

ETIHAD STADIUM NORTH STAND EXPANSION

DESIGN AND ACCESS STATEMENT

17/04/2023

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ETIHAD STADIUM NORTH STAND EXPANSION
DESIGN AND ACCESS STATEMENT

REVISIONS

Revision	Date	Prepared By	Approved By	Issue Status
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MANCHESTER
1894
MANCHESTER CITY

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INTRODUCTION

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INTRODUCTION

The ambition to expand the North Stand at the Etihad Stadium is not new. The proposals to expand the stadium at both North and South Stands were consented in 2014. The proposals sought to achieve a stadium capacity of over 60,000. At that time only the South Stand was extended but the permission remains extant.

Now is the right time for the Club to continue with its ambitions to expand the North Stand of the stadium. This Design and Access Statement supports an application for full planning permission for the Etihad Stadium North Stand expansion and deliver the vision for a world class entertainment district at the Etihad Campus as outlined within the Eastlands Regeneration Framework (ERF). A separate application for consent to display advertisements accompanies this main application.

The application seeks 'full' planning permission for an expansion to the Etihad Stadium North Stand, which will increase capacity of the Etihad Stadium to over 60,000. Connected to the expanded stand, the proposals include a covered 'City Square' fan zone with food and drink outlets, a new club shop and museum, workspace and an onsite hotel. The development will be part of the developing sports and entertainment district at the Campus, in line with the opportunities identified in the Eastlands Regeneration Framework.

This document explains the design principles and concepts that inform the purpose, scale, function, form, landscaping and appearance of the proposed development, responding to the local and city context and is informed by local consultations and site appraisal studies.

The proposed development will continue to drive forward the regeneration of East Manchester and will make a positive contribution to the neighbourhood and ongoing Campus development. It will support Manchester as a thriving and sustainable city for residents and business. The Proposed Development supports the Applicant's ambitions for net zero carbon by 2030, thus supporting Manchester City Council in their targets to achieve Net Zero Carbon by 2038.

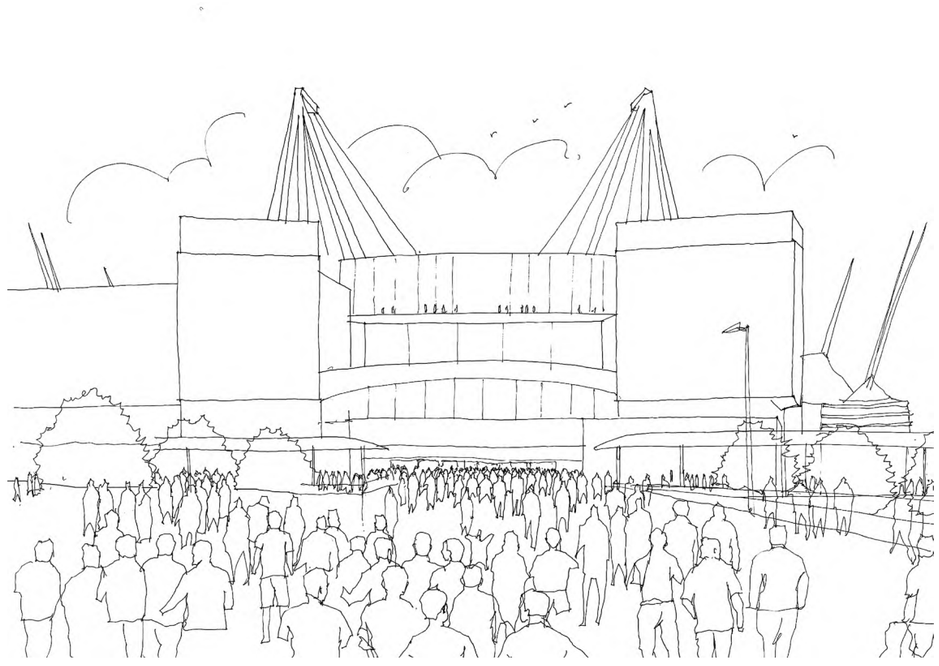
The site approaches are highly accessible by bus and tram, with existing walking routes from the City Centre, and with cycle route connectivity on Alan Turning Way, Ashton New Road, City Link and the Ashton Canal Towpath.

The proposed development would provide a further £300m+ investment in East Manchester over the next 3 years, building upon the remarkable transformational regeneration of the area over the last 30 years. It acts as an important next step in the delivery of the Etihad Campus vision which includes the creation of an Etihad Campus sports, leisure and entertainment destination of national significance.

The proposal aims to help the Etihad Stadium become one of the best stadia in the world. It is fundamentally the platform for driving wider change across the area and investment in its facilities will ensure that it can continue to perform this role to its maximum potential, keeping Manchester City Football Club operating in the best way for Manchester and in line with its peers in international football.

It will provide significant growth for East Manchester, Manchester City Centre, and Greater Manchester more widely. The proposed development comprises the addition of 7,910 seats to the North Stand mid tier. The proposed expansion will bring the overall stadium capacity to 61,958. The expanded stand, whilst predominantly designed for General Admissions spectators, will include opportunities for premium match day experiences. The expanded footprint of the stand provides a new 982m2 "City Hall" creating enhanced opportunities for conference, exhibition and entertainment space. Connected to the stand is a unique covered square creating a flexible event space for 3000 fans or visitors. Surrounding the square will be a range of food and beverage outlets, together with the new club shop, museum, leisure experience, 4000m2 of workspace and a 401 room hotel. Many of the front of house spaces are proposed to be available on non-matchdays, extending the reach of the facilities and helping to ensure year round use of the Etihad Campus. A key new visitor attraction to the stadium will be the proposed rooftop walk. The rooftop walk will allow visitors unique access to the highest extremities of the stadium structure, providing memorable moments and views of the stadium pitch and seating bowl.

The visual concept for the project acknowledges that the site is visible from a distance but is also experienced from close up. The contemporary form responds to the existing composition of the iconic Etihad Stadium and also the scale of the emerging arena construction to the north. The proposals draw reference to the Club's brand and it's heritage within the City of Manchester.




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PROJECT BRIEF

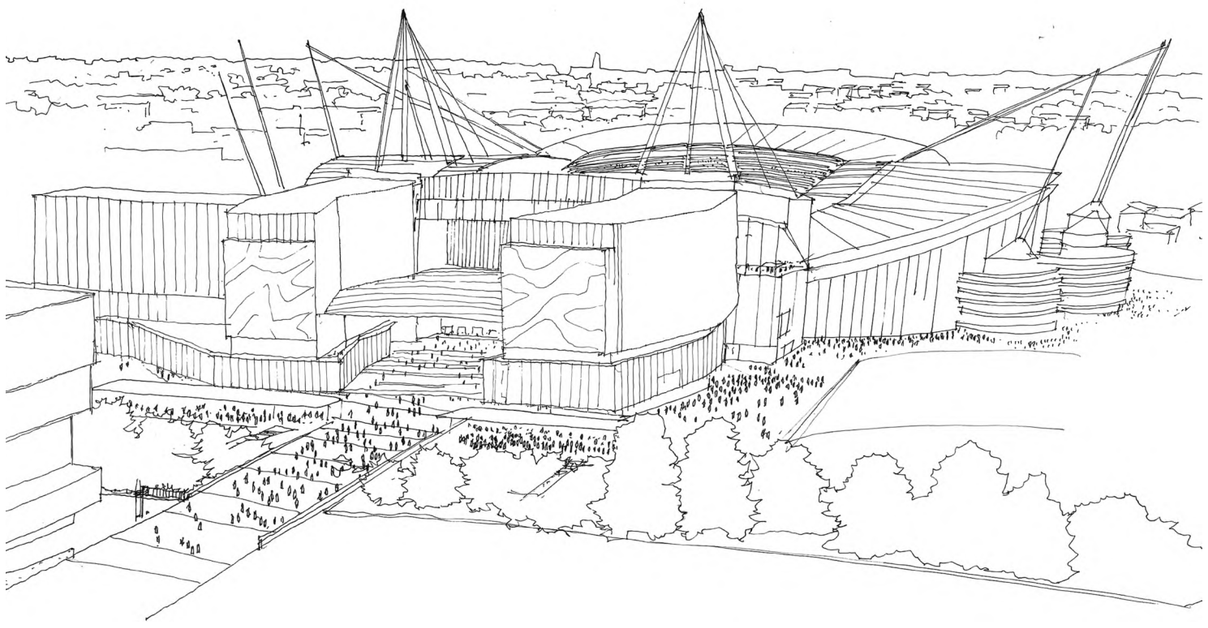
This planning submission captures both the client and contextual requirements of the project brief. It presents a unique and effective architectural design that responds to and integrates with the site parameters, local environment and the Cities cultural context. It will continue to build on the Club's ethos for sustainable development.

The client's ambition for the expanded stadium is to provide world class facilities for its existing fans, whilst creating a year-round entertainment and leisure destination at the Etihad Stadium.
The Club is seeking to introduce new entertainment experiences - both on matchday and non-matchday building on the Club's ongoing commitment to invest in and develop its facilities for the benefit of its fans and visitors.

The compact site requires an equally compact and efficient design response, one that respects the surrounding sport and entertainment Campus parameters, and the existing neighbourhood residential and commercial activities.
This new facility is intended to become a landmark for the campus, with an identity that acknowledges Manchester's rich heritage of manufacture trade and export, whilst bringing new opportunity and energy into the life of the Campus and the Football Club. Integration with the Campus requires a sensitive approach to merging the venue's hard and soft landscaped approaches to existing routes, creating new dwell spaces and activation opportunities where they take best advantage of aspect, outlook and connectivity.

The design also identifies opportunities to develop additional uses for the facilities that support the developing sports and entertainment campus, to create more activity and improve visitor experience.
The City Hall, shop, museum, football experience, roof walk, hotel, concourses and lounges extend the potential utilisation of the building as a destination to, boost tourism, culture, and leisure spaces to the local community.

The expanded football stadium will bring significant benefits and opportunities to the local community, Manchester and Greater Manchester more widely, with employment and training opportunities, during both construction and operation.



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PROJECT BRIEF

	PLANNING SUBMISSION	
North Stand	61,958 Gross 61,474 Net	
North Stand	15,375 m2	
City Hall	982 m2	
Sky Bar	450 people	
Hotel	391 keys	10 suites within Stadium
Additional Hotel suites in stadium	10 x 12 person suites	
City Square F&B	2,147m2	* net space not including WC's etc.
Roof Walk Attraction	191 m2	Indluding L04 lounge space
TV Studio	86 m2	
Shop	1,355 m2	
Museum	660 m2	* net space not including WC's etc.
Commercial	4,018 m2	* net space not including WC's etc.
Leisure Experience	975 m2	975 m2
City Square	2,778 m2	2,778 m2


ETIHAD

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PURPOSE OF PLANNING DOCUMENT

This Design and Access Statement supports the planning application made by the client Manchester City Football Club Ltd. for the expansion of the Etihad Stadium.

The application seeks full planning permission for the expansion of the Etihad Stadium North Stand, which will increase capacity of the stadium capacity to over 60,000. Connected to the expanded stand, the proposals include a covered 'City Square' fan zone with food and drink outlets, a new club shop, football experience and museum, workspace and an onsite hotel. The proposals fit within the opportunities identified in the Eastlands Regeneration Framework.

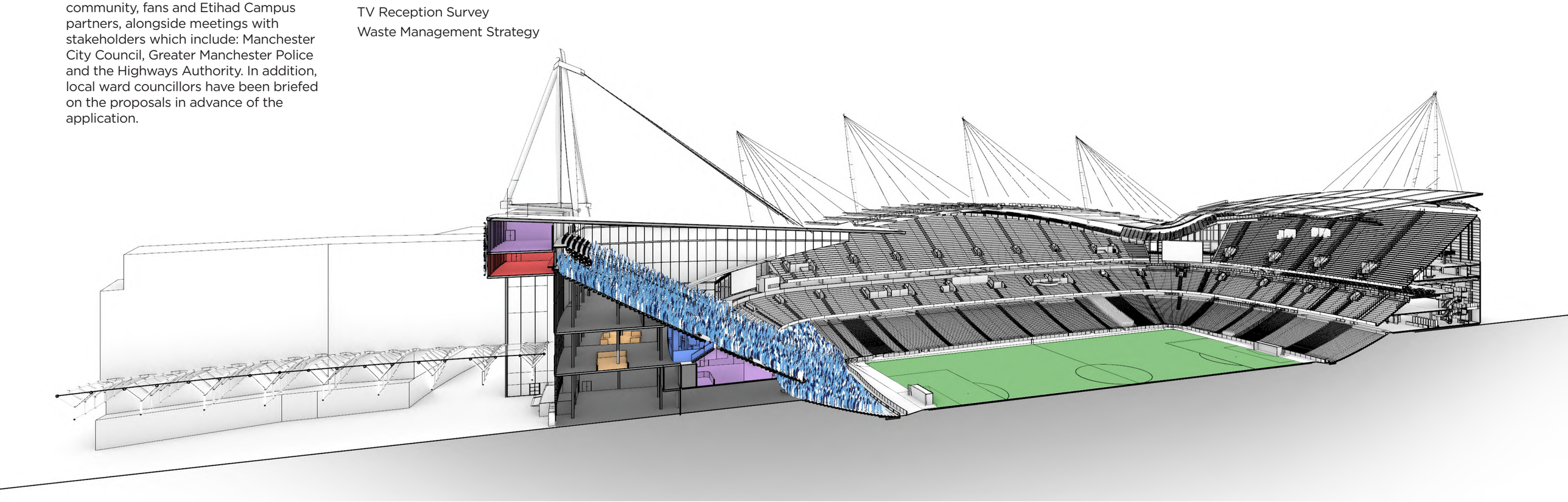
The application proposals have been prepared following extensive pre-application engagement with the local community, fans and Etihad Campus partners, alongside meetings with stakeholders which include: Manchester City Council, Greater Manchester Police and the Highways Authority. In addition, local ward councillors have been briefed on the proposals in advance of the application.

This Design and Access Statement should be read in conjunction with the following comprehensive suite of documents as part of the planning application:

Planning Statement
Economic Assessment
Statement of Community Involvement
Sustainability Statement
Blue Green Infrastructure
Crime Impact Statement
Daylight / Sunlight Assessment
Ecology
Energy Statement
BREEAM Pre-Assessment
Heritage Statement
Local Benefits Proposal
Operating Schedule / Event Management Strategy
TV Reception Survey
Waste Management Strategy

The application is also supported by an Environmental Statement and accompanying technical appendices which assess the following topic areas where there is likely to be a significant effect on the environment:
Construction Management
Air Quality and Dust
Ground Conditions
Lighting
Noise and Vibration
Socio-Economic Impacts
Townscape and Visual Impact
Traffic and Transport
Water Quality, Drainage and Flood Risk
Wind Microclimate
Climate Change

Please refer to the suite of supporting documents, as detailed within the Planning Statement submitted in support of the application.



PLANNING POLICY CONTEXT

Regeneration Guides

The development of the Etihad Campus has been guided by long term Regeneration Frameworks adopted by MCC, following extensive engagement with residents and other key stakeholders, including CFG.

