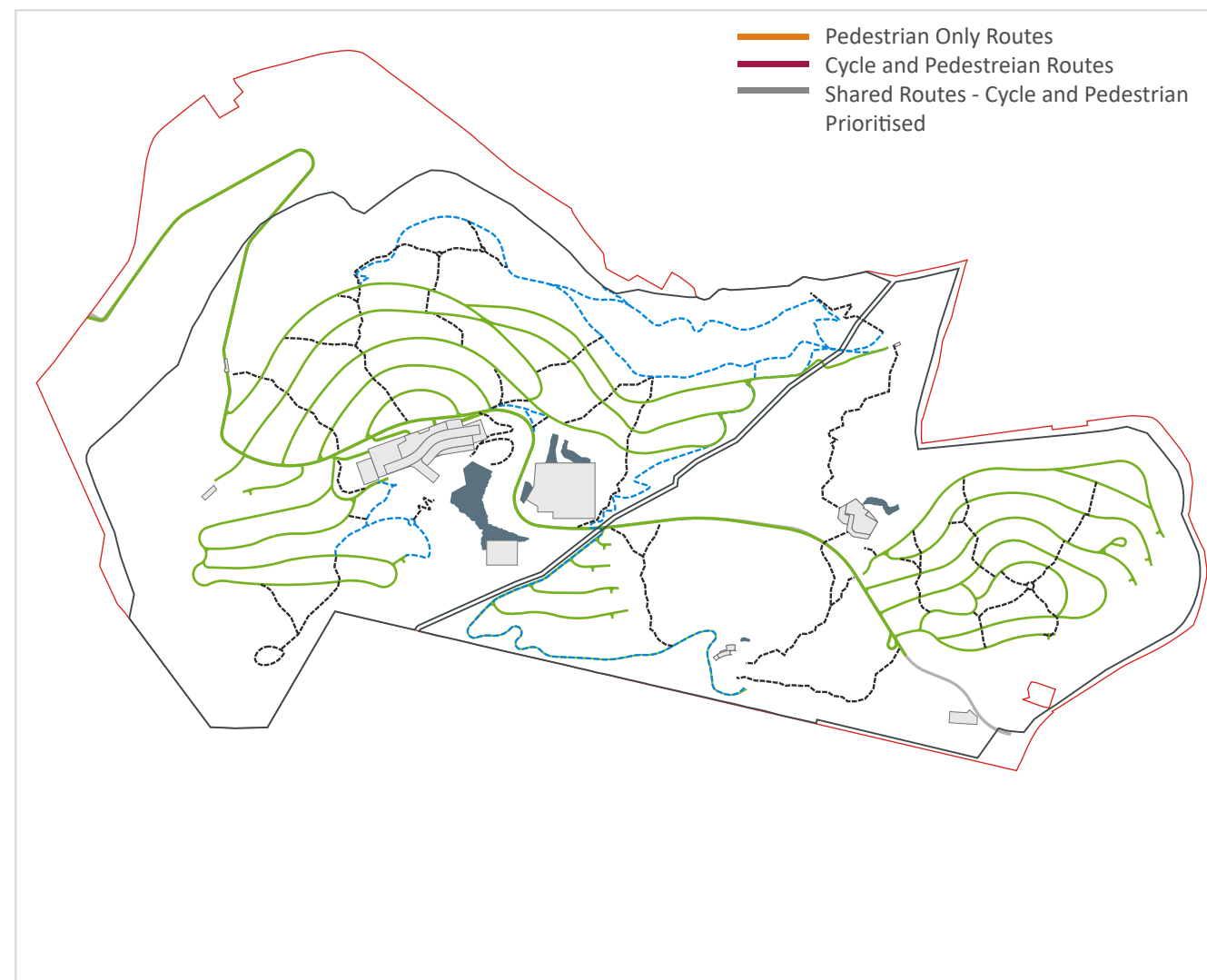
Key Views

The landscape masterplan allows for visual connection between key spaces and destinations as well as maximising views to the wider landscape beyond the resort boundary.

