



ETIHAD STADIUM NORTH STAND EXPANSION **NON-MATERIAL AMENDMENT SUMMARY**

01/07/2024

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NON-MATERIAL AMENDMENT SUMMARY

REVISIONS

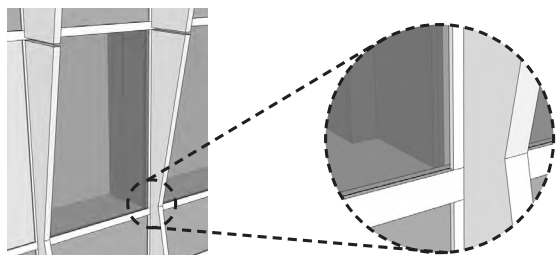
Revision	Date	Prepared By	Approved By	Issue Status
00	01/07/2024	PH	MT	Information

HOTEL + COMMERCIAL FACADES | INTRODUCTION

The half bay shift aims to align the centre of the fritted glass curtain panels with the building gridlines and partition walls. The proposal shifts the façade grid by 727.5mm to place the clear glazed curtain panels between building gridlines and therefore in the centre of each hotel room.

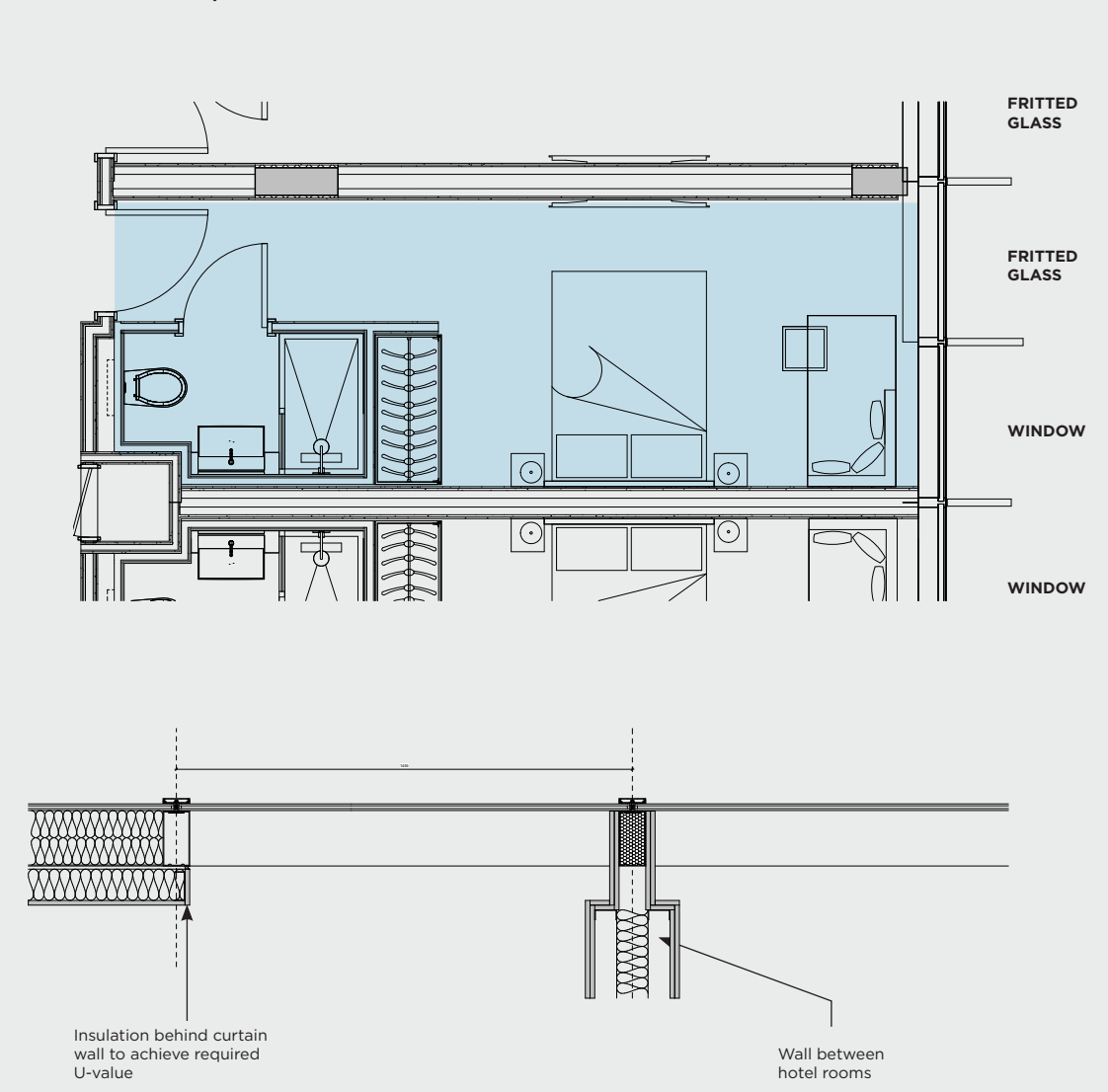
This achieves the acoustic flanking requirements set out in the Building Regulations in a much more subtle and pleasing manner, as shown in the plan detail comparison in the adjacent diagrams. Without the facade shift, the detail at the central mullion would require two layers of dense plasterboard to be run through to the glass on each side, creating an awkward visual both internally and externally. This requirement is eliminated with the half bay shift.

There is no direct requirement to apply the shift to the commercial building too, only to ensure consistent detail and visual continuity across City Square.