The ERF was originally endorsed in 2011. This shaped and guided investment and development in East Manchester. It was subsequently updated and approved in 2017.

For clarification, the ERF sets out environmental, social, design and economic objectives, which are relevant to attaining the regeneration of the East Manchester area and is supported by existing planning policy. It is not a planning policy document and it is not a site allocations document. As such this document has the status of a "Development Document" but not a "Development Plan Document". It should not be considered or viewed as formal planning policy and does not set out a series of tests to be passed.

The role of the ERFs has been to seek to guide the content of planning applications so that they have in mind the objectives for East Manchester. Throughout the various iterations of the ERF, and through the thirty-year journey of transformation of East Manchester, the Etihad Campus has consistently been a major economic driver in its own right within a city region and national context. Successive Regeneration Frameworks have identified the Etihad Campus as a place to drive forward the development of a globally competitive sport, leisure and recreation offer. Over the last ten years significant new investment has been made to deliver new facilities that benefit the community, with new local leisure and educational developments being part of an integrated approach to the transformation of the area.

The fully endorsed 2017 ERF has been prepared principally to encourage the next phases of identified projects and development activity in and around the Etihad Campus, as well as the westward expansion of activity along the Ashton Canal Corridor, joining up with the eastward expansion of the City Centre taking place in Ancoats and New Islington.

The two iterations of the ERF have been supplemented by other frameworks which have been essential to guide development and operational activities:

The Etihad Campus Strategic Sustainability Framework and the Etihad Campus Movement and Transport Strategic Vision identified the actions required to shift from "business as usual" to new and progressive ways of operation.

Manchester Core Strategy (2012) ('The Core Strategy'); and,

Manchester Proposals Map (2012)

Manchester Core Strategy

The Manchester Core Strategy identifies broad development requirements and spatial locations for delivering new development over the plan-period.

In particular, identifing that East Manchester has the potential to contribute strongly to a number of Manchester's key strategic policy objectives. It also identifies the potential for leisure development which has a regional-scale catchment at Eastlands, offering an extremely accessible location with land available to support large-scale development.

Core Strategy Policy EC7 specifically identifies the Etihad Campus as a location "suitable for a major sports and leisure visitor destination with complementary commercial, retail and hotels."

Saved Policies of the Manchester UDP:

In planning policy terms, the Site is already identified in Manchester's UDP (1995) – Sub Area 7 – Sportcity Saved Policy EM11 as: "a major focus for regeneration activity on previously developed land. It is located in a strategic position at the heart of East Manchester with excellent infrastructure and proposed infrastructure links to the City Centre, adjacent areas and the national motorway network." It goes on to state that: "the area fronting the Alan Turing Way is suitable for a mix of uses including a hotel, leisure and other commercial uses."

Material Consideration - National Planning Policy Framework (2021)

National Planning Policy is contained within the National Planning Policy Framework ('NPPF'). The document sets out the Government's planning policies for England and how these are applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

The Government emphasises that Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the Planning system.



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THE TEAM

The client for the Manchester City Football Club North Stand Expansion Project is Manchester City Football Club Ltd, supported by a multi-disciplinary consultant team.

Populous is the Lead Consultant Principal Designer and Project Architect for the new venue, also delivering landscape design services for a cohesive scheme proposal.

The consultant team includes engineers and other built environment specialists with international experience of contemporary entertainment, hospitality, commercial and retail venue design and delivery.

ME Engineers

- MEP / Environmental Engineer
- Architectural Lighting
- Vertical Transportation Consultant
- IT / Security Infrastructure
- BREEAM

BuroHappold

- Structural Engineer
- Civil Engineer
- Facade Engineer
- Accessibility Consultant
- Geotechnical Engineers
- Security Consultant
- Wind Engineer
- Waste Consultant
- Drainage Engineer
- Utilities Engineer
- Acoustics / Audio - Visual

ARUP

- Transportation Consultant

GHD

- Crowd Movement consultant

Turner and Townsend

- Quantity Surveyor

Ashton Fire

- Fire Engineering

Gardiner + Theobald

- Project Manager
- Employers Agent

Deloitte

- Planning Consultant

WATG

- Hotel Architects



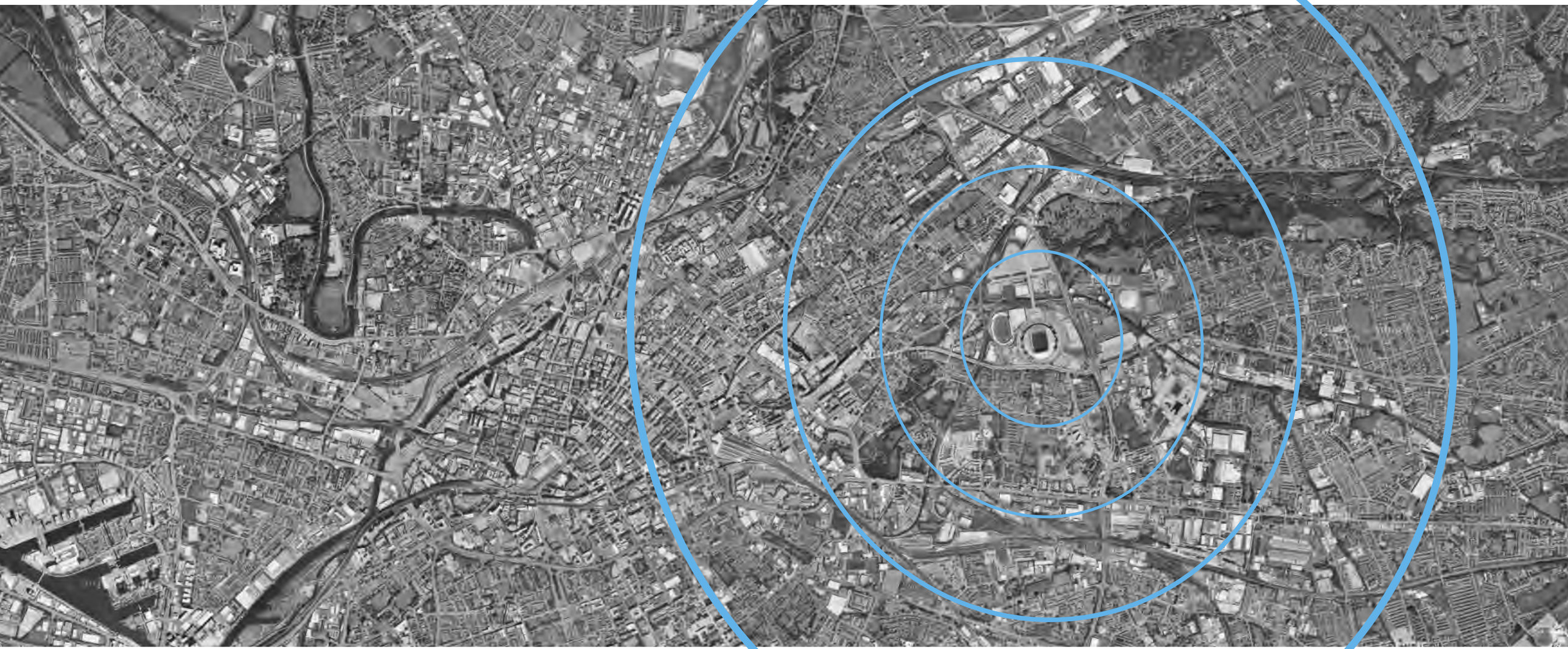

MANCHESTER
CITY

SITE CONTEXT

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STADIUM WITHIN THE CITY

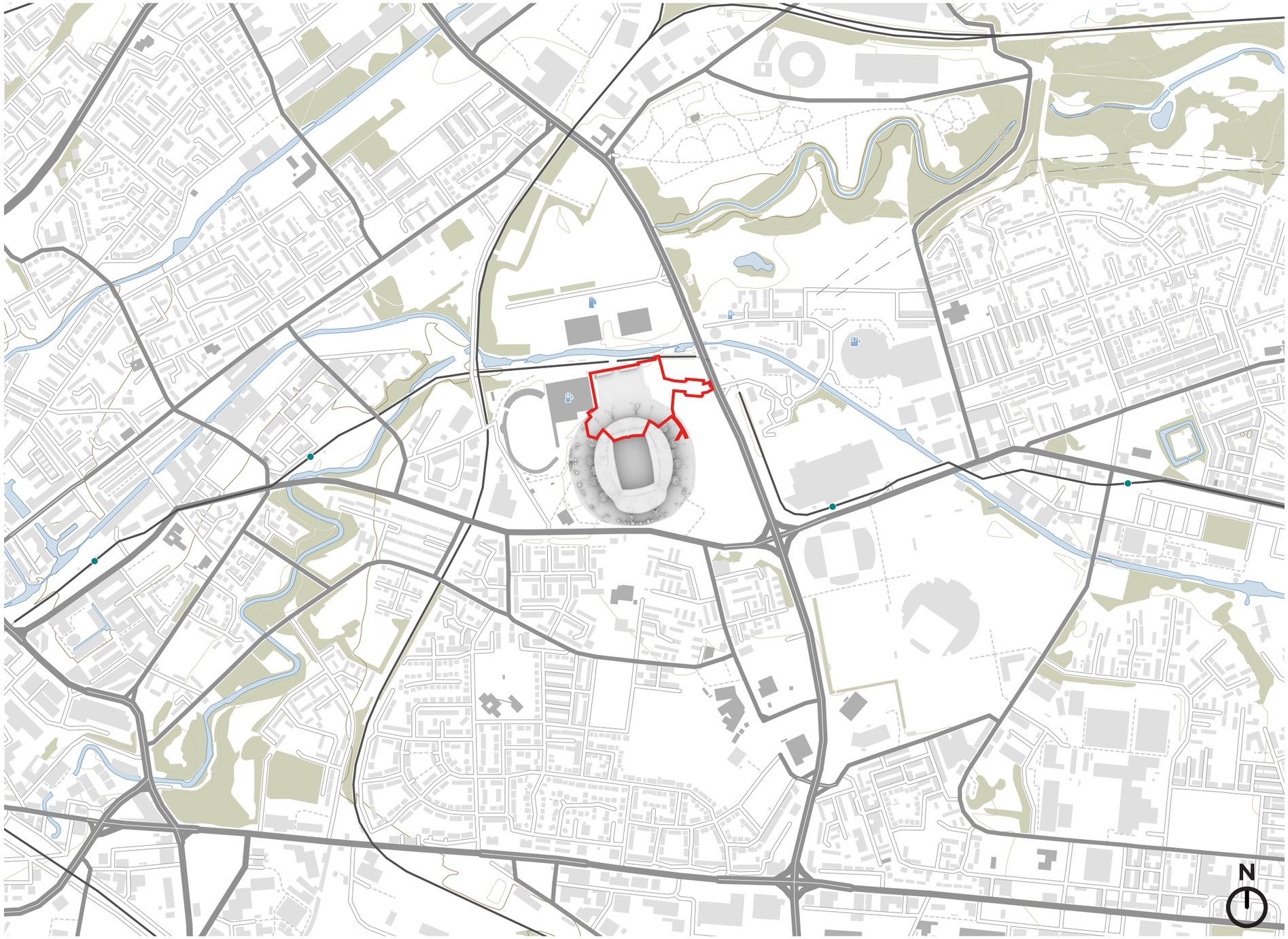


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SITE

The Site comprises 3.5 ha and currently includes the current Club shop and limited matchday entertainment options.

To the north of the site is the Etihad Campus Metrolink Station, bisected by Joe Mercer Way. To the south is the existing Etihad Stadium, to the west is The National Squash Centre and Manchester Regional Arena, athletics track. The Site connects to the road network via Alan Turing Way to the east.



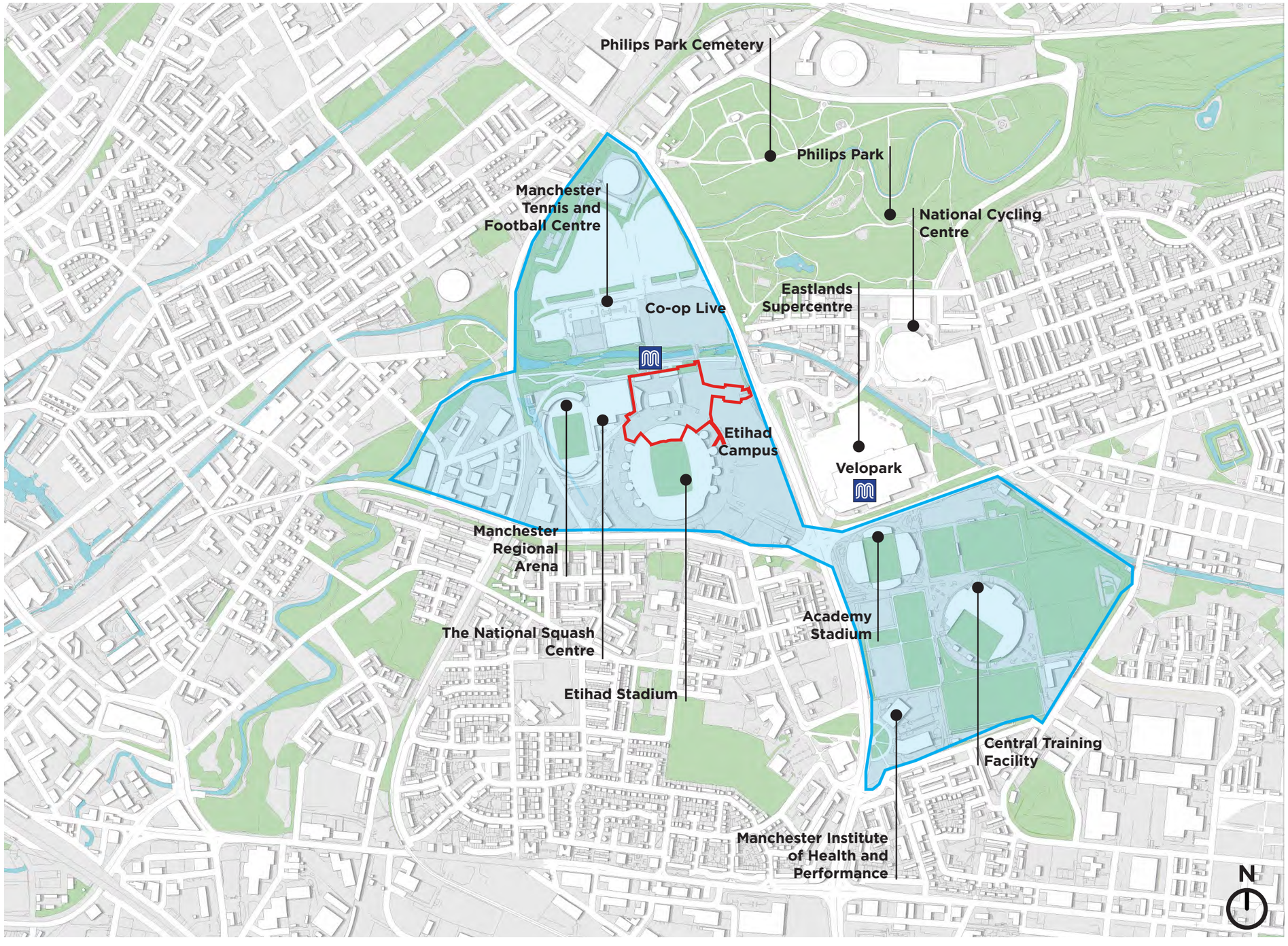
Site Boundary

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LOCATION PLAN

The site is located within the Regional Centre of East Manchester, which is the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living, an area that has been a long-term regeneration priority and has witnessed significant positive physical, economic, social and environmental transformation over the last three decades.