Vehicular Movement

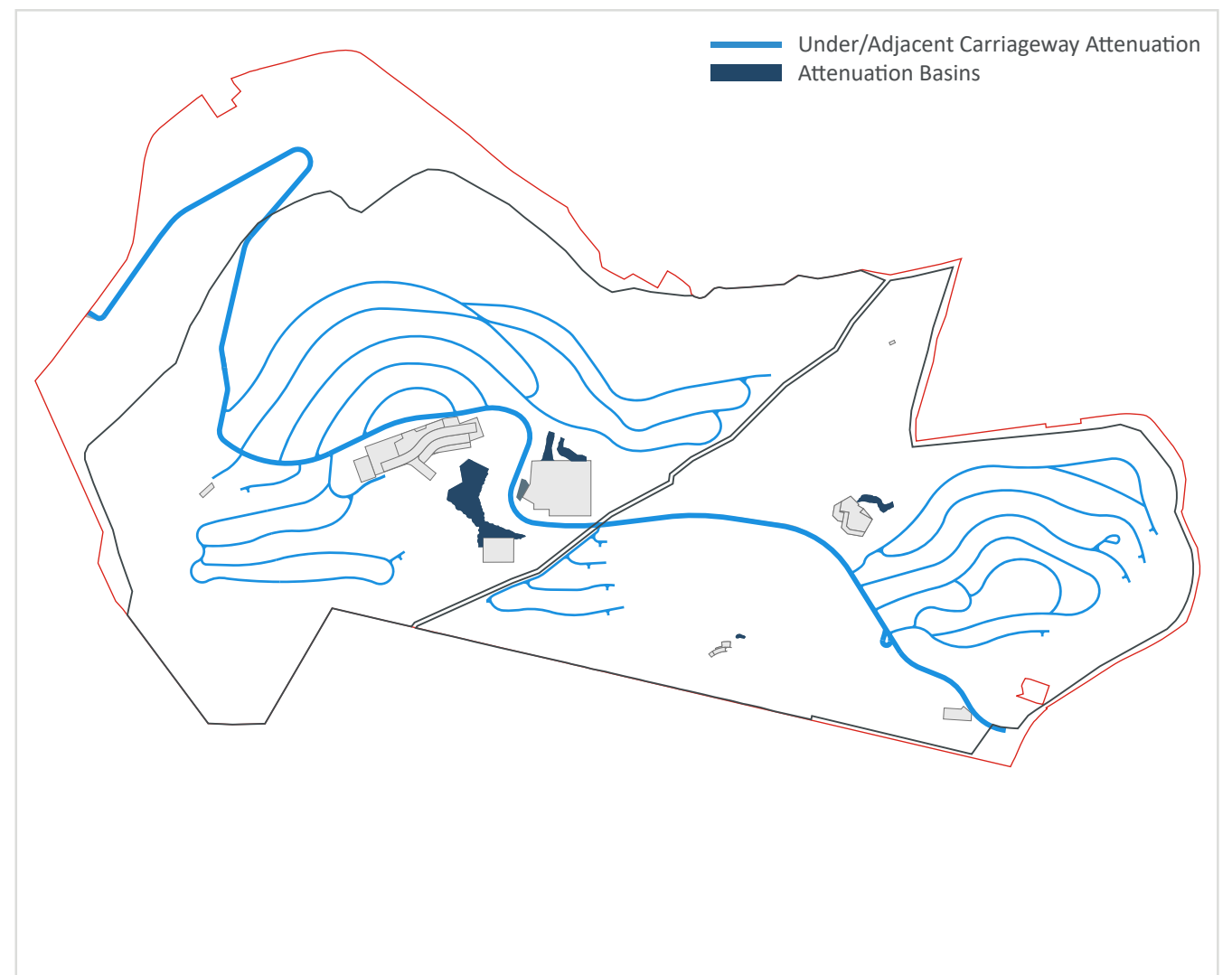
Outside changeover days vehicle movement within the resort will be strictly limited to low speed service vehicles. The vehicle network has been designed to maximise the reuse of existing tracks wherever possible. Where new routes are required they have been carefully designed to run as far as possible with the contours

of the site to minimise the need for intrusive earthworks. Within the overall application site a new secure boundary defines the core resort within which all of the main activities, routes and structures are located. Further details of the design of this boundary are provided on subsequent pages.



Non Vehicular Movement

The dominant form of movement within the resort will be active transport, people moving themselves by foot or bike. A wide range of routes and trails connect the destination across the resort. These are supplemented by a range of recreational routes and higher intensity trails which are described on subsequent pages.



Attenuation

The attenuation of Afan's prodigious rainfall has formed a key structuring component of the resort's landscape masterplan. A series of interlinked water bodies within the central space and close to Rock and Wild are dominant features at the centre of the resort.

Elsewhere smaller attenuation features and rain gardens add richness and biodiversity potential to the resort's landscape.

SITEWIDE ACTIVITY PLAN

5. At the heart of the ethos of Wildfox is the provision of a series of adventure activities. A core part of this roster of activities are the outdoor trails and routes which run though out the site.
6. These routes fall into a series of groups:

Bike trails

The resort provides a range of mountain bile trails from red grade routes running down the mountain, a downhill trike route to more leisurely gravel bike trails running around the perimeter of the site.

Luge

A year round downhill luge route runs from summit to Wildfox Mountain.

Pedestrian Trails

A network of pedestrian trails permeate the site. These will be complemented by a series of aerial walkways and rope courses.

Zip Coasters

Launching from the Wildfox Mountain Deck the Zip Coaster winds and twists its way through the Wildfox Forest landing in the centre of the Forest Hub Reload Point.

Upload routes

To enable riders to benefit from the downhill adventure a vehicular upload route is provided to link base to summit. This is complemented by a cycle upload route for those wishing to make the return journey under their own steam.