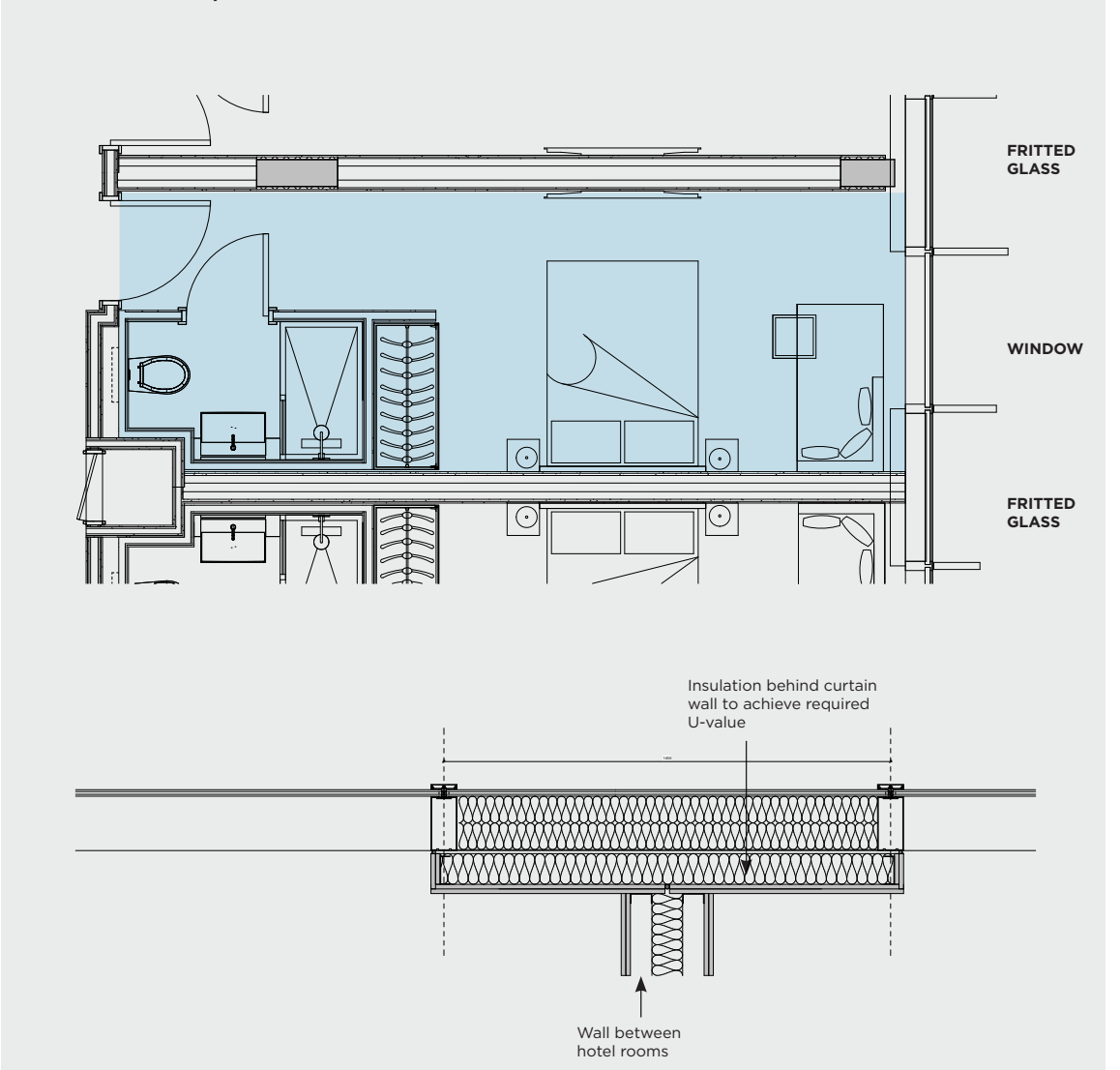
Diagrams showing exposed plasterboard.

HOTEL ROOMS | PLANNING PROPOSAL



Layout and plan detail of the proposal in the planning application.

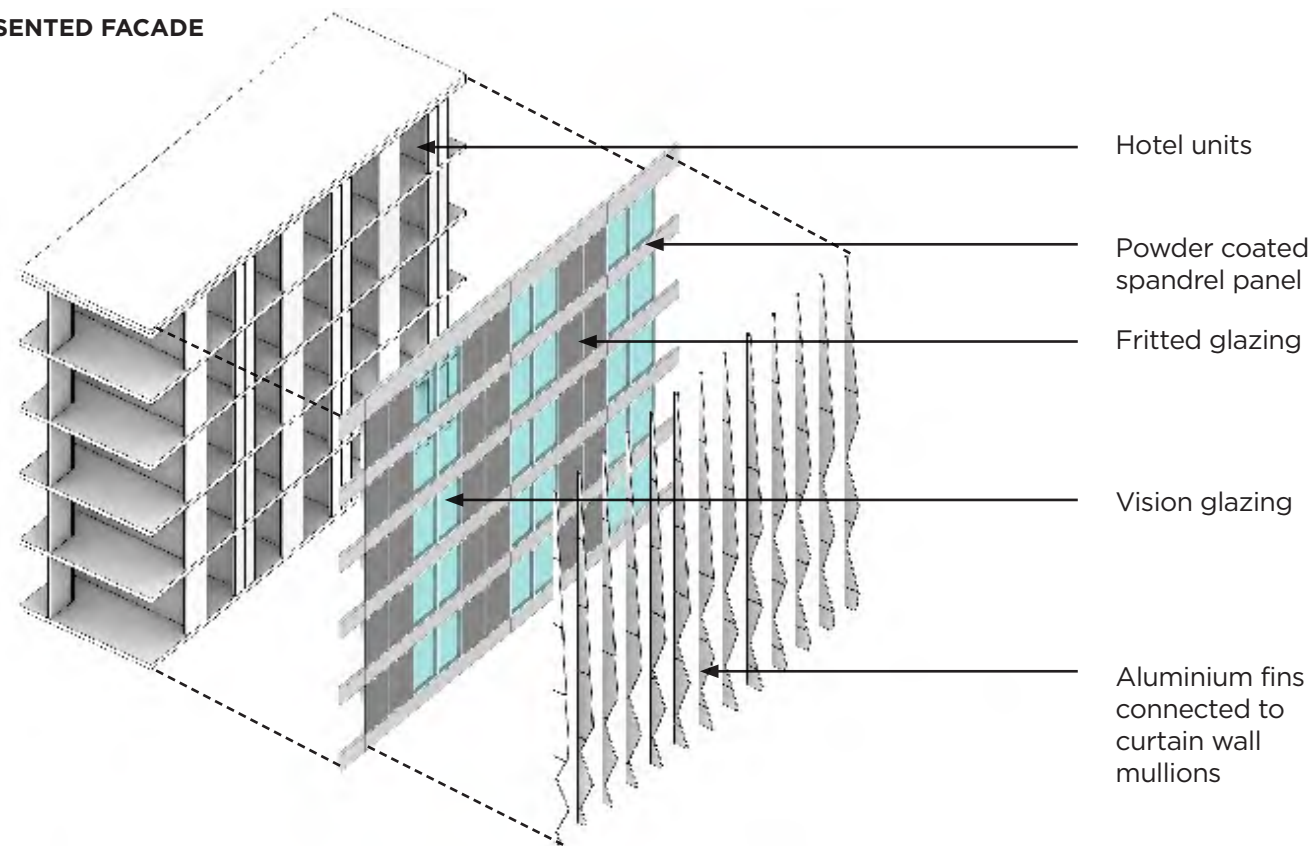
HOTEL ROOMS | HALF BAY SHIFT PROPOSAL



Layout and plan detail of the curtain wall mullions shifting to between building gridlines.

HOTEL + COMMERCIAL FACADES | AXONOMETRIC COMPARISON

CONSENTED FACADE



Exploded axonometric view of consented Hotel Building facade.