At the heart of the renaissance of East Manchester has been the Etihad Stadium (formerly The City of Manchester Stadium) and the range of sporting facilities on the Etihad Campus which were developed for the 2002 Commonwealth Games. Since this time, the Etihad Campus has consistently acted as a major economic driver and successive regeneration frameworks have identified it as a place to drive forward the development of a globally competitive sport, entertainment, leisure and recreation offer.



Tram Stop

Site Boundary

Etihad Campus

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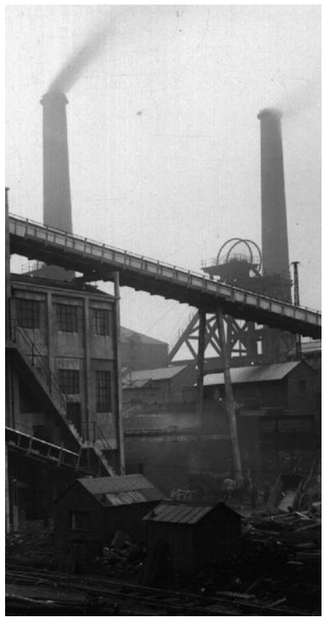
SITE HISTORY

Until the mid-1800's the site was a block of agricultural land with the River Medlock meandering through its north western quarter. The Ashton Canal and lock formed its northern boundary, Mill Lane its eastern boundary, and Victoria Gardens were located to the north, encroaching on the boundary of the existing site.

In 1848 the River Medlock was straightened and diverted further north, away from the proposal site. This activity was driven by the ongoing industrialisation of the site and the expansion of the Bradford Collieries.

During the early 1900's a shift in industrial focus led to the development of the Bradford Road Gas Works on the site. This sizeable development included tanks, gas holders, tramways and large ancillary buildings. Simultaneously, the River Medlock was diverted into a culvert and Forge Lane was built, running centrally South to North through the site.

The early 1930's saw yet further development of the existing gas works and new industrial development on the southern portion of the site - beyond the canal, where the stadium now stands. Little then changed until the 1970's when the majority of these works were cleared, including buildings associated with the gas works. In more recent times significant changes to the site include the 1995 expansion of Mill Lane into Alan Turing Way and the 2002 construction of the Etihad Stadium. By 2010 the remainder of the site was fully cleared.



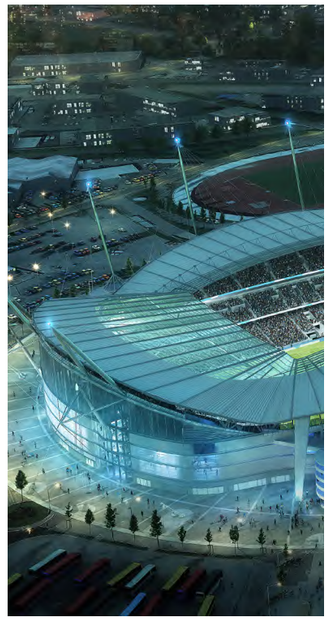
Industrial
1797 - 1968
Bradford Colliery



Regeneration
Early 2000s
Commonwealth Games



Expansion
Early 2010s
Etihad Campus



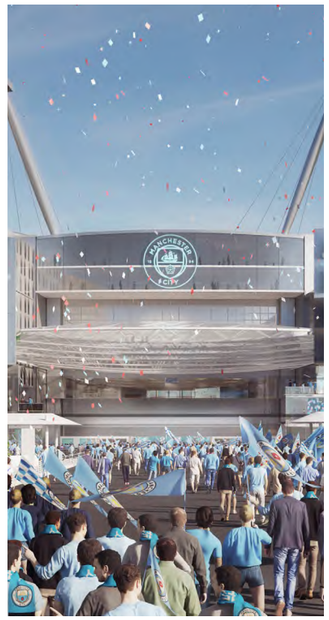
South Stand expansion
2015
Etihad Stadium



West Stand Tunnel Club
2016
Etihad Stadium



Co-op Liv
2023
Etihad Campus



Proposed North Stand expansion
2023
Etihad Stadium

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SITE HISTORY - CONTINUED

The site sits on the site of the former Bradford Colliery, a coal mine and gas works which was closed in 1968. The land was subsequently cleared as a part of the stadium development, initially built to host the 2002 Commonwealth Games held in Manchester. In 2003 it was then converted into the home of Manchester City Football Club with a capacity of 48,000.

Culture & Historic Context

Etihad Stadium is a significant landmark in Manchester, as both the host of the Commonwealth Games and the home of Manchester City Football Club. The site has strong connections to Manchester's industrial heritage, as the site of a former coal mine.

Current Use

The Site currently comprises the North Stand of the Etihad Stadium and the land immediately to the north, which currently acts as the match-day fan zone for the Stadium and is called City Square.

Connectivity

The Site is highly accessible by public transport with Metrolink, bus and rail all serving it.

From the city centre the site a 7-10 min journey via Metrolink, or a 20 min walk to City Centre (as defined by Great Ancoats Street).

More detail about transport can be found in the Transport Assessment submitted in support of this application and the associated Environmental Impact Assessment Chapter.

Site Topography

The site is generally level following the construction of the City Square.

Existing Ground Investigation Date and Site Geology

A Planning Application was submitted in December 2022 for site improvement works on land to the north of the Etihad Stadium (Ref. 135764/FO/2022) and at the time of submission, a decision is expected imminently.

The site improvement works are required in order to validate previous remediation activity on the site, ensuring that any outstanding risks associated with the historic coal mining activity have been identified and fully addressed.

The Site has been well characterised by numerous previous investigations and has been subject to remediation (both contamination and geotechnical related) over the past two decades.Further site improvement works are proposed at the Site under the separate Site Improvement Works Application (once this is determined) prior to any construction works associated with this Proposed Development commencing on site.

A Coal Mining Risk Assessment, Generic Quantitative Risk Assessment, Groundwater Risk Assessment, Ground Engineering Desk Study, and Factual Ground Investigation Report were prepared in support of the site improvement works application and are re-submitted for information in support of this Planning Application (within the Environmental Statement). A Remediation Strategy is not required.



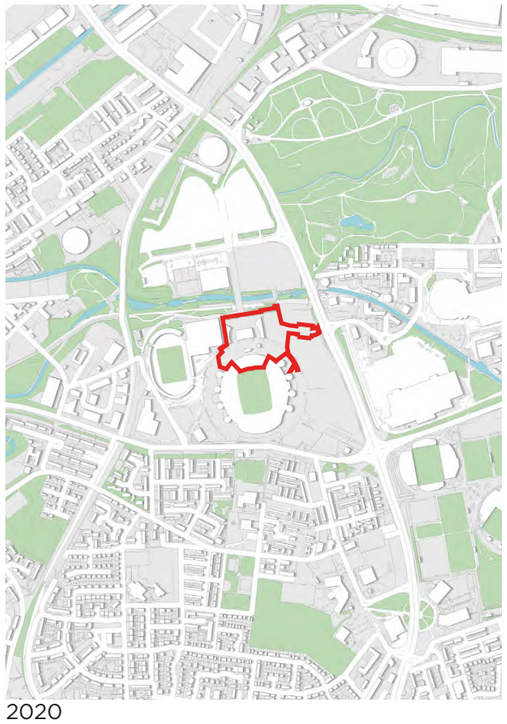
1900



1920



1960



2020

Site Boundary

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LOCAL HERITAGE ASSETS

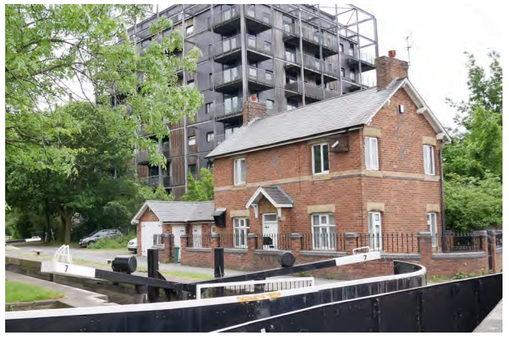
Assessment of Significance

The Site does not contain any listed buildings and is not located within a Conservation Area. There are a number of listed structures within a 500 metre and 1km radius of the Site, as listed below:

Listed Buildings
Ashton Canal Lock Keepers Cottage on Southside of Lock Number 7 of Ashton Canal – Grade II;
Ashton Canal Lock Number 7 with Roving Bridge Immediately East of Mill Street Bridge – Grade II;
Ashton Canal Lock Number 6 Immediately East of Forge Lane – Grade II;
Victoria Mill – Grade II*;
Entrance Lodge to Main Entrances of Phillips Park Cemetery – Grade II;
Cemetery Office at Phillips Park Cemetery – Grade II;
Gates and Railings to the Main Entrance of Philips Park Cemetery – Grade II;
Cemetery Chapel at Phillips Park Cemetery – Grade II;
Ashton Canal Bridge Number 9 Over Ashton Canal (Mill Street Bridge) at West End of Lock Number 7 – Grade II;
Ashton Canal Lock Number 8 – Grade II;
Registered Parks and Gardens:
Phillips Park – Grade II; and
Phillips Park Cemetery – Grade II.



Ashton Canal Lock Number 6



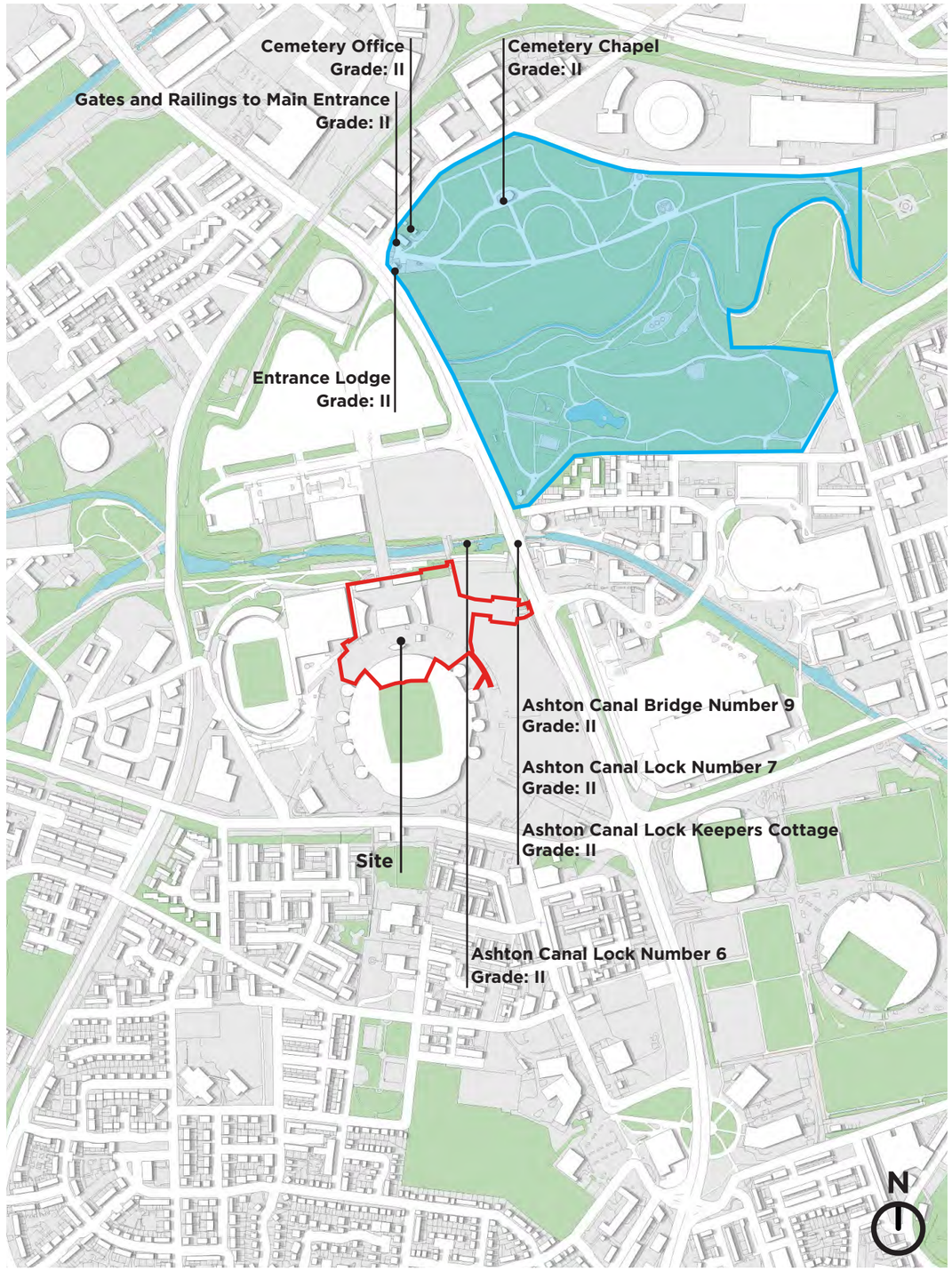
Ashton Canal Lock Keepers Cottage



Philips Park and Cemetery Chapel

Site Boundary

Philips Park and Cemetery Grade II



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PUBLIC TRANSPORT

The Site is highly accessible by public transport with Metrolink, bus and heavy rail all serving it. Significant investment has been made in the Metrolink network since the 2002 Commonwealth Games including the opening of the Etihad Campus Metrolink Stop in 2013, which has acted to further enhance the Etihad Campus as a sustainable destination.