KEY

Site - Outside Boundary

Site - Inside Boundary

Buildings and Structures

Destinations

Key Spaces

Pedestrian and Cycle Routes

Pedestrian Routes

Activities

MTB - Red

MTB - Blue

Technical MTB Routes

Zip Coaster

Luge

Trike

Pump Track

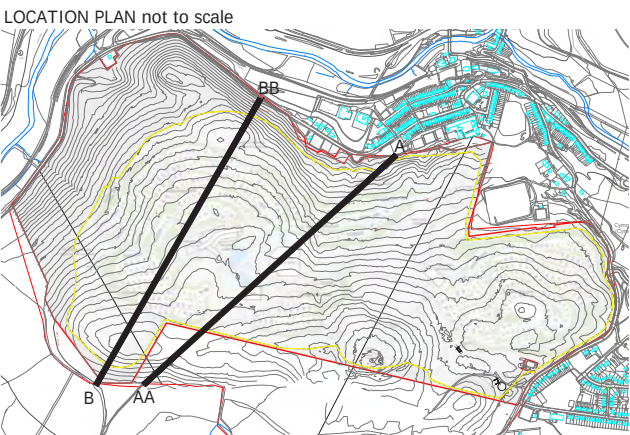
Skate Park

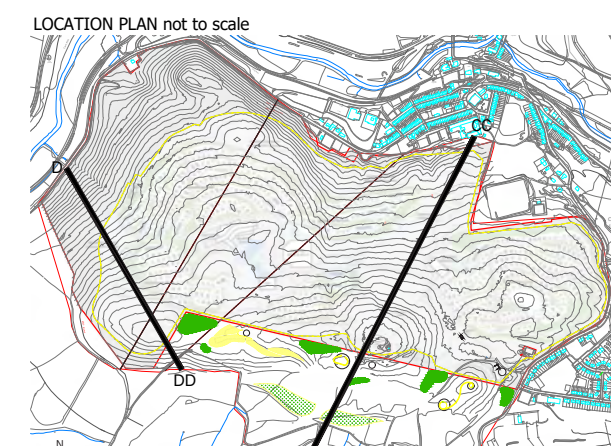
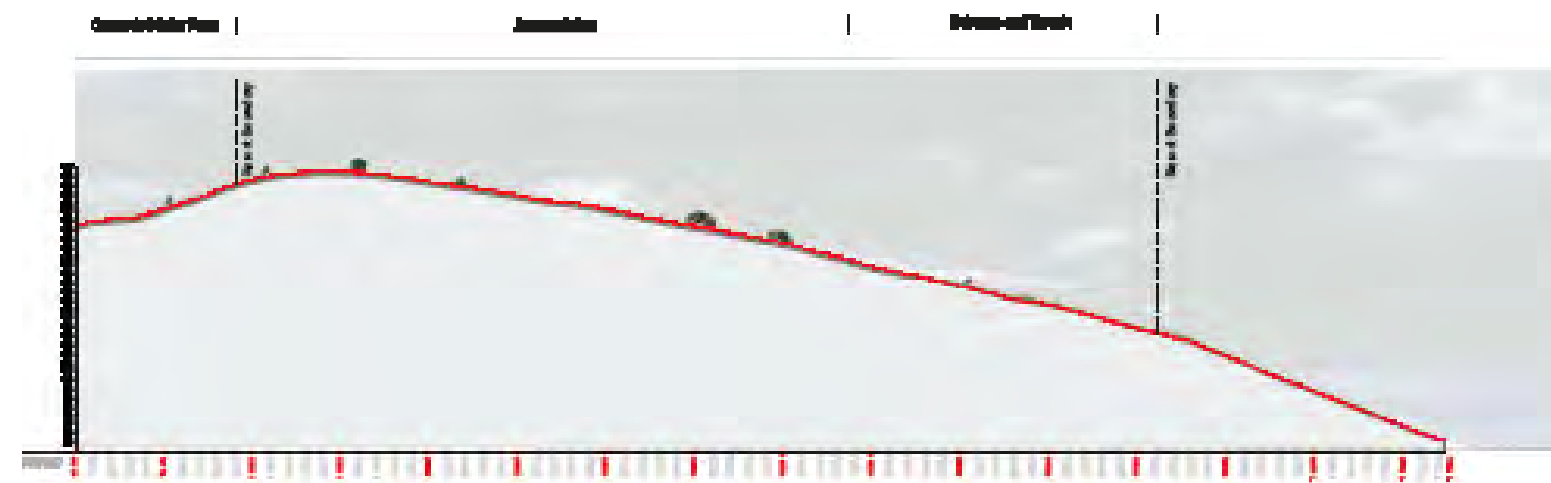
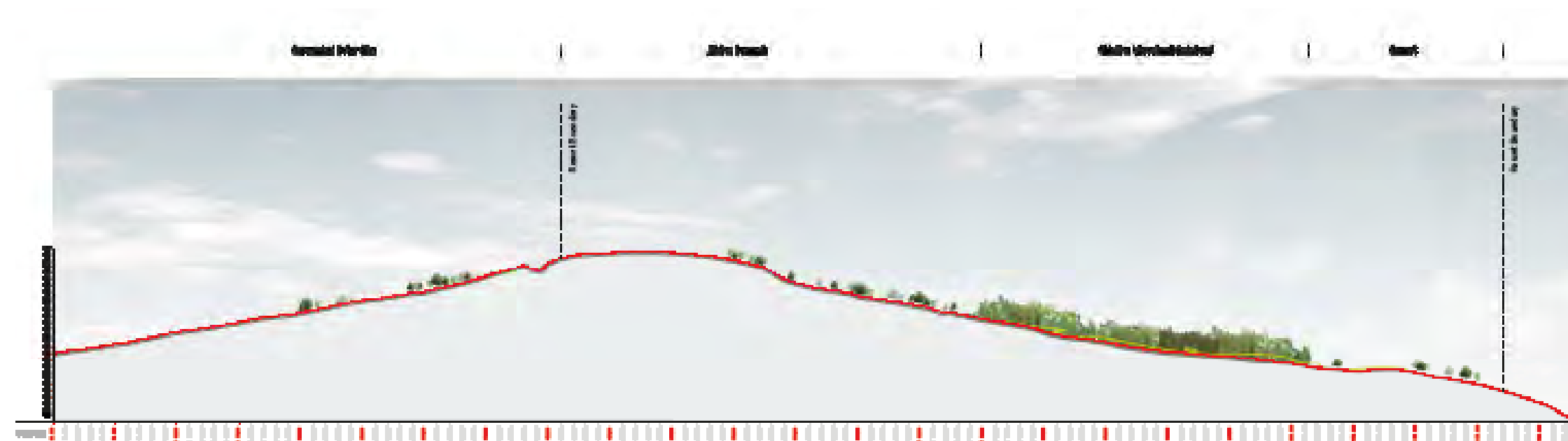
Upload Route

Activity Walk



SITEWIDE SECTIONS





CENTRAL PLAZA DESIGN PRINCIPLES

INTRODUCTION

7. The Central Plaza is the main public space within the resort. Framed by the resort's three key buildings The Spa, Rock and Wild and The Hotel, the space is a focus for activity on the site and has been designed to accommodate a wide range of events and higher level of activity than other areas of the resort. The Central Plaza will be the main point of arrival for visitors once they have parked their car.

8. The Central Plaza is surrounded by the hotel, the spa and Rock and Wild. The main entrances of all of these buildings face onto The Central Plaza. The ground floor of the hotel houses a range of uses including restaurants that spill onto the space. The main bike hire facility for the resort is located on the margins of the space. Above the space the resort's zip wire network traverses the space at high level providing further animation.