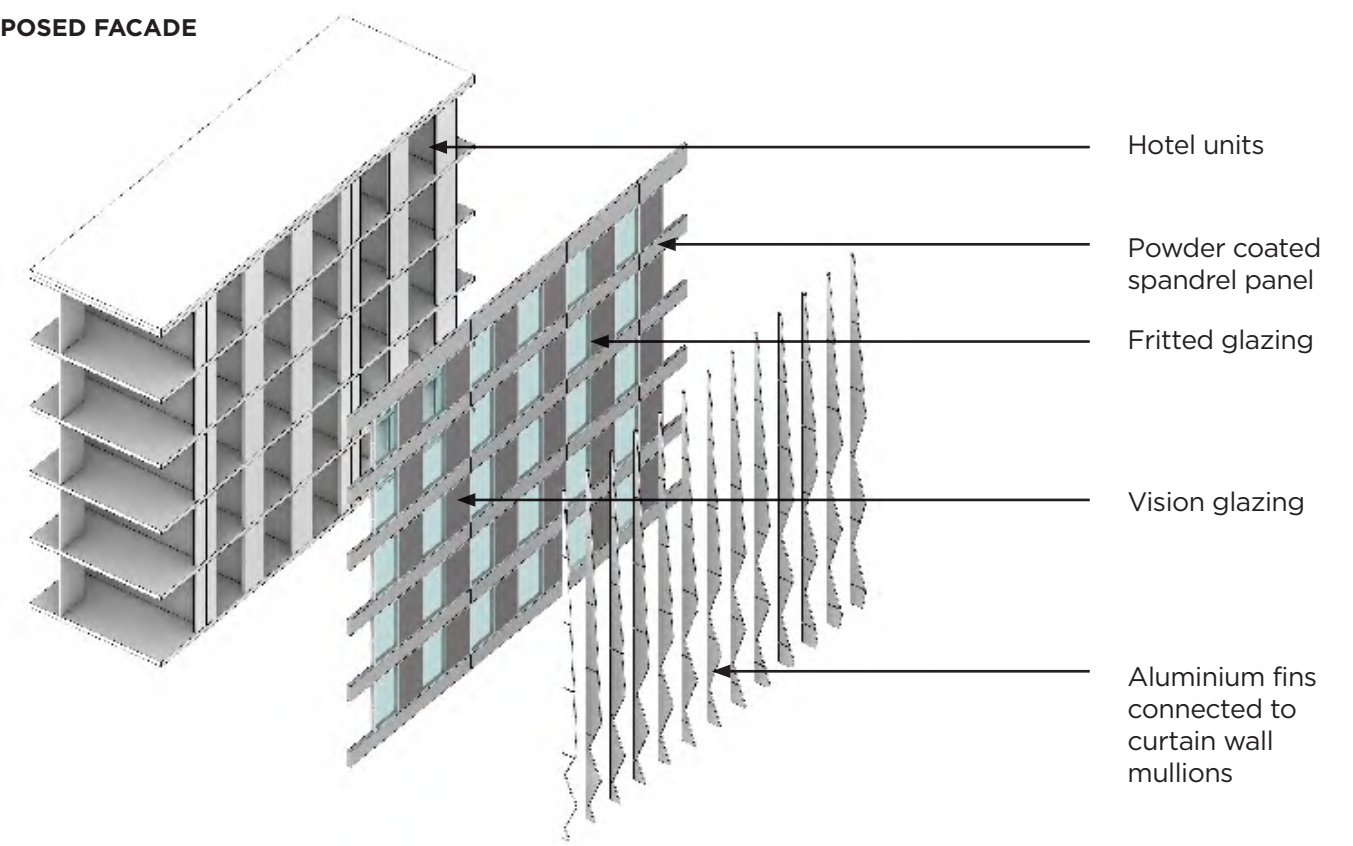
The conceptual approach behind the hotel and commercial building facades was an interpretation of the Club's logo and, by association, the city's history.

More specifically, this is expressed through a strong brick plinth with repeating vertical

'ribs' and a lighter glazed mass above, articulated throughout with a series of aluminium fins that connect directly to the curtain wall system.

By gradually changing profile along the elevation, these fins express movement

PROPOSED FACADE



Exploded axonometric view of proposed Hotel Building facade.

across the mass of both the hotel and commercial buildings.

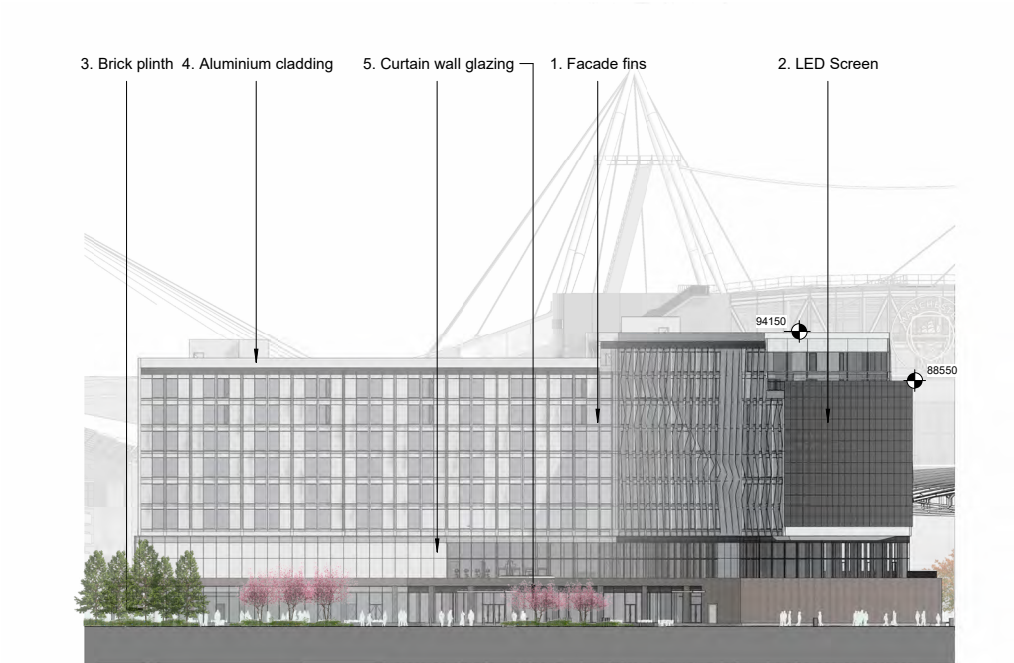
The diagrams above show how each standard hotel room is the width of two cladding bays; one panel of clear (vision)

glass and one panel of opaque (fritted) glass with an internal lining behind.