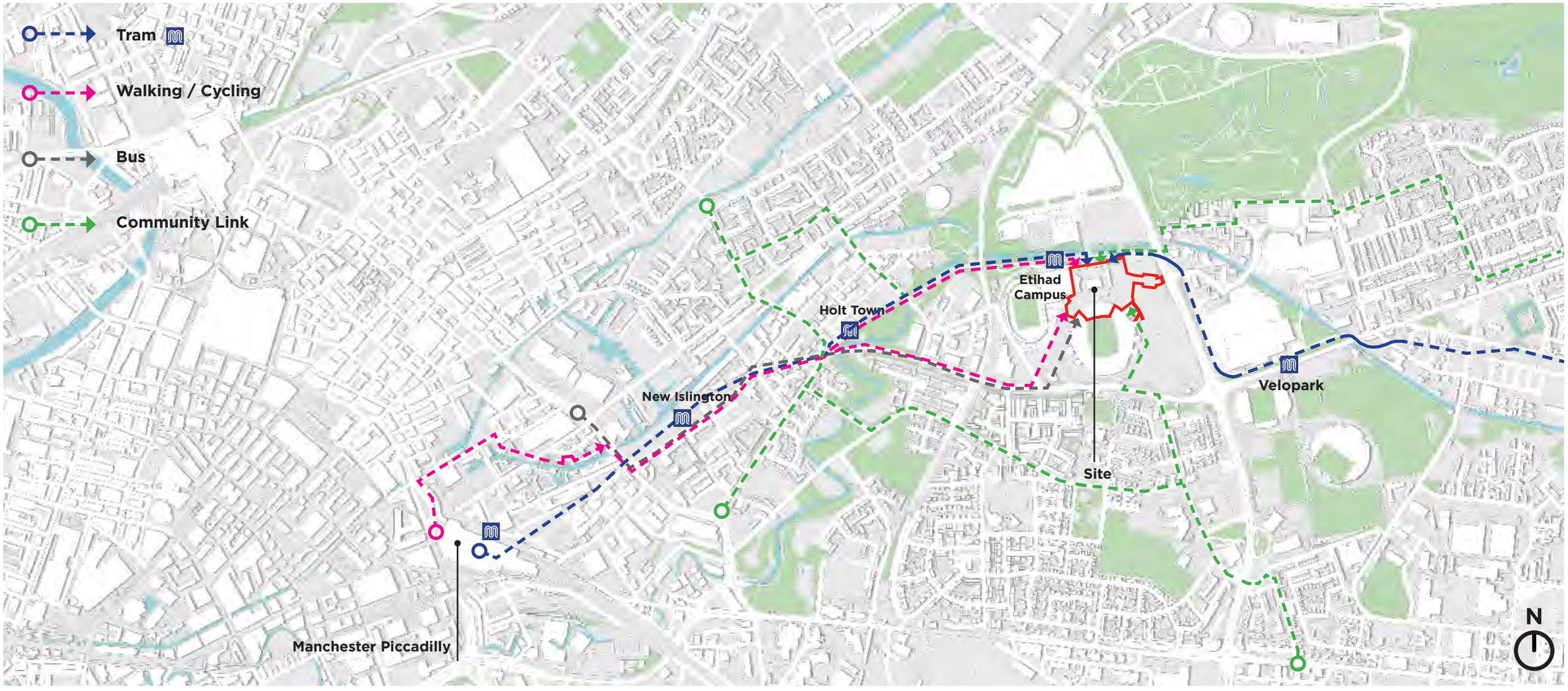
Three Park and Ride facilities are located on the line. Furthermore, multiple bus stops are also located within five minutes walk of the Site, and following events at the Stadium, a 'shuttle-bus' service is operated by Stagecoach to transport passengers into the City Centre. Other key transport interchanges can also be accessed on foot from the Etihad Campus, including Ashton Old Road bus corridor, Oldham Road bus corridor,Ashburys Station, Central Park Metrolink Stop and Queens Road Metrolink Stop.

The Site is also highly accessible for pedestrians and cyclists from the City Centre and the surrounding area. The City Centre (as defined by Great Ancoats Street) can be accessed within a 20 minute walk from the Site.

As outlined in the Etihad Stadium North Stand Transport Assessment prepared by Arup, as the Etihad Campus is developed, the public transport offer will continue to evolve to reflect the changing nature of the Etihad Campus. The destination will evolve from a location that experiences high levels of public transport use for short and infrequent periods on Stadium event days to a location with a strong daily demand for public transport throughout the day. This will build on the highly accessible nature of the Site.

An Etihad Campus Strategic Vision for Movement and Transport and the Etihad Campus Movement and Transport Strategy (Transport Assessment) (2020), seeks to ensure that the wider expansion and regeneration of the Etihad Campus is future proofed from a movement and transport perspective.

This Application is supported by a Transport Assessment prepared by ARUP and ES Chapter 12, which fully assesses the potential impacts of the Proposed Development on traffic and transport during both the construction and operational phases.



POPULOUS

LOCAL AMENITIES

The Etihad Stadium North Stand contains a variety of spaces and amenities inside and outside the venue to attract a diverse range of visitors, increase dwell times and create memorable and positive experiences. The proposal aims to enhance the local amenities for visitors, including those visiting the Park, addressing the current lack of options in the area.

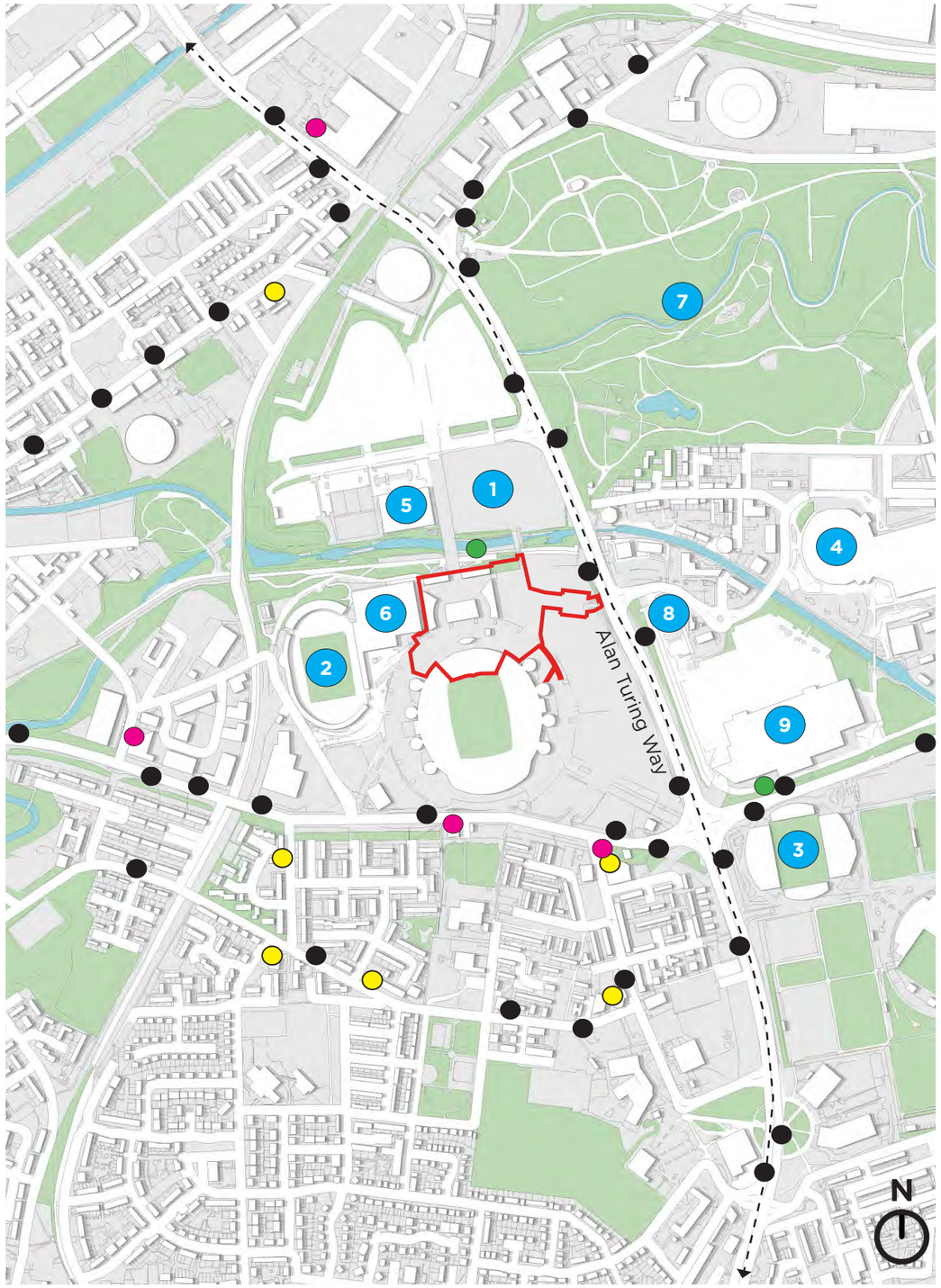
The aim is to create a next generation venue; a best-in-class fan experience and year-round entertainment and leisure destination at the Etihad Stadium. The Proposed Development responds to the following aspirations in order to fulfill the client's vision:

- Optimise utilisation of food courts, bar and concessions before, during and after events / throughout the day (i.e. not just for event intervals).
- Create attractive retail spaces for event and non-event times.
- Explore opportunities to balance nearby Co-op Live and venue facilities to optimise Campus utilisation.
- Uplift spectator comfort and satisfaction and increase chances for re-visit.
- To provide a fully inclusive and accessible venue that caters for all potential user groups.

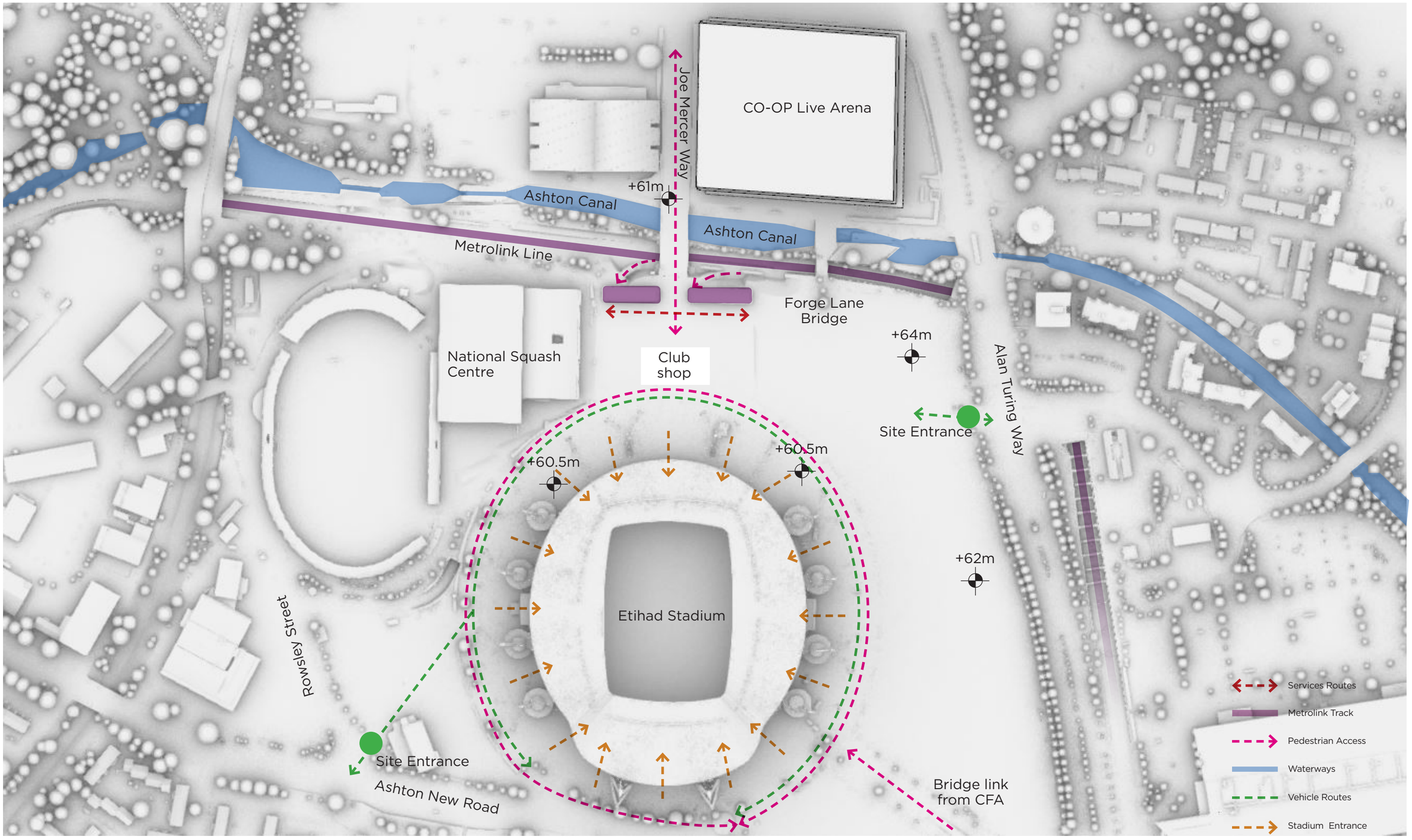
Our crowd flow study concluded that the following design considerations will help achieve the above aspirations:

- Optimal access and visibility to food and beverage (F&B) offerings during events and non-event times, resulting in increased numbers of spectators and site visitors wanting and able to use the facilities.
- Optimal provision of concessions and toilets to ensure minimal queues and increased opportunities for spectators to make purchases during event intervals.
- Slowing down mass egress by encouraging spectators to mill around and spend time at F&B outlets. Slowing down egress alleviates pressure on

1 Co-op Live
2 Manchester Regional Arena
3 Academy Stadium
4 National Cycling Centre
5 Manchester Tennis and Football Centre
6 National Squash Centre
7 Philips Park and Cemetery
8 McDonald's
9 Eastlands Supercentre
Public Houses / Bars
Amenities
Bus Stops
Tram Stops
Site Boundary



SITE CONSTRAINTS



POPULOUS

SITE CONTEXT



POPULOUS

SITE CONTEXT - CONTINUED



1



2



3



4



5



6



7



8



9

DESIGN PRINCIPLES

3



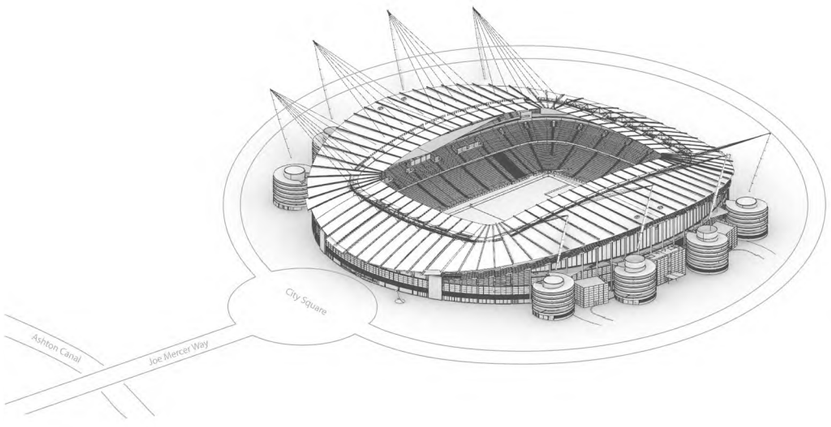
POPULOUS

DESIGN DEVELOPMENT

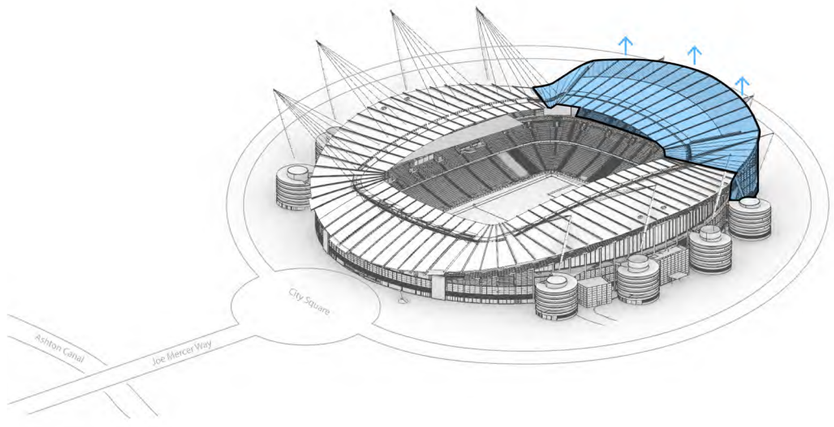
The stadium was first built for the 2002 Commonwealth Games and shortly after was converted to a football stadium. The first expansion consisted of the South Stand which was constructed between 2014 and 2015.