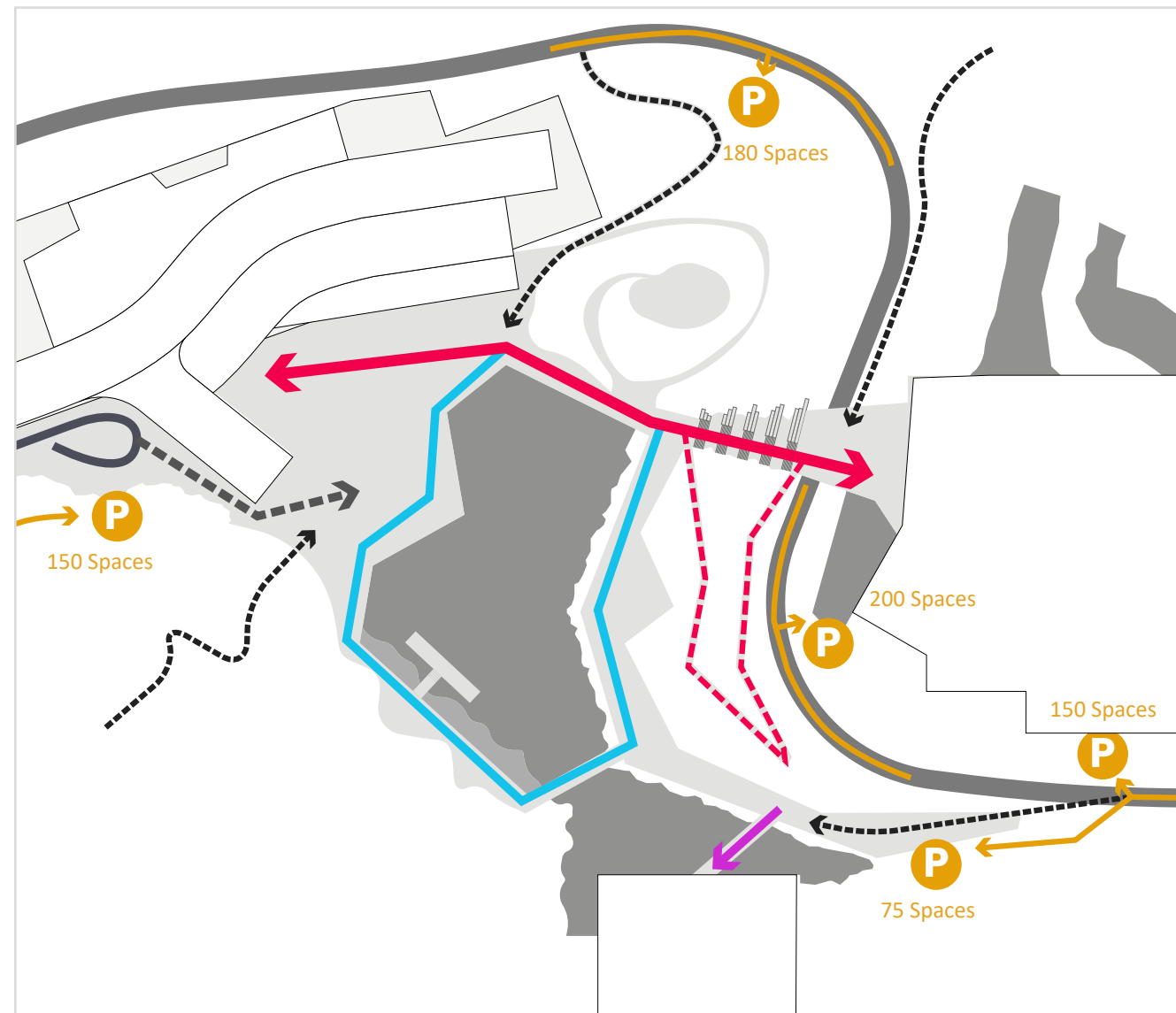
9. The Central Plaza has been designed to be capable of accommodating a range of events from small markets, pop up bars and cafés, exhibitions and an ice skating rink. The maximum capacity of around 3500 people has been benchmarked and carefully tested against equivalent spaces, a process which is illustrated on subsequent pages.

10. The Central Plaza contains a linked series of water bodies. These lakes attenuate the rainfall from adjacent buildings and hard surfaces but have been designed to remain permanently wet throughout the year. The lakes have been designed to accommodate a range of activities including paddleboarding and open water swimming. The scale of the lake and the rainfall profile of the resort will allow the variation in surface water level to be minimal. Further information on the design of the lakes margins is provided on subsequent pages.