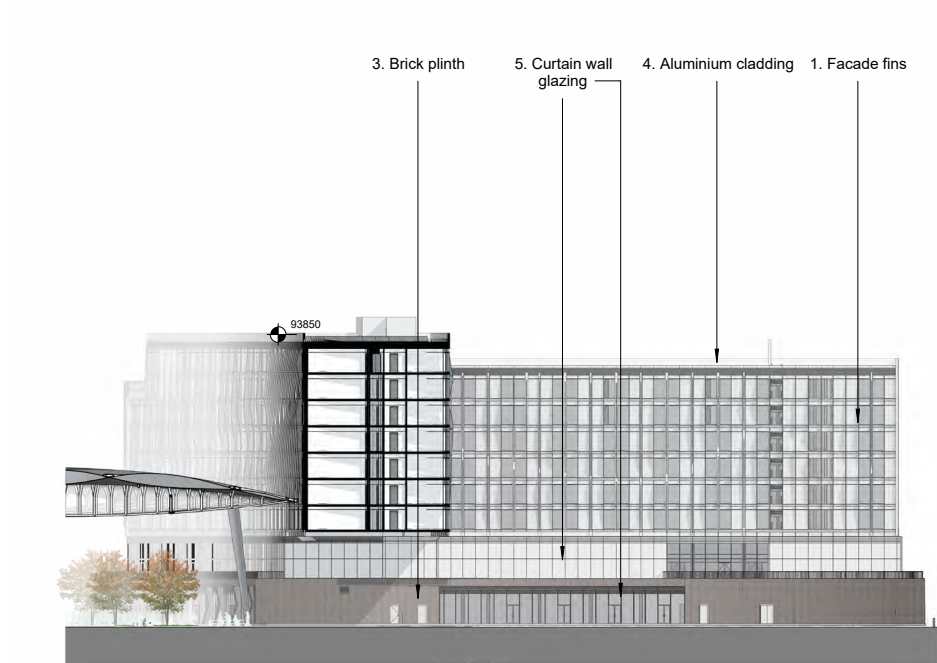
In the original planning application, the vision to fritted glazing ratio was a 'two on / two off' pattern where the fritted and vision panels were set out back to back.

This condition was, however, acoustically vulnerable to flanking sound transmission as room would effectively share either side of the same mullion in the facade with no internal lining behind. This amendment would look to improve that relationship, as described on the previous page.