In the same planning application, a symmetrical North Stand was proposed.

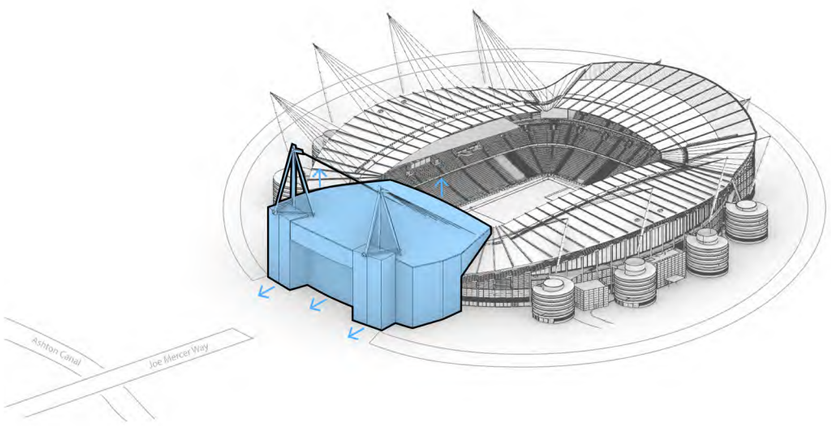
Now, we are proposing another iteration of the North Stand with an increased capacity compared to the South Stand extension. The Proposed Development delivers a destination which provides activity to the Etihad Campus all year round and thus supports the continued regeneration of the Etihad Campus and East Manchester.



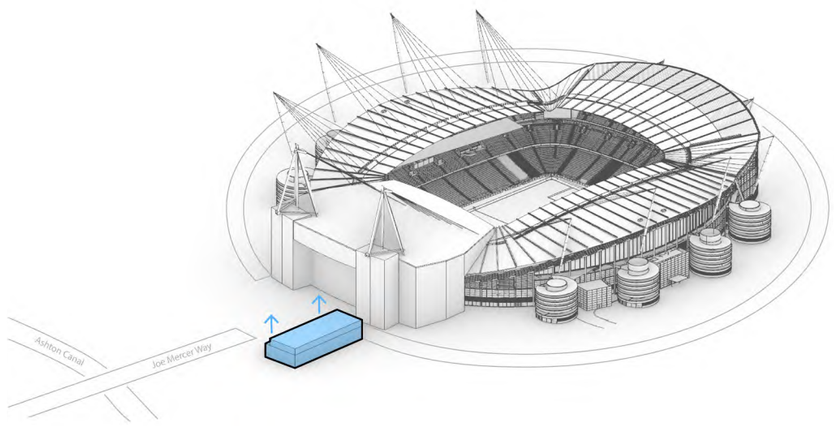
Etihad pre 2015 South Stand



Addition of the South Stand in 2015



The proposed North Stand



Team shop and museum block adjacent to the North Stand

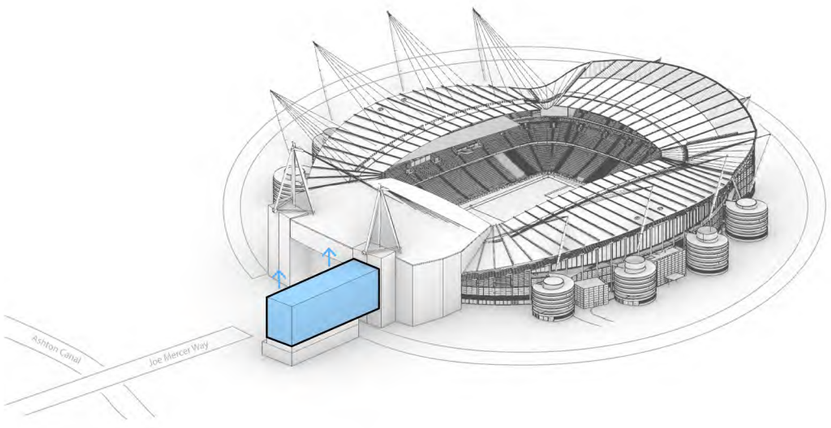
POPULOUS

DESIGN DEVELOPMENT

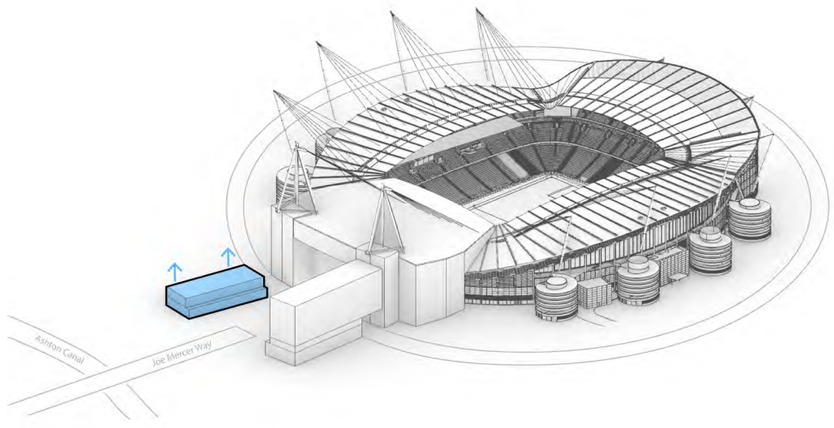
Adjacent to the North Stand, we are proposing ground floor activation including the club shop and museum and various hospitality offerings.

A workspace block is stacked on top of the retail and museum block and a T-shaped hotel is added on top of the hospitality block. The entrance to the hotel is separated from City Square and located on the north east of the site.

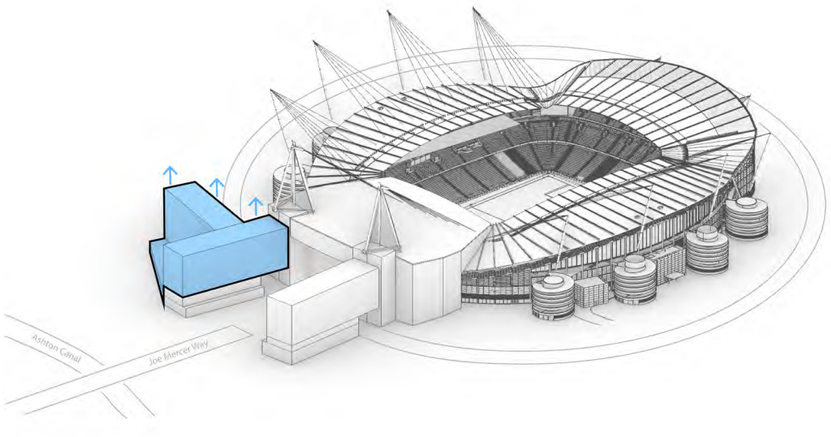
The two block masses are then kinked inwards to create a sense of enclosure to City Square and introduce a more engaging approach from Joe Mercer Way.



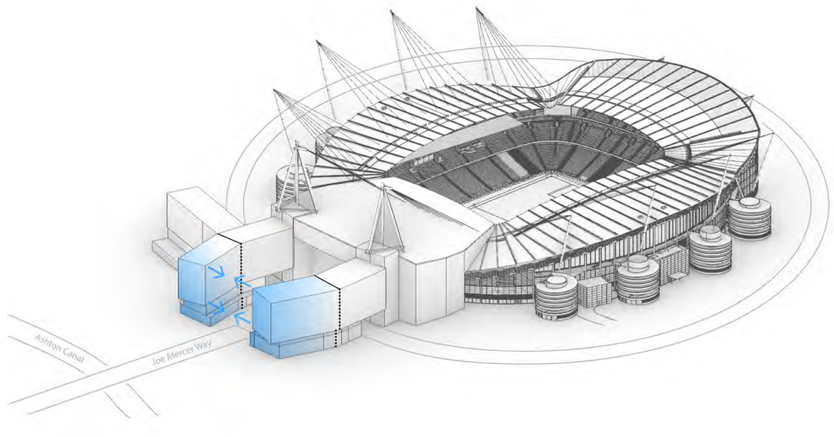
Workspace block on top of the retail and museum block



Hospitality block adjacent to the North Stand



Hotel block on top of the hospitality block



The two block masses are kinked inwards to introduce a sense of enclosure to City Square between them

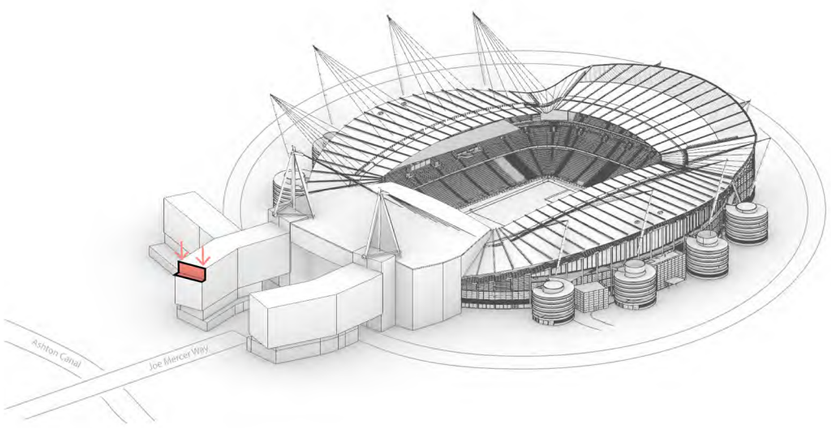
POPULOUS

DESIGN DEVELOPMENT

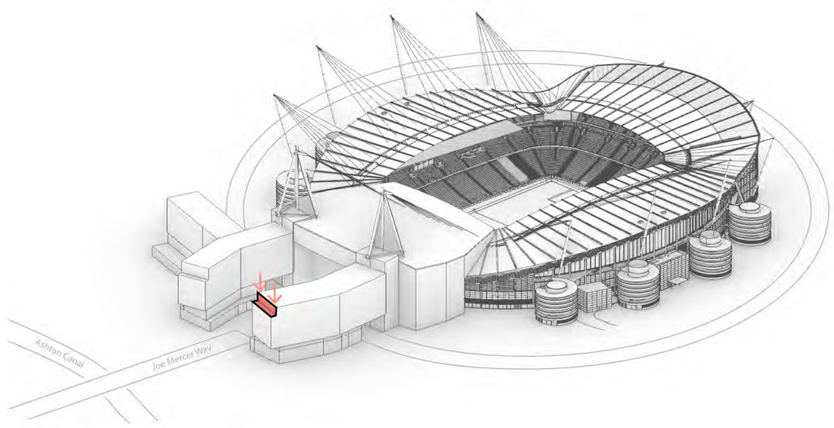
A Presidential Suite is located within part of the upper floors to the hotel. A terrace has been introduced, cutting through the block.

Similarly, the workspace block is cut for symmetry when the north elevation is viewed from the Joe Mercer Way approach.

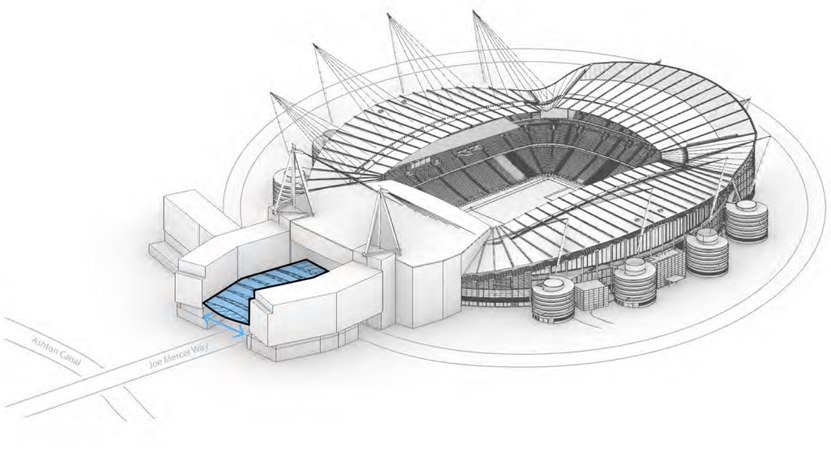
To increase the use of City Square and its retail and hospitality functions, a canopy is added, covering its entirety and connecting to the retail and hospitality blocks.