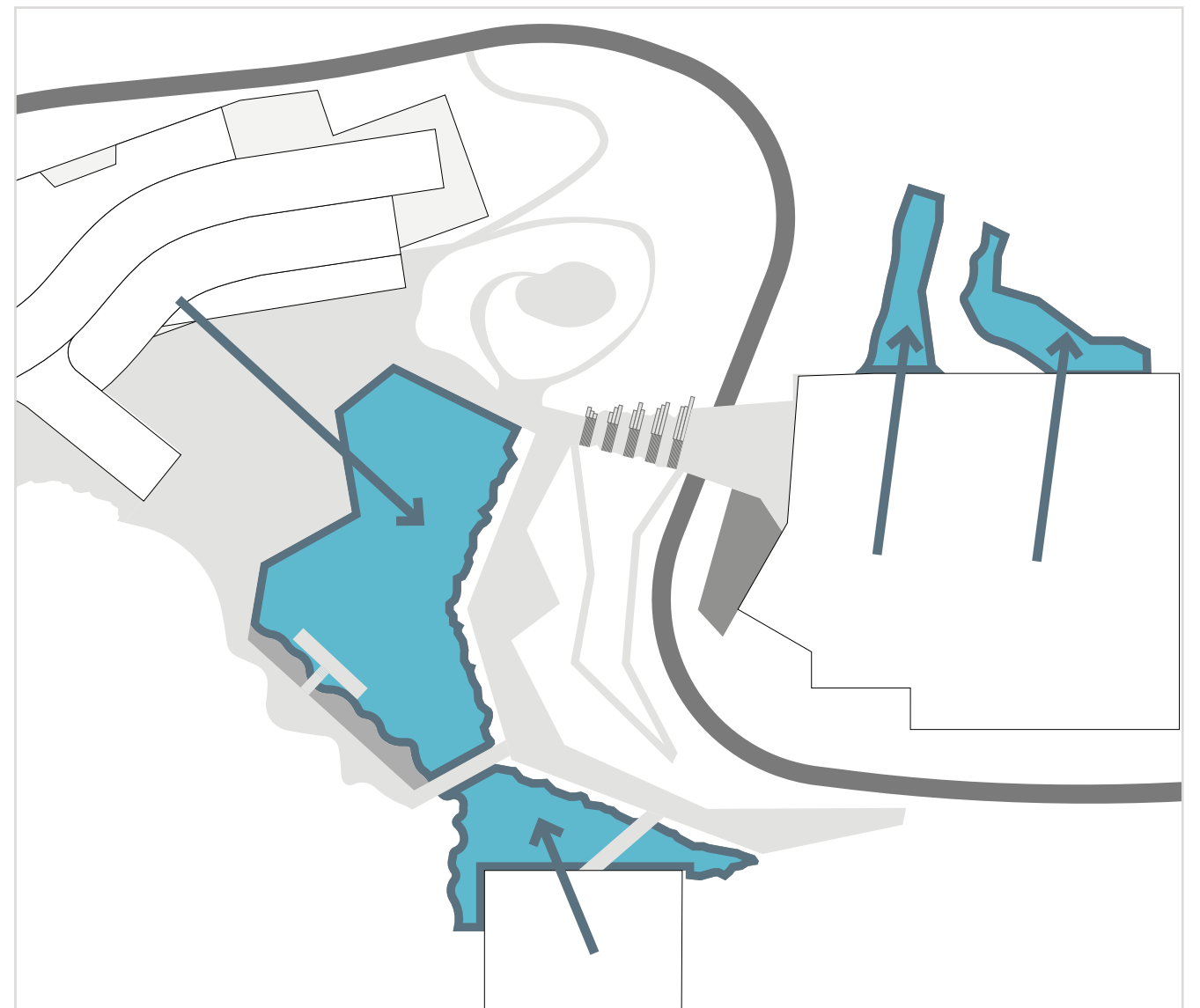
Function

- Restaurant/Cafe Terrace
- Event Space
- Wild Swimming Pontoon
- Cycle Parking (755 spaces total)
- Amphitheatre
- Hotel Drop Off
- Steps and Ramp
- Hill Top View Point



Access and Movement

- Pedestrian Access
- Cycle Access - to parking zones
- Main Hotel to R+W Connection
- Slope Route
- Lake Loop
- Spa Access
- Hotel Drop Off
- Event Space & Servicing Access