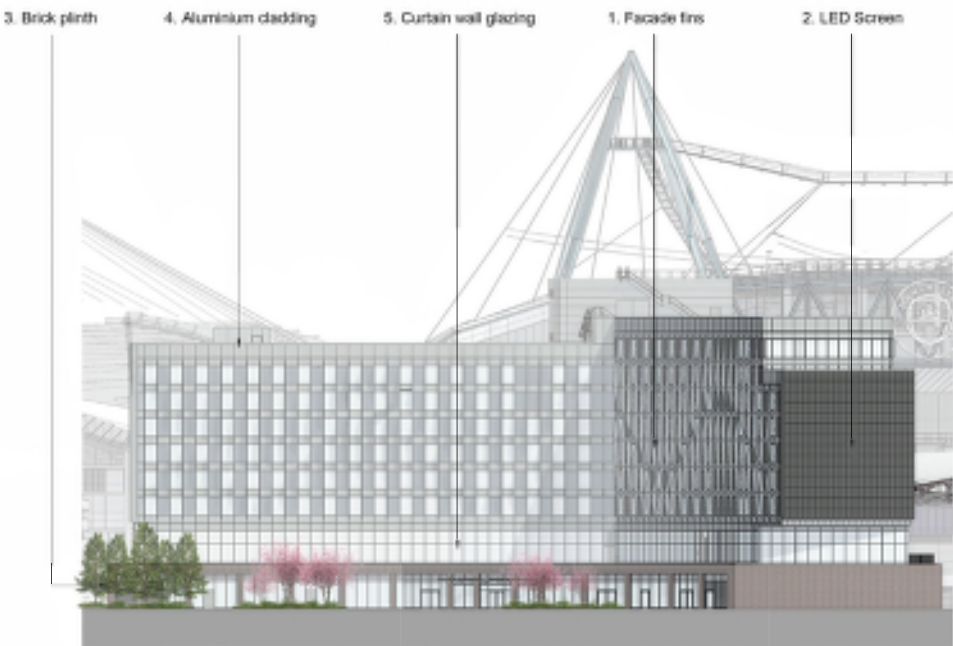
HOTEL FACADES | DRAWING COMPARISON



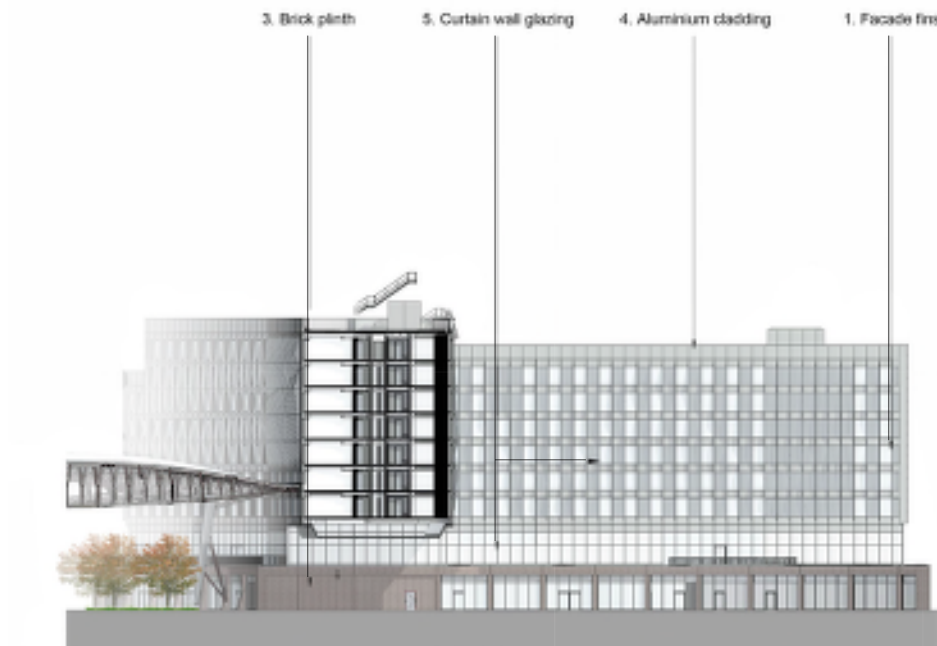
PLANNING APPLICATION | NORTH ELEVATION



PLANNING APPLICATION | SOUTH ELEVATION

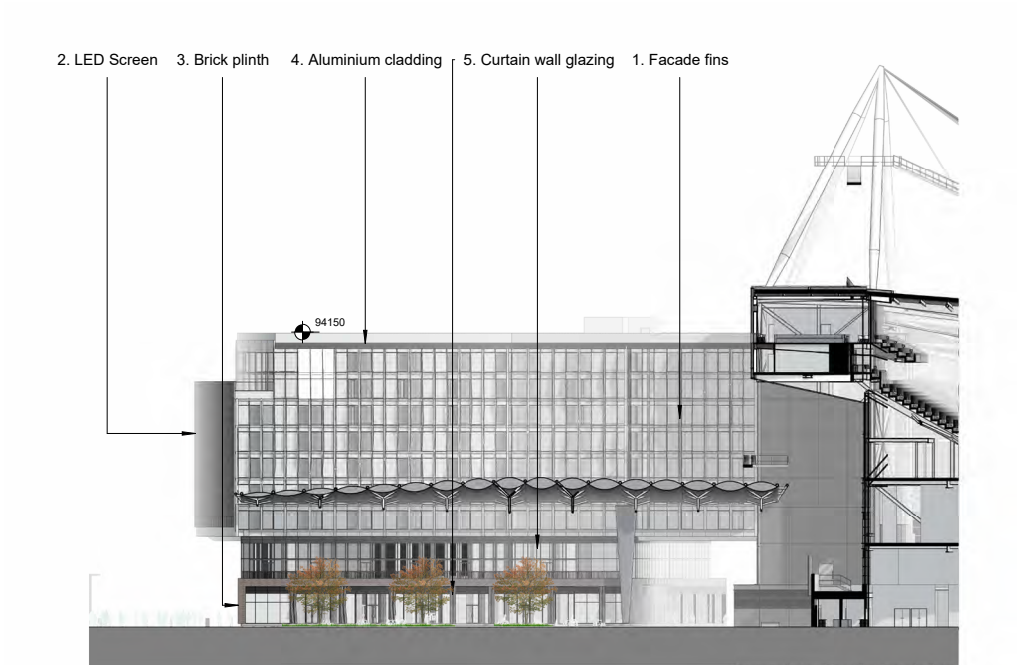


NMA | NORTH ELEVATION

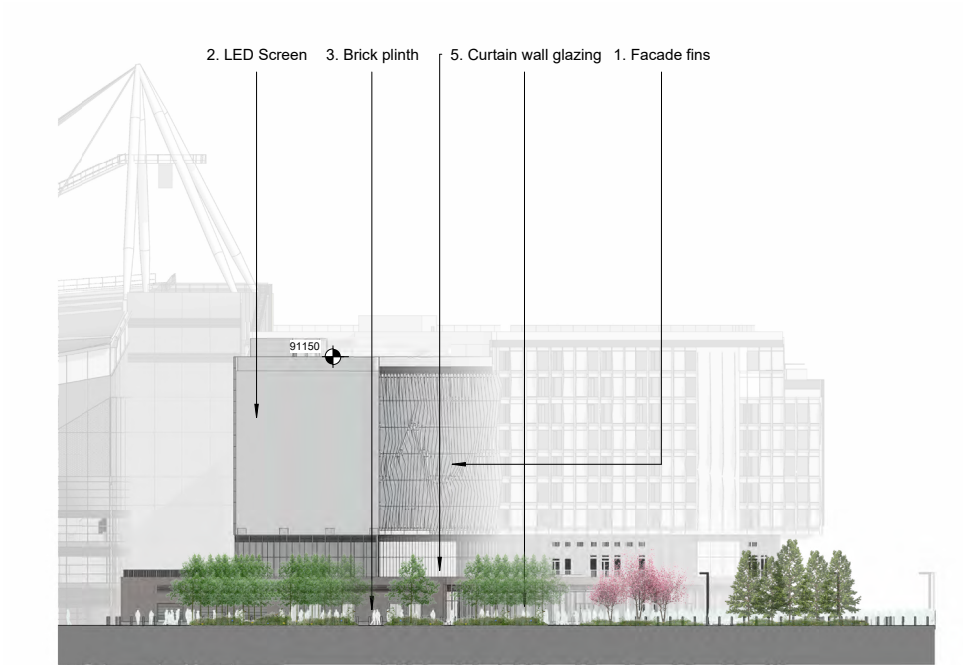