Presidential Suite terrace on the hotel rooftop



Terrace on workspace block for symmetry



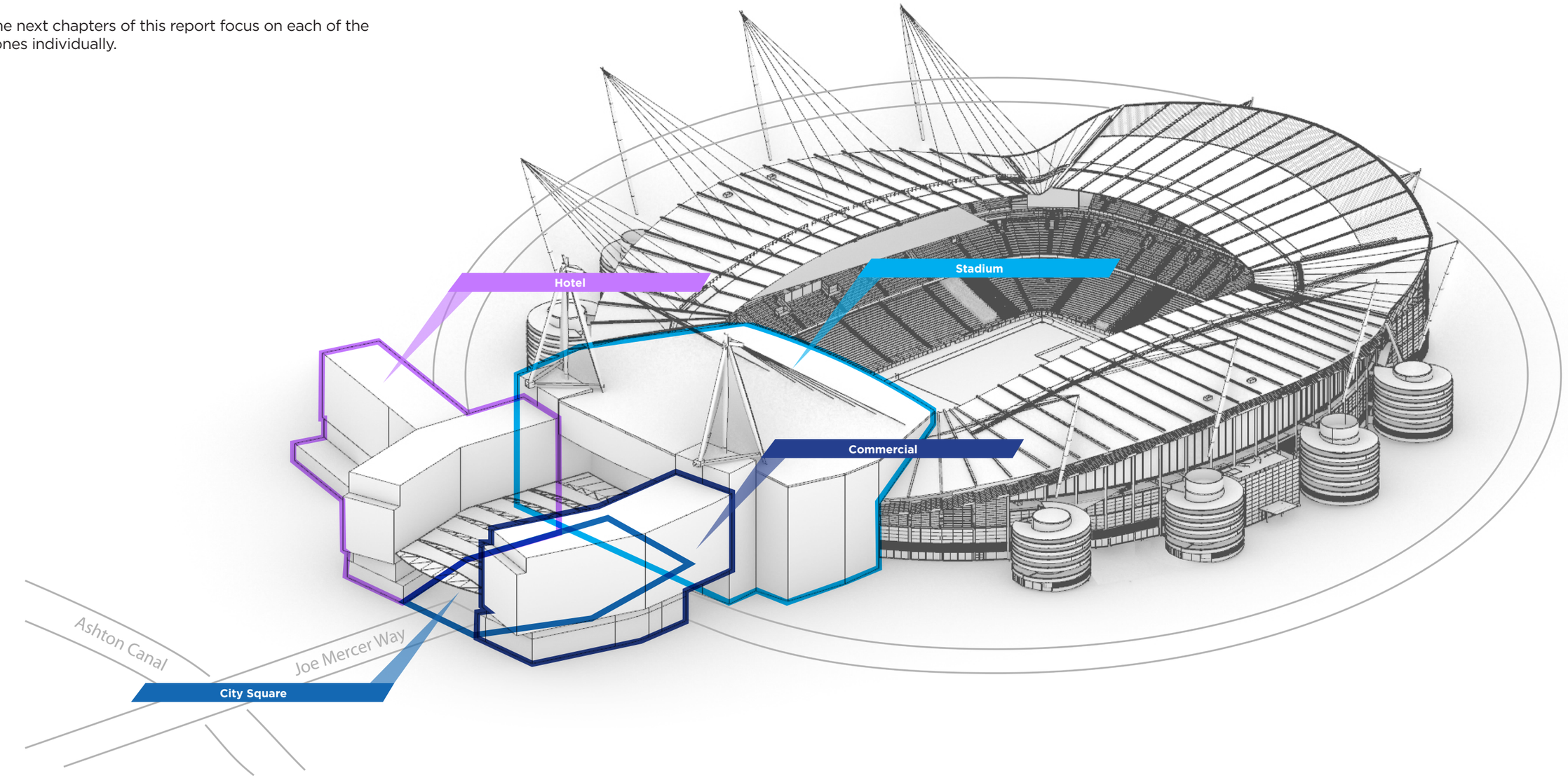
Canopy between the two block masses

POPULOUS

MASSING

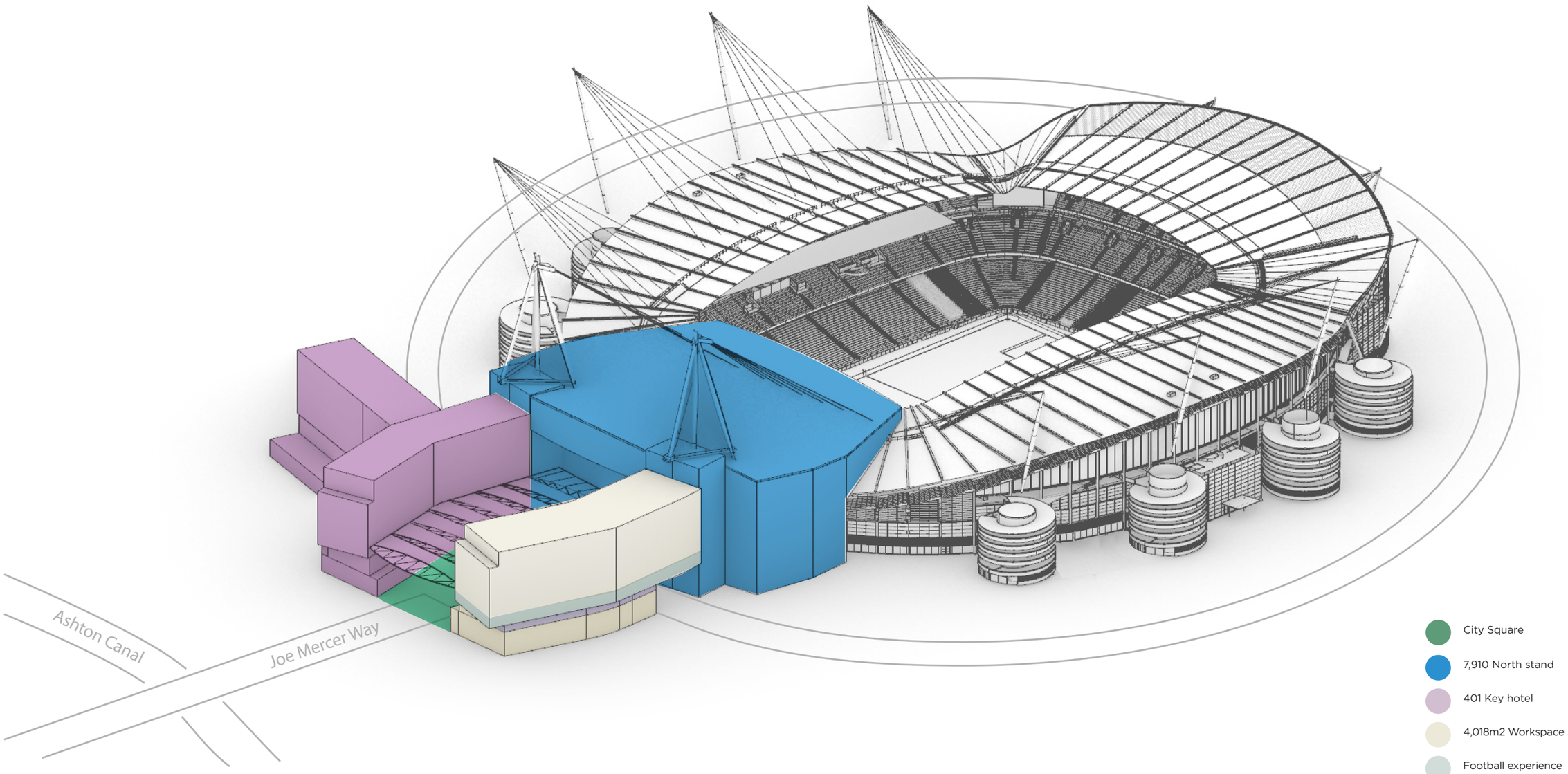
The diagram on this page shows the four main elements of the scheme, the Stadium, Hotel, Commercial block and City Square. The massing of these elements has been developed to respect the Etihad Stadium and the scale of the surroundings, whilst providing an exciting addition to the Etihad Campus.

The next chapters of this report focus on each of the zones individually.



POPULOUS

OVERALL BRIEF



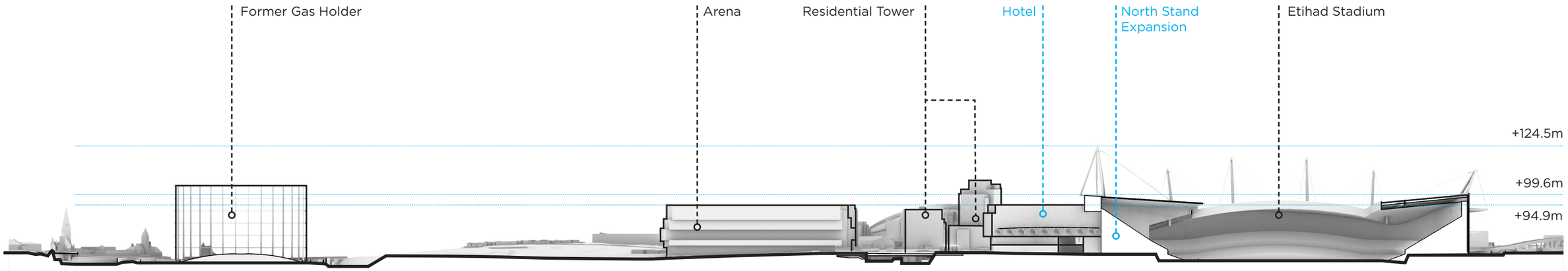
POPULOUS

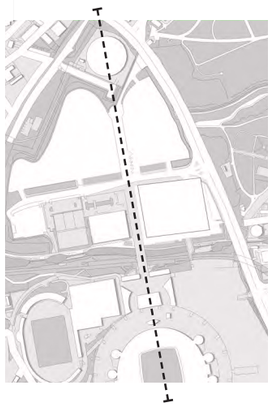
SCALE

The proposed scale of the North Stand respects the surrounding buildings, the residential blocks to the east and the new Arena to the north.

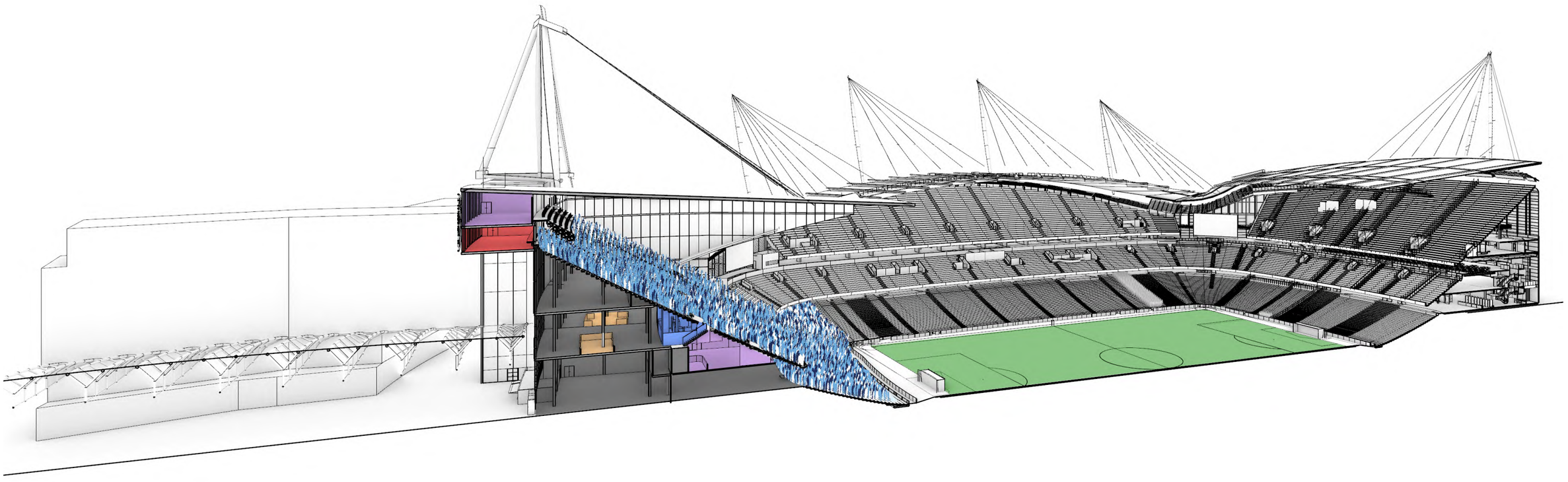
The scale has also been designed to respect the size of the South Stand, although the iconic masts of the new North Stand are taller than those of the South Stand.