Attenuation

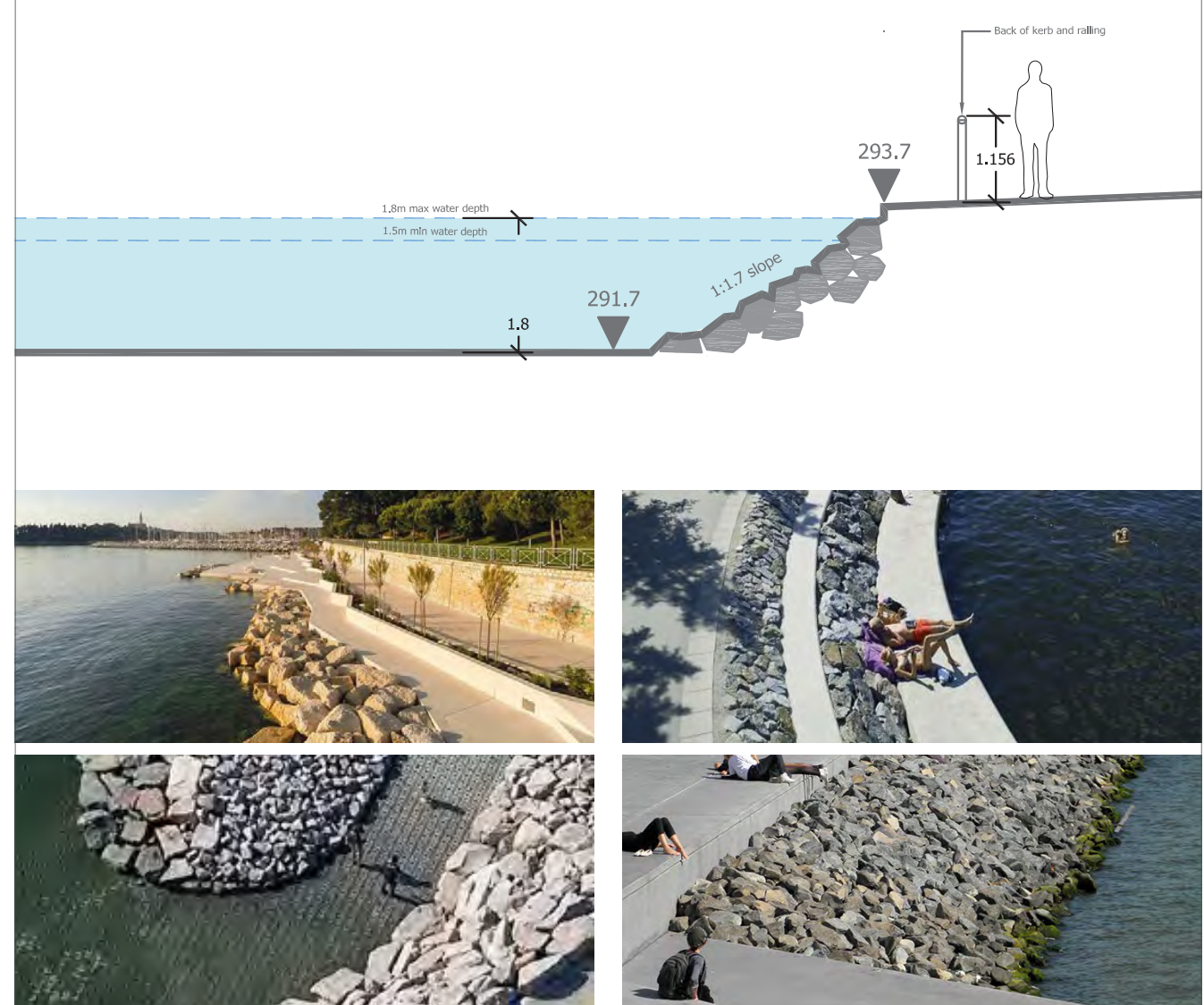
- Attenuation Basins

CENTRAL PLAZA WATER MARGIN SECTION

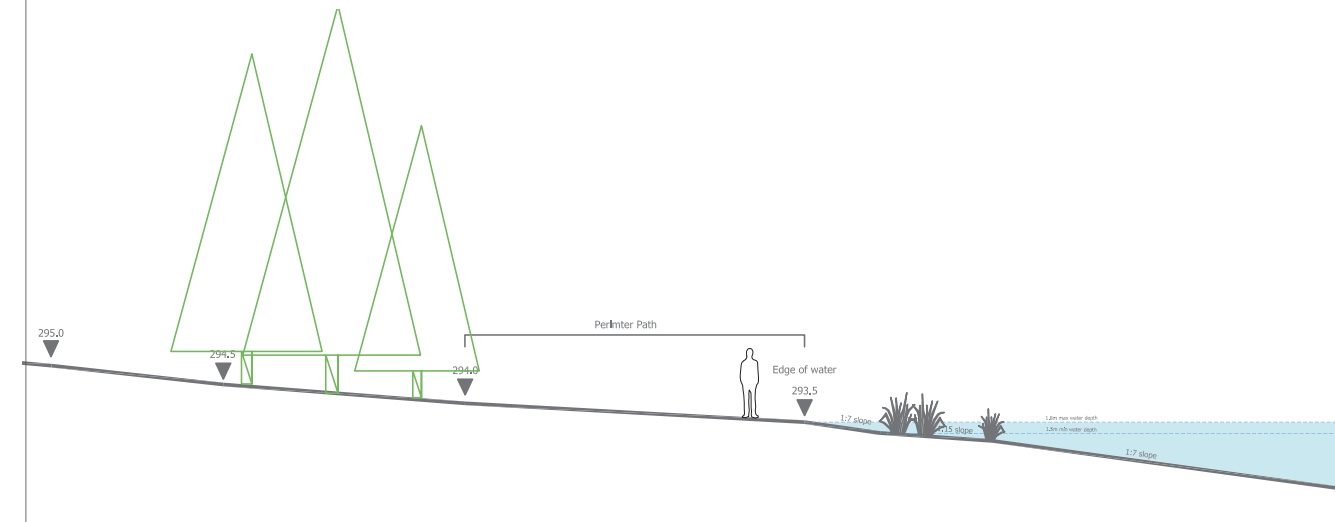
11. The edges of the water bodies have been designed to provide a family of three conditions.

- A gently sloping aquatic margin planted with native species. This margin will maximise the biodiversity potential of the new water body. The gradient of the bank and the dense planting designed in line with The Royal Society for the Prevention of Accidents (RoSPA) will provide a safe margin without the need for a protective rail surrounding the lake.
- A rock margin. This condition will predominate along the 'dam' separating the lake from the adjacent Rock and Wild Building. The gradient of the rock will be generally no steeper than 1:7. Detailed design and expert safety review will identify whether limited sections of safety rail will be required for this condition.
- A flight of broad steps will provide access for activities such as paddle boarding and open water swimming as well as encouraging visitors to have contact with the water. The bed of the lake at the bottoms of these steps will slope at a gradient no steeper than 1:7 in accordance with RoSPA guidance.