NMA | SOUTH ELEVATION

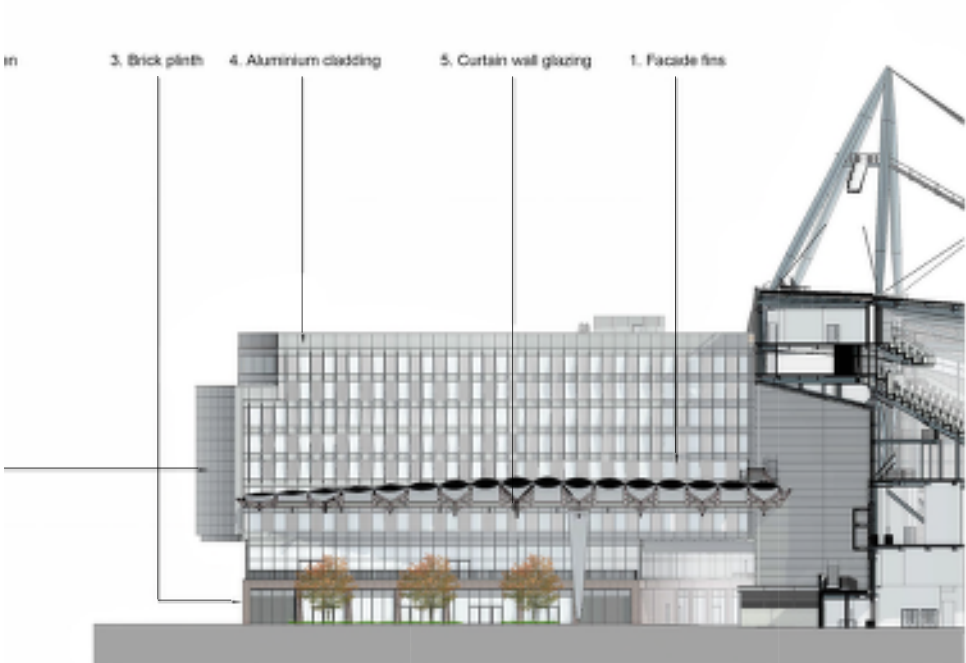
HOTEL FACADES | DRAWING COMPARISON



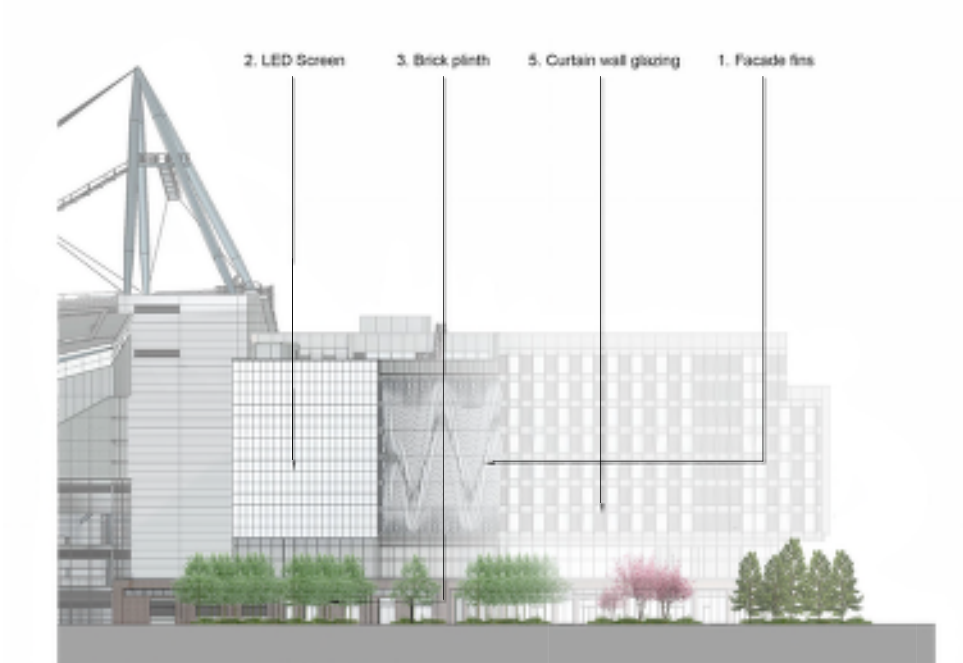
PLANNING APPLICATION | WEST ELEVATION



PLANNING APPLICATION | EAST ELEVATION

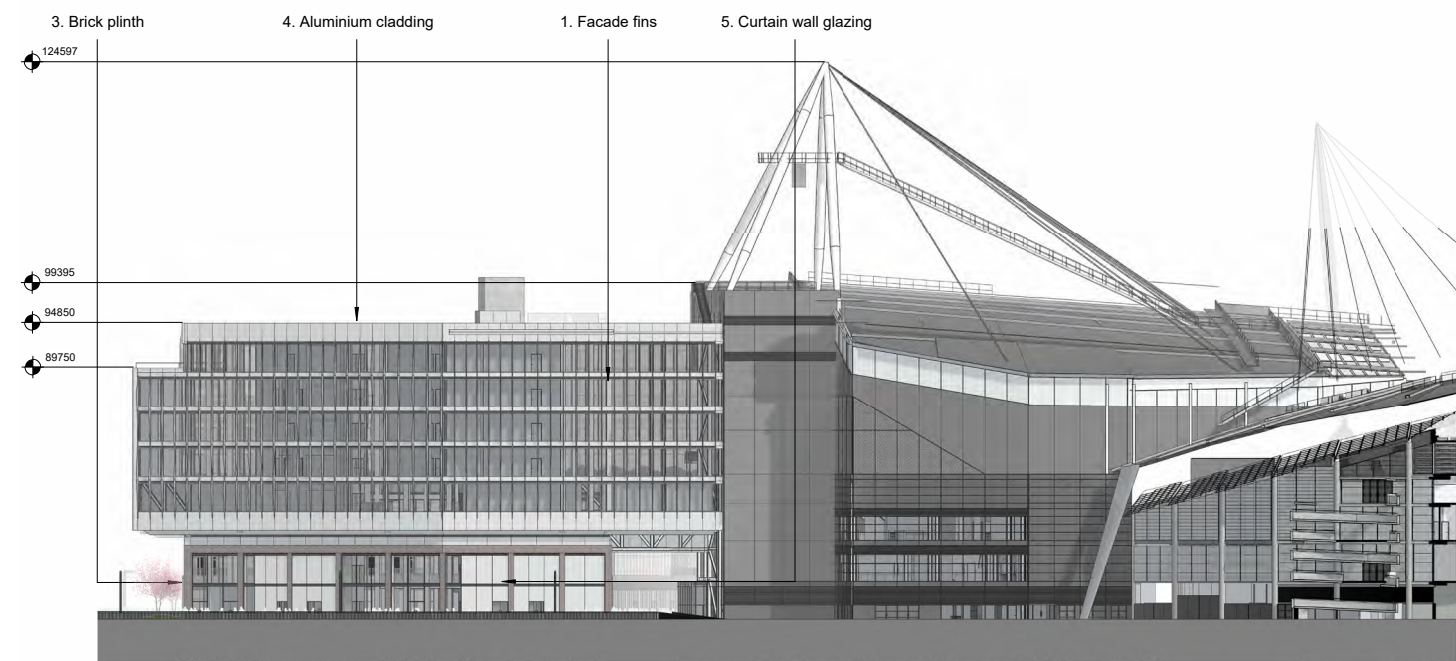


NMA | WEST ELEVATION

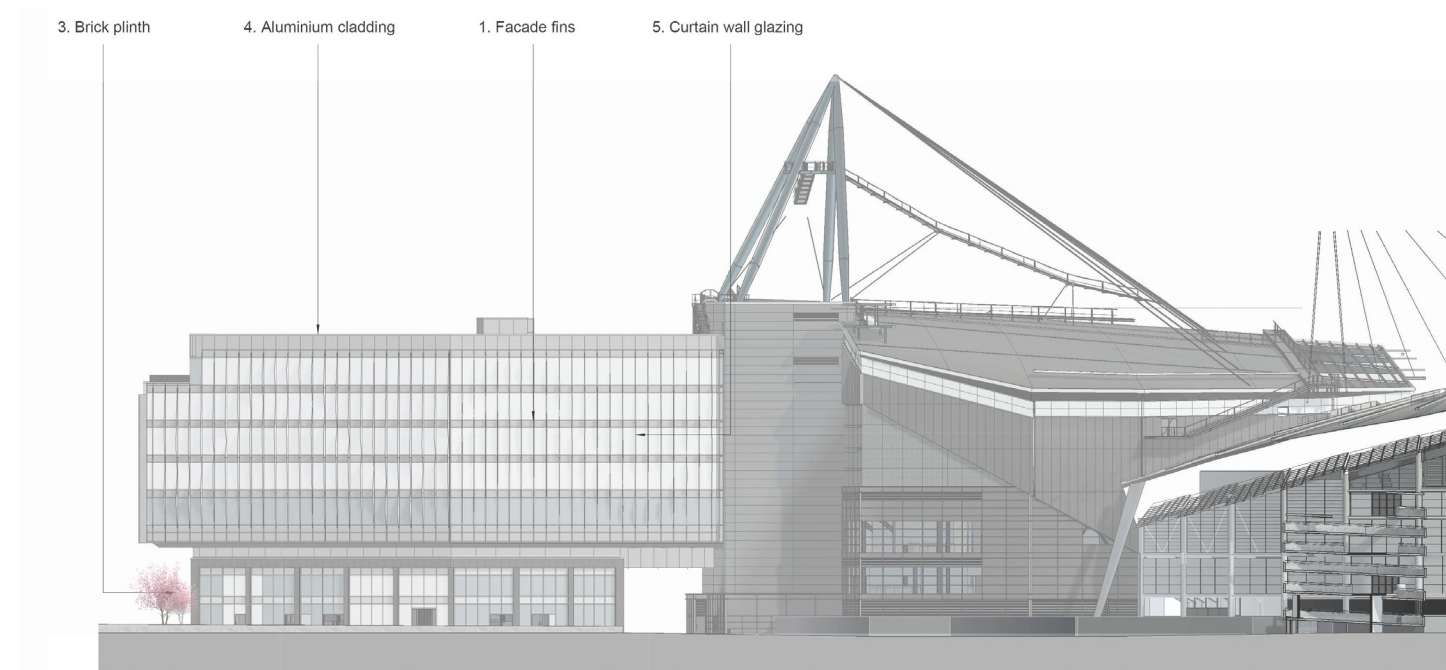