North to South Site Section





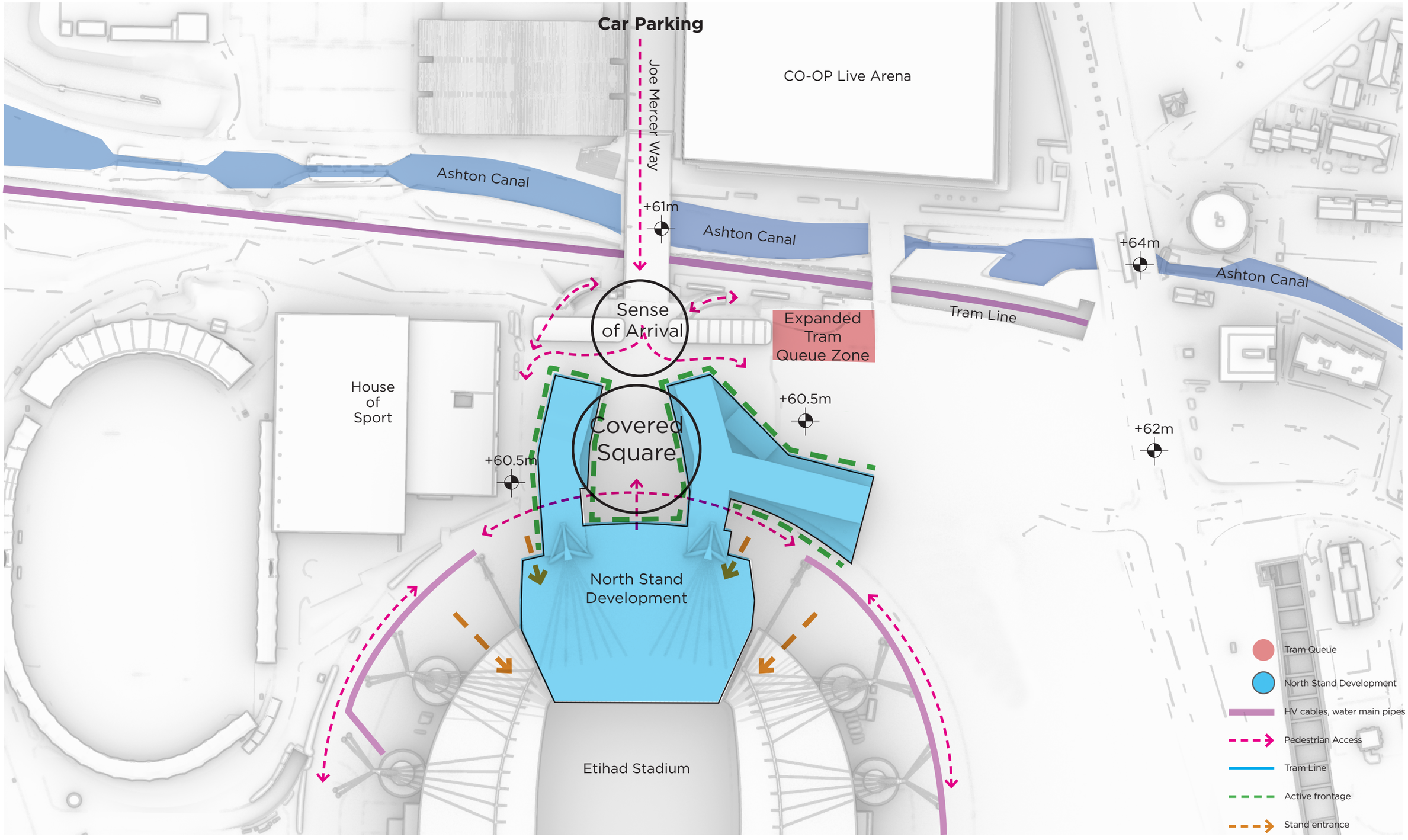
SCALE



F&B area
Hospitality
Concourse
Suites
WCs
Plant

POPULOUS

SITE DEVELOPMENT



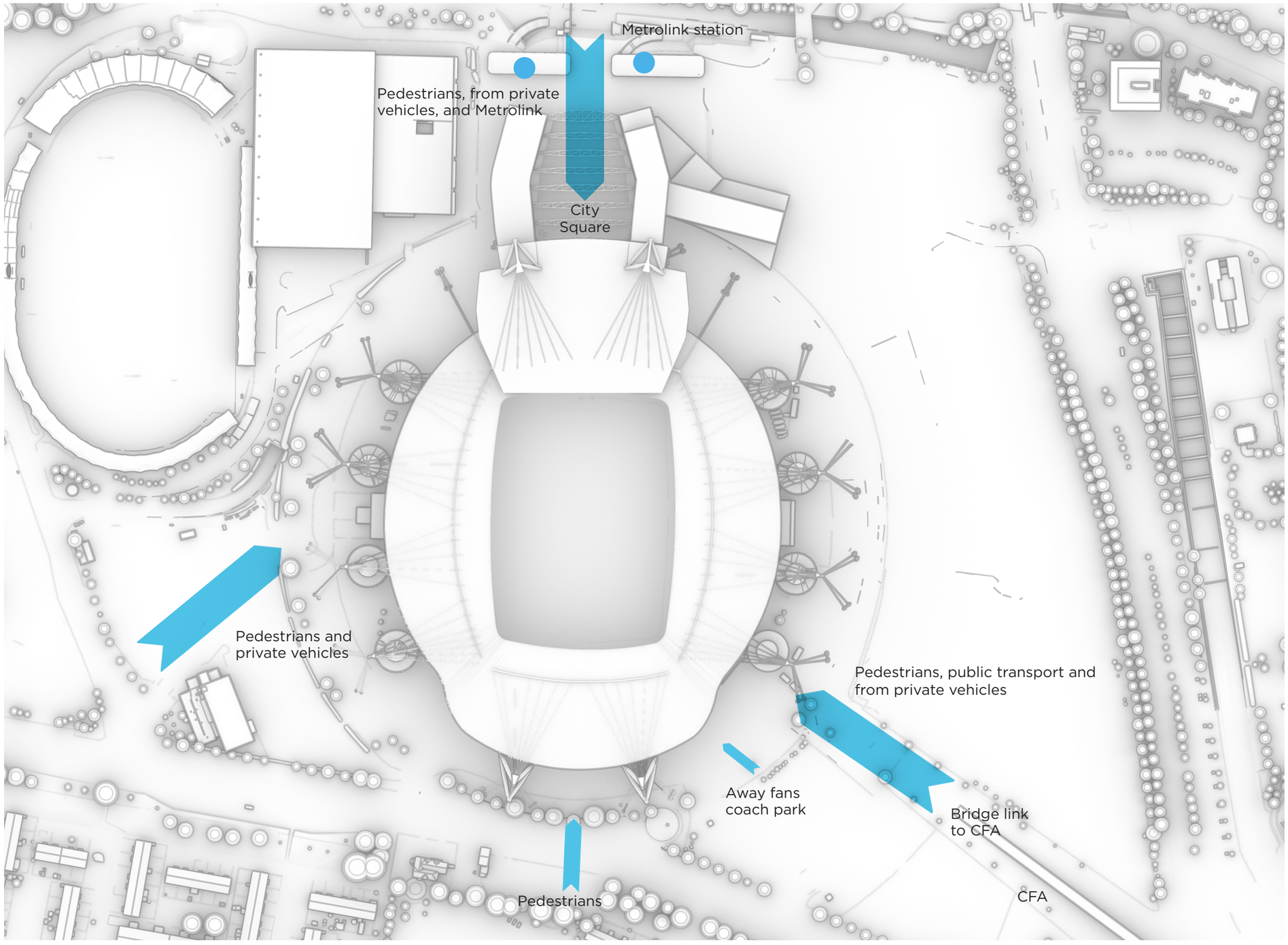
POPULOUS

ACCESS ROUTES

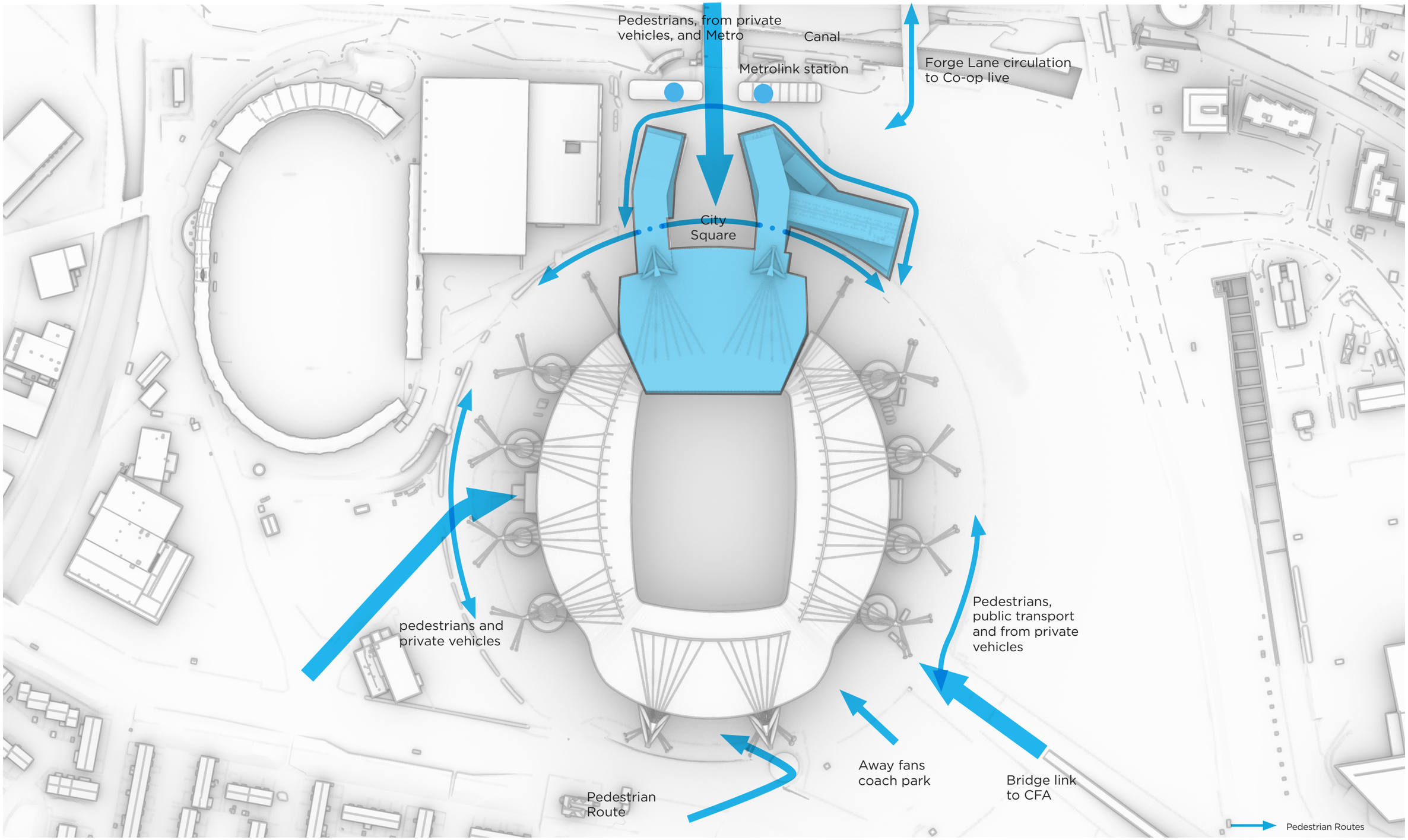
There are four main points of entry to the stadium site on match day:

Joe Mercer Way provides a key pedestrian route towards City Square over the canal and tram way line. To the South and South West there are two routes which carry people from the city centre. To the South East of the ground, is a bridge link, connecting to the surrounding neighbourhoods and CFA site.

The away fans entrance to the South East corner is served by a visiting fan coach park.

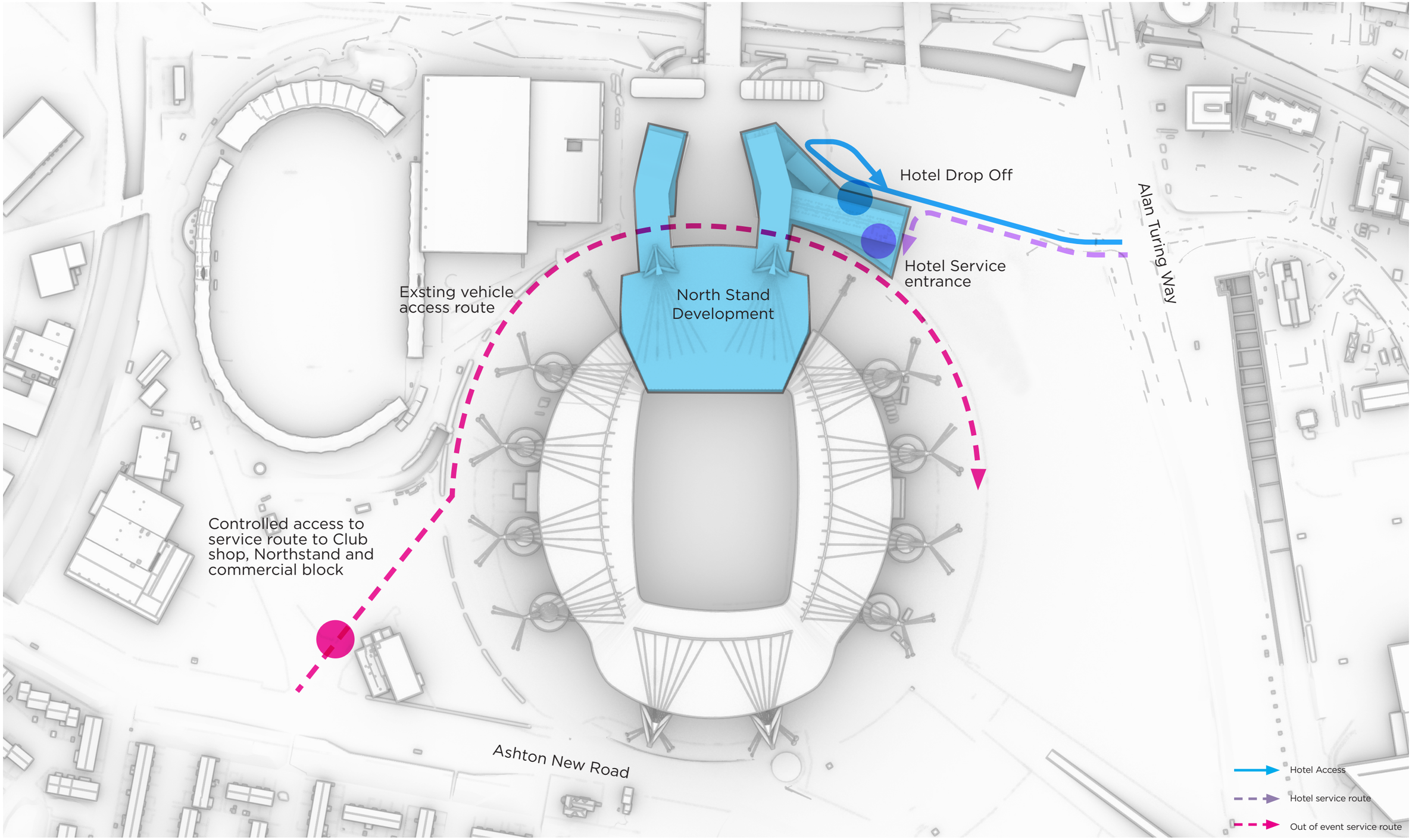


PEDESTRIAN ACCESS



POPULOUS

VEHICULAR ACCESS AND SERVICING

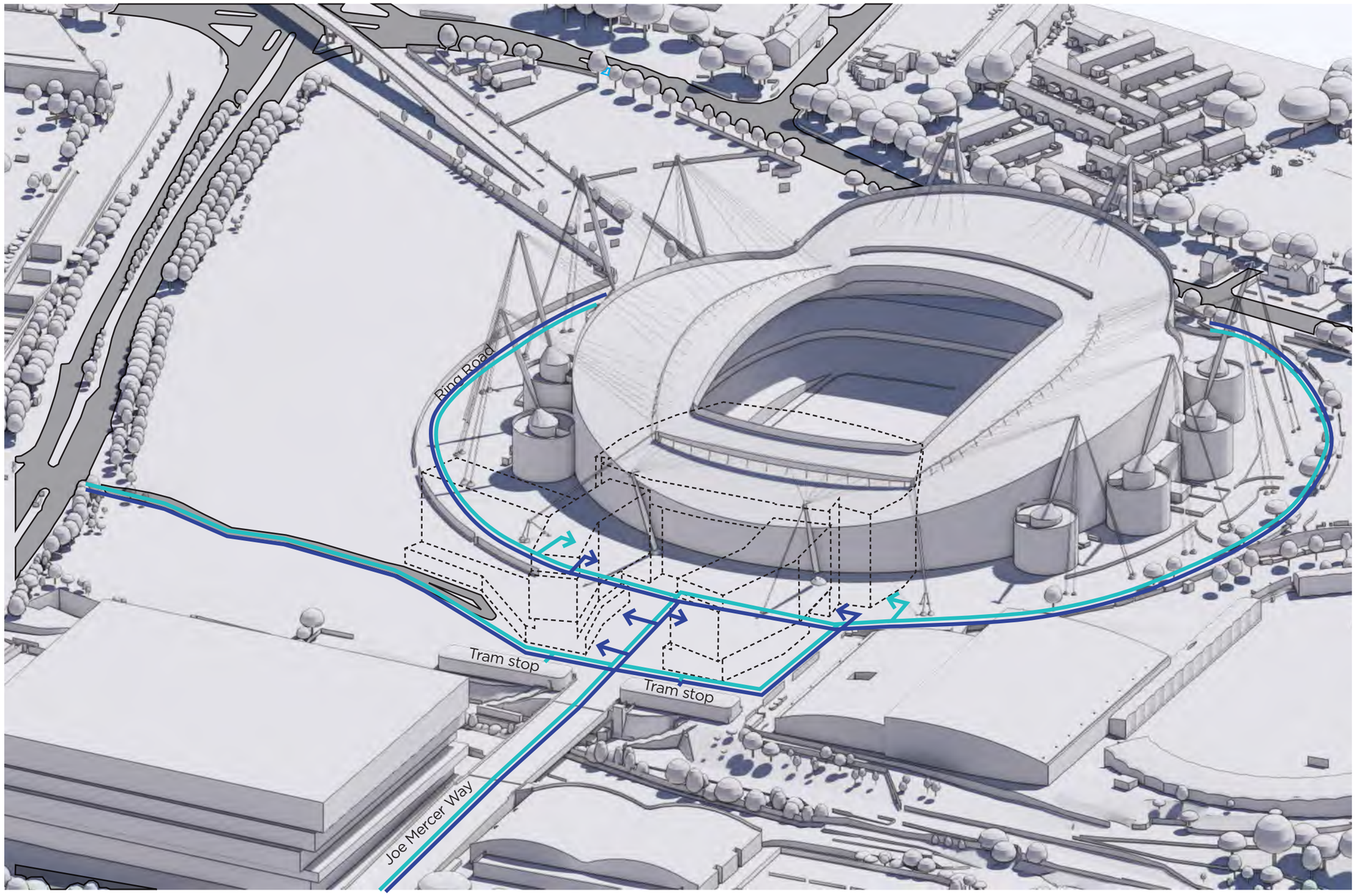


POPULOUS

SITE CONTEXT RESPONSE - MATCH-DAY

The arrival experience of each visitor was a major influence on the design of the venue. During match-day the primary arrival points are the tram stop, Joe Mercer Way and the ring road around the Stadium. City Square is the main intersection between these three arrival points and therefore becomes the key frontage of the building.