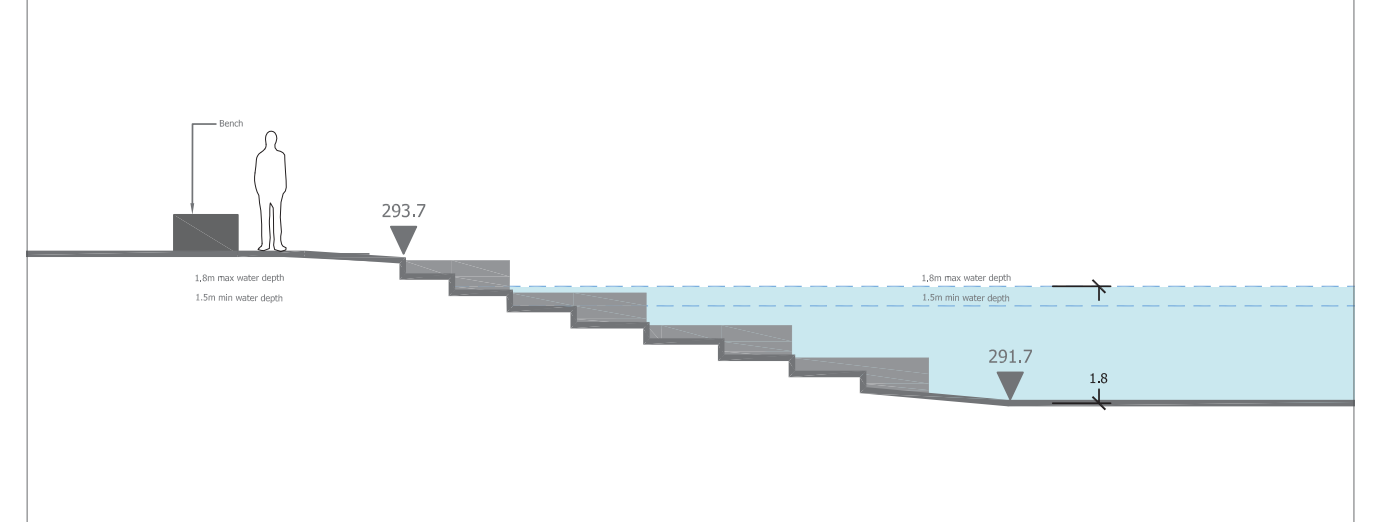
Rock Edge



Natural Sloping Edge



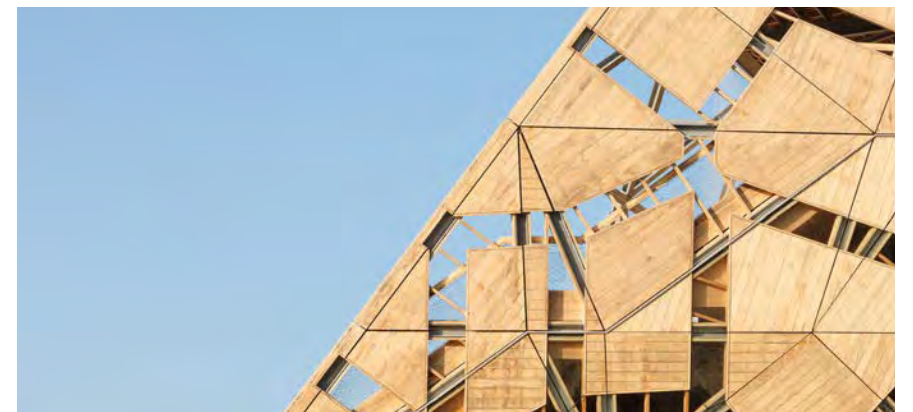
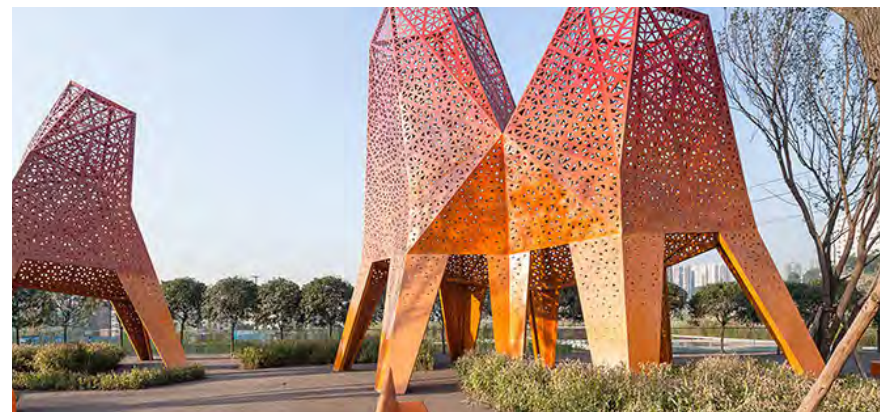
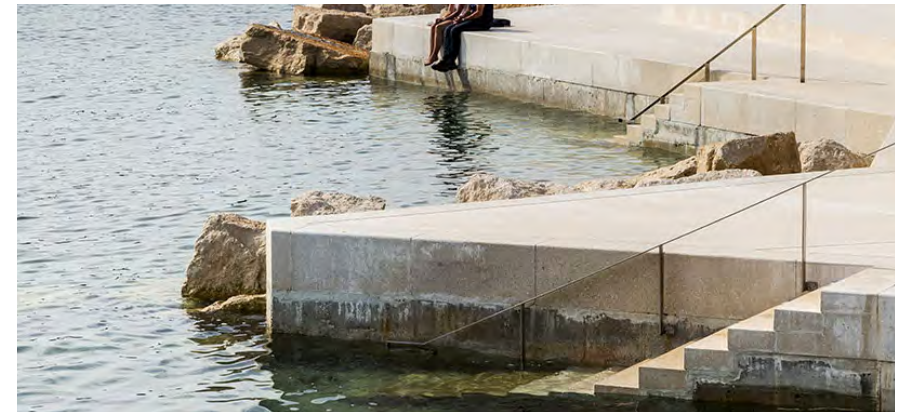
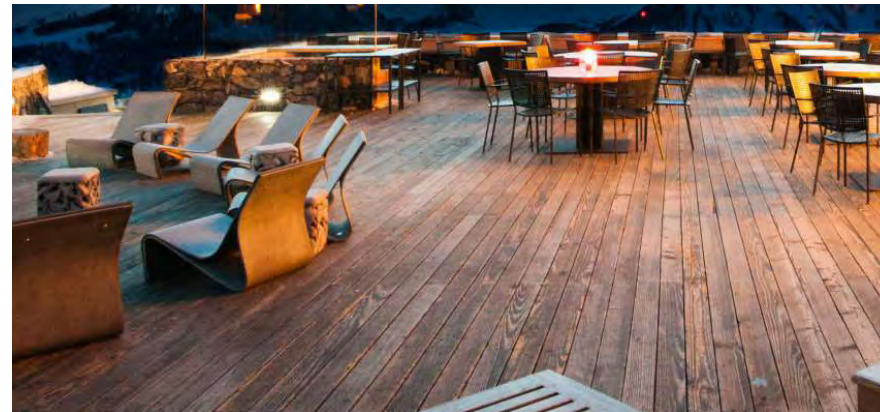
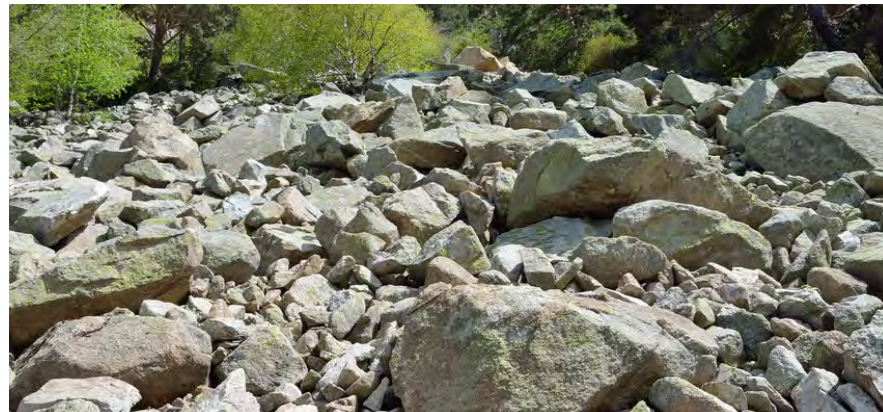
Stepped Edge