NMA | EAST ELEVATION

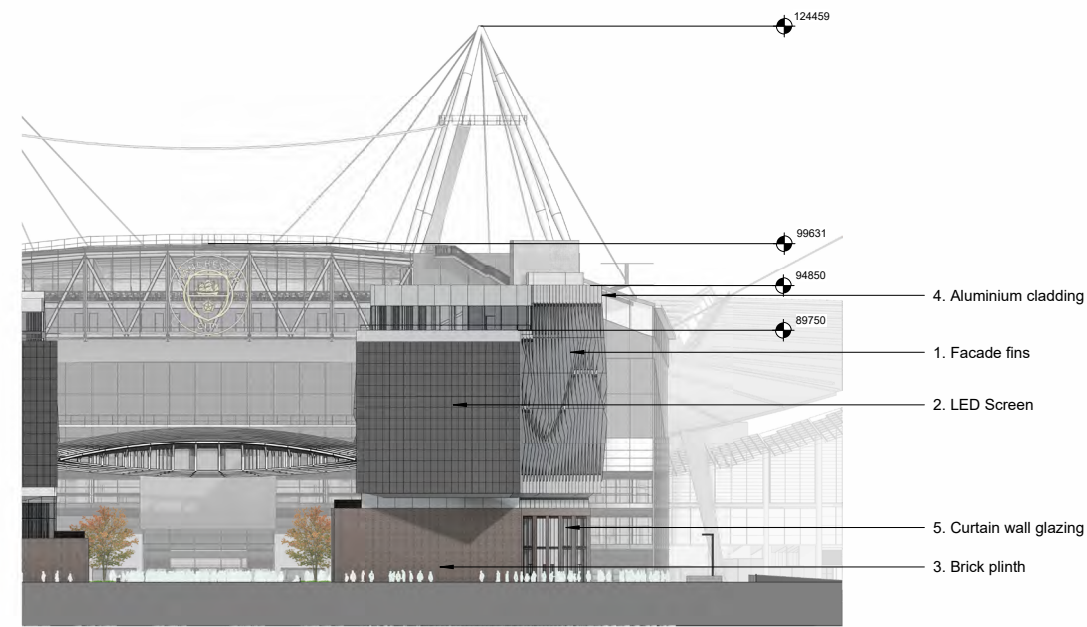
COMMERCIAL FACADES | DRAWING COMPARISON



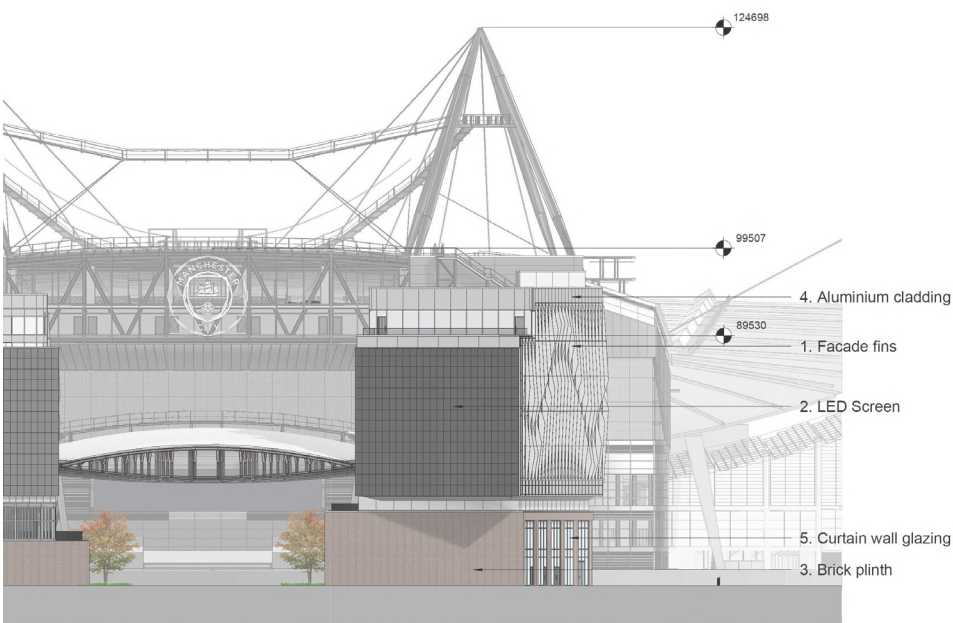
PLANNING APPLICATION | WEST ELEVATION



NMA | WEST ELEVATION

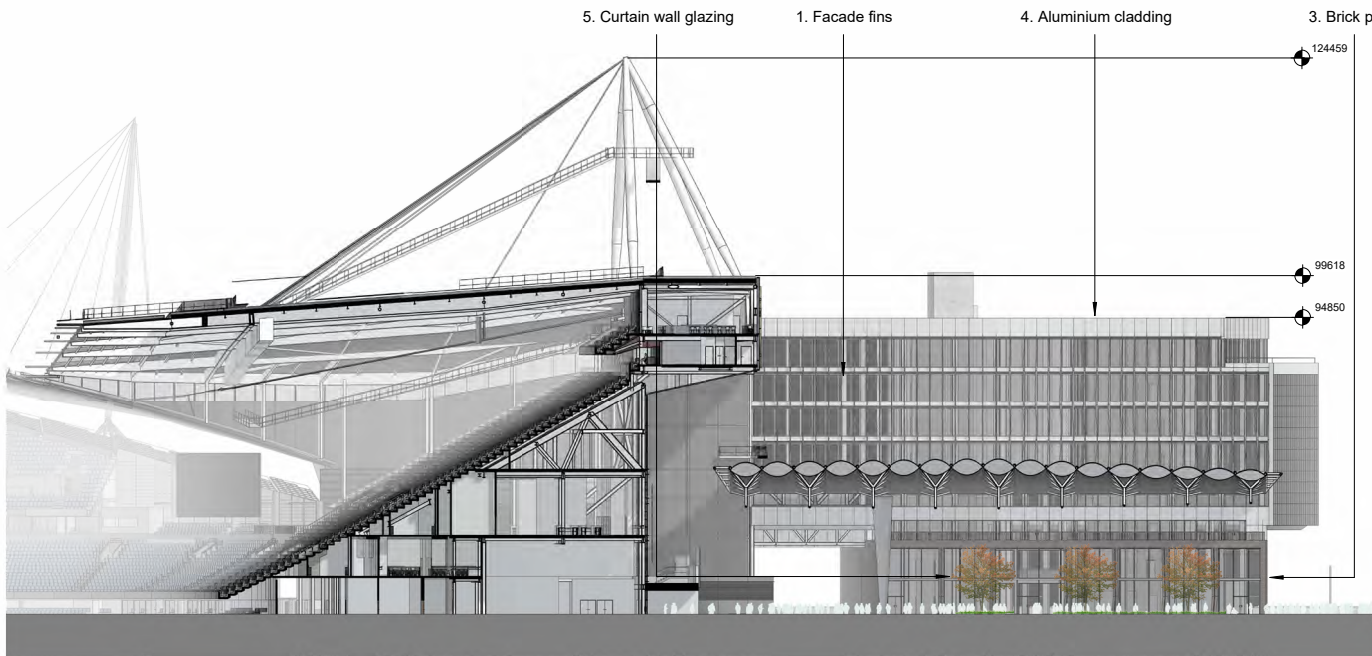


PLANNING APPLICATION | NORTH ELEVATION

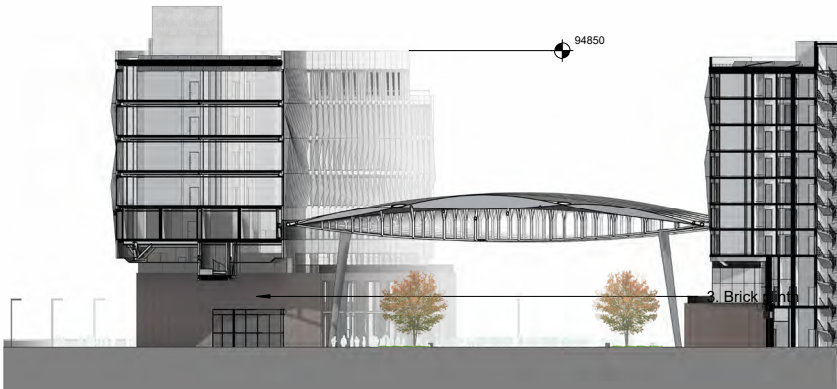


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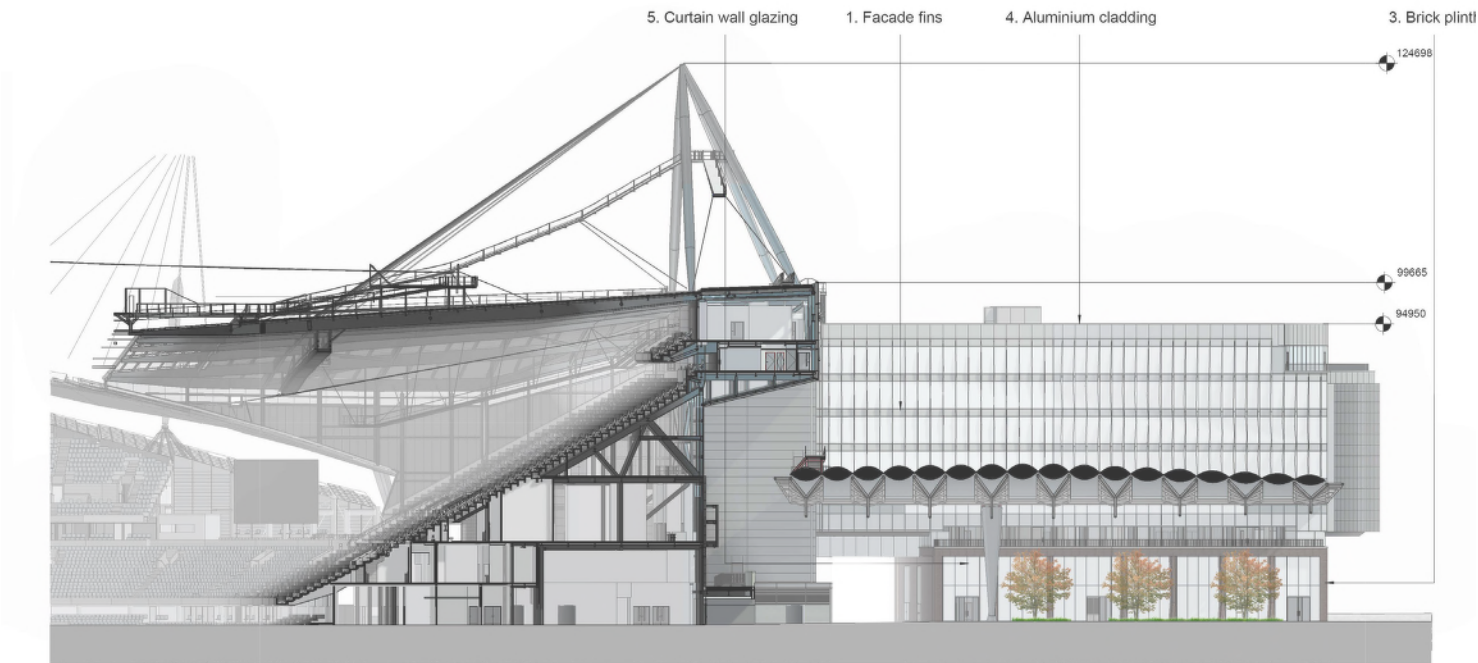
COMMERCIAL FACADES | DRAWING COMPARISON



PLANNING APPLICATION | EAST ELEVATION



PLANNING APPLICATION | SOUTH ELEVATION



NMA | EAST ELEVATION



NMA | SOUTH ELEVATION