CENTRAL PLAZA ILLUSTRATIVE PLAN

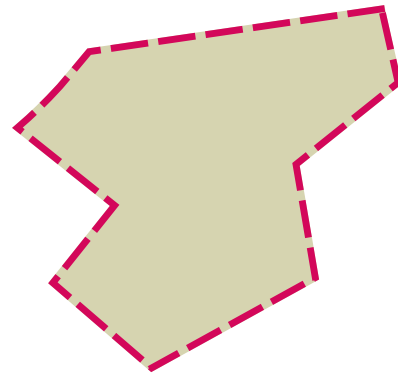


PRECEDENT IMAGES

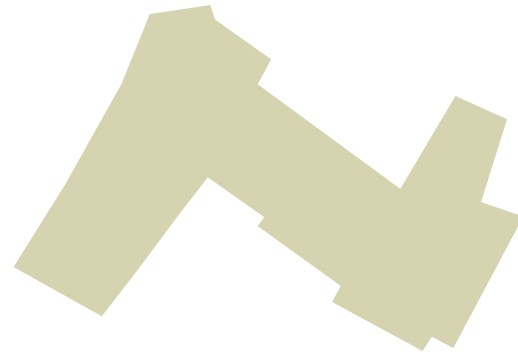


CENTRAL GLADE EVENT SPACE SCALE COMPARISONS

Glade - Event Space
3500m²



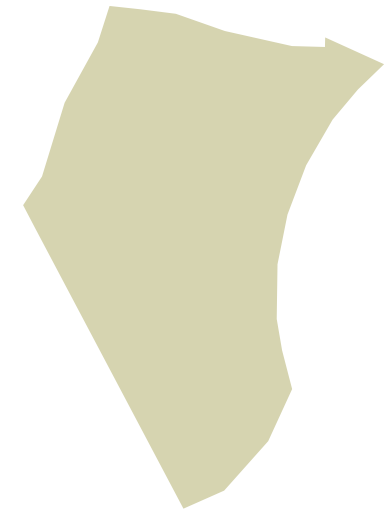
Chamonix Town Square
3400m²



Whistler Ski Front
4000m²



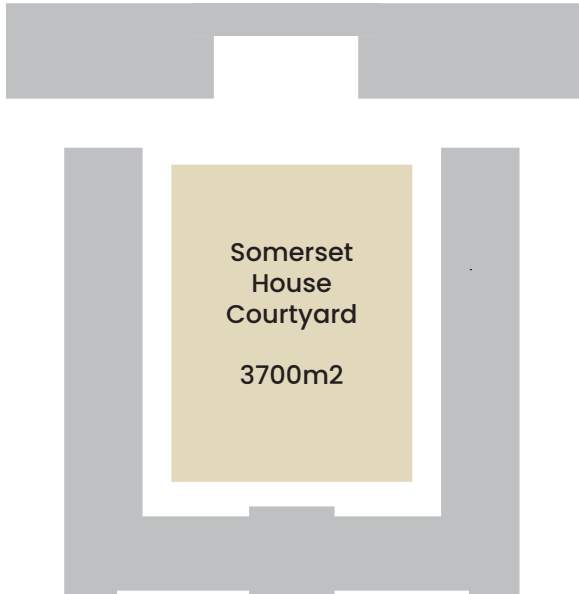
Murray Mount - Wimbledon
4200m²



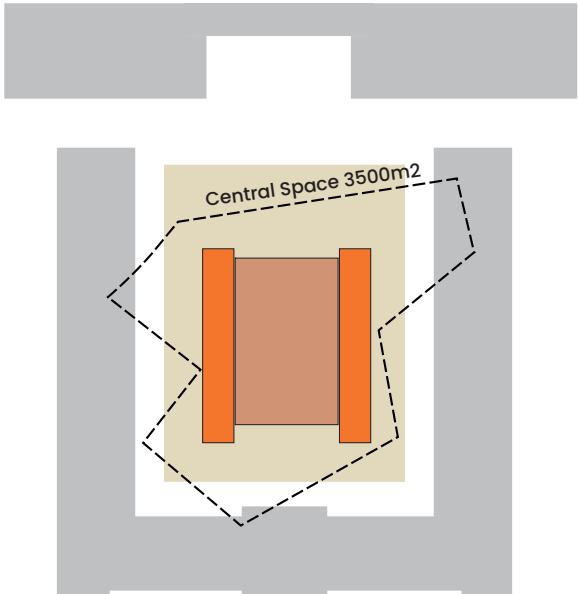
12. A series of scale comparisons to illustrate how the central glade event space compares to others and how the space could accommodate temporary activities such as an ice rink, concert or market



Somerset House - London
3700m2



Somerset House Ice Rink Layout
300 people



Somerset House Concert Layout
3000 people