City Square will primarily be a space offering hospitality on a match-day and accessible to the general public every day.



Spectator Entrance

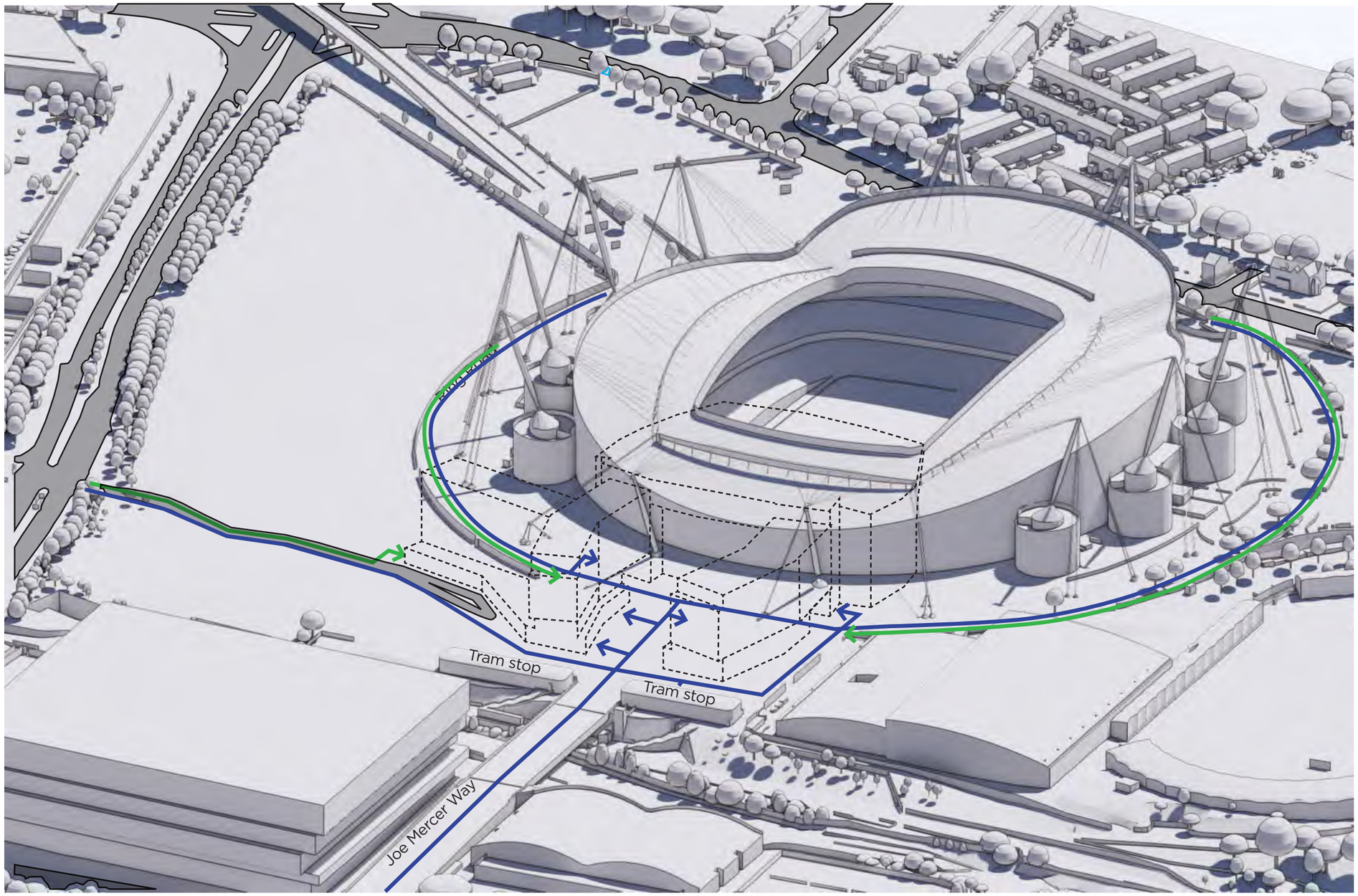
Hospitality Entrance

POPULOUS

SITE CONTEXT RESPONSE - NON MATCH-DAY

On non match-days, City Square will be activated by the general public, visiting other venues on the Campus or simply enjoying the facilities. City Square sits at the intersection of numerous pedestrian routes.

The Ring Road around the stadium also acts as a route for service vehicles. The Hotel will be serviced via the new access road from Alan Turing Way.



Spectator Entrance

Hospitality Entrance

Service Vehicle Entrance Off Street



POPULOUS

WIND EXPOSURE ASSESSMENT

A Wind Microclimate Assessment (CFD Assessment) has been undertaken by BuroHappold, and the results are set out in the Environmental Statement and accompanying appendices.

A quantitative study has been undertaken to predict and analyse wind conditions for the Proposed Development. The baseline model was produced to determine the reference conditions on the Site. The Proposed Development wind effects were analysed against the baseline by performing a Computational Fluid Dynamics study. The new activities introduced to the Site by the Proposed Development have been considered in the assessment.

The criteria used in this study was based on the LDDC version of the Lawson Criteria. A Computational Fluid Dynamics assessment was carried out to assess the impact of the Proposed Development on the Site and surrounding area.

The assessment found that the areas within the Proposed Development and surrounding areas are likely to be suitable for the planned activities and mitigation is not required. The residual effects predicted are 'Minor Adverse', with suitable conditions for the planned activities within the public realm. The addition of the proposed landscaping is also likely to improve conditions within the public realm areas of the Proposed Development.

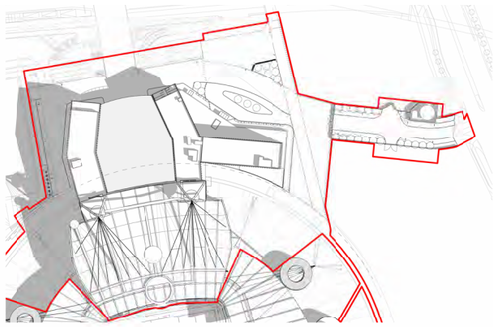
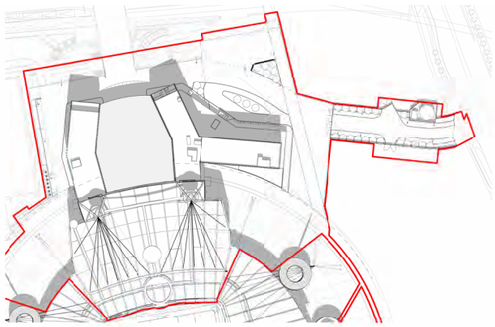
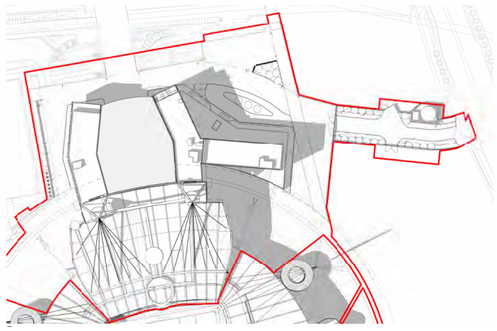
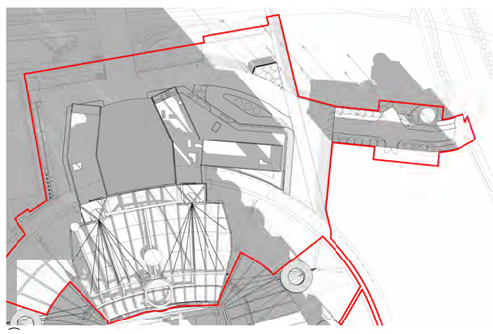
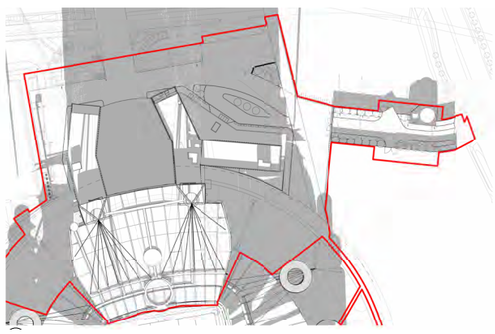
It is therefore considered that the Proposed Development will not have any significant impacts on wind and the design of the Proposed Development has evolved with this is mind.



POPULOUS

DAYLIGHT AND SUNLIGHT ASSESSMENT

The below diagrams show how the new scheme performs in relation to daylight and sunlight. More details on the effects of this to ecology can be found in the ecology report.

	9:00am	12:00am	3:00pm	6:00pm
Summer solstice				
Winter equinox				

CIS - DESIGN REPORT RESPONSE

During the Design and Planning process we consulted with Greater Manchester Police, including the Counter Terrorism Unit. on the scheme.

The addition of the Hotel, Workspace and Leisure facilities were seen as positive when added to the Football functions and will result in higher utilization of the site with greater footfall, which in turn should dissuade visitors from vandalism and other criminal behaviour. The mixture of clientele at the site would help to further dissuade offenders.

The highest occupation on the site will be on a match day and incidents related to crowding and queuing were thought to be less likely with the new North Stand Scheme as a result of the increased activation and longer dwell times on site. as a result of the food an beverage and leisure activities that will be available.

Other architectural features which the Crime Impact Statement identified to which we have responded to in the design of the scheme include:

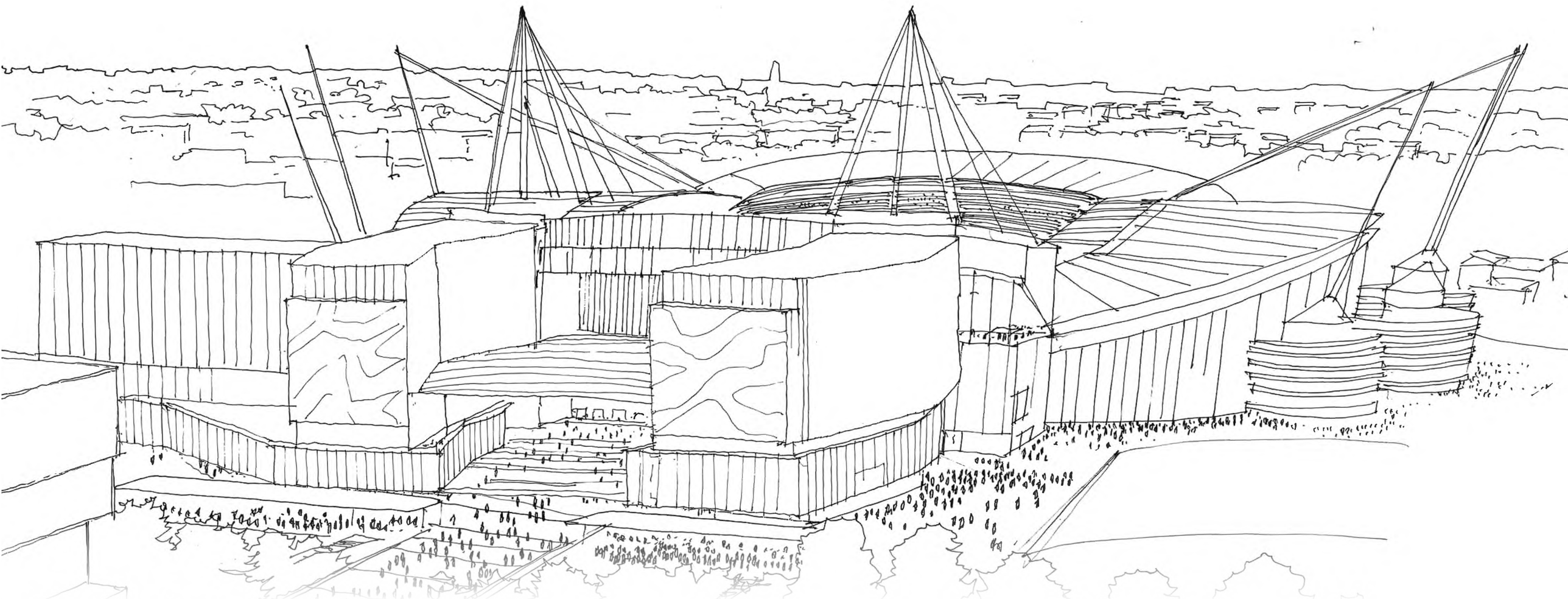
The landscaping and building massing have been designed to create open and highly visible spaces and also reduce blind spots, the lighting for the scheme has also been designed carefully to avoid dark and shadowy areas.

High levels of finishes and materials specified within the development, will promote a sense of ownership amongst the visitors, helping with public safety and making vandalism less likely. New well lit and covered cycle parking is proposed to the south east of the stadium.

New clear signage is proposed to aid visitors around the site. This is proposed to be in keeping with the current signage design. More details of this can be found in the landscape chapter.

Use of shared surfaces, traffic control measures and security at the entrance to the site have been implemented to manage the interface between pedestrians and vehicles and help reduce vehicle related crime.

More details of these comments can be reviewed in the Crime Impact assessment.



ARCHITECTURE

4



STADIUM EXPANSION

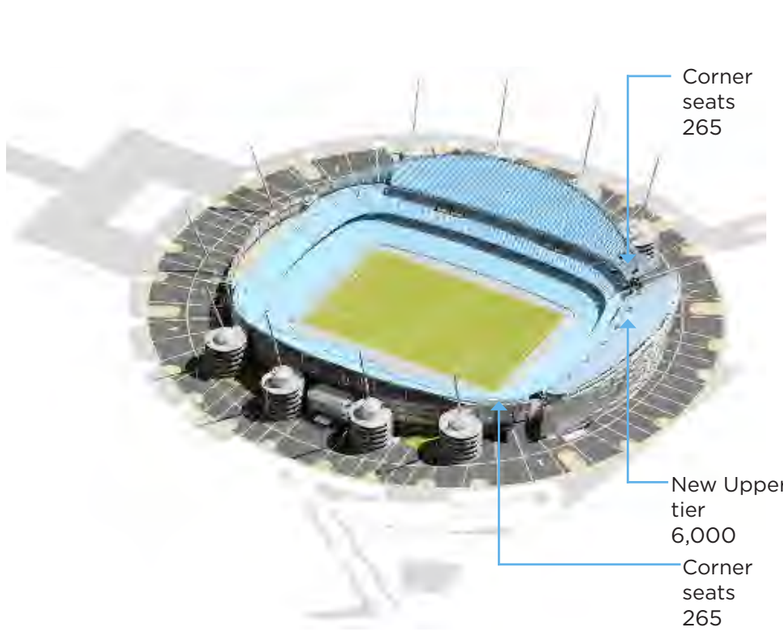
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MANCHESTER CITY
2 - 0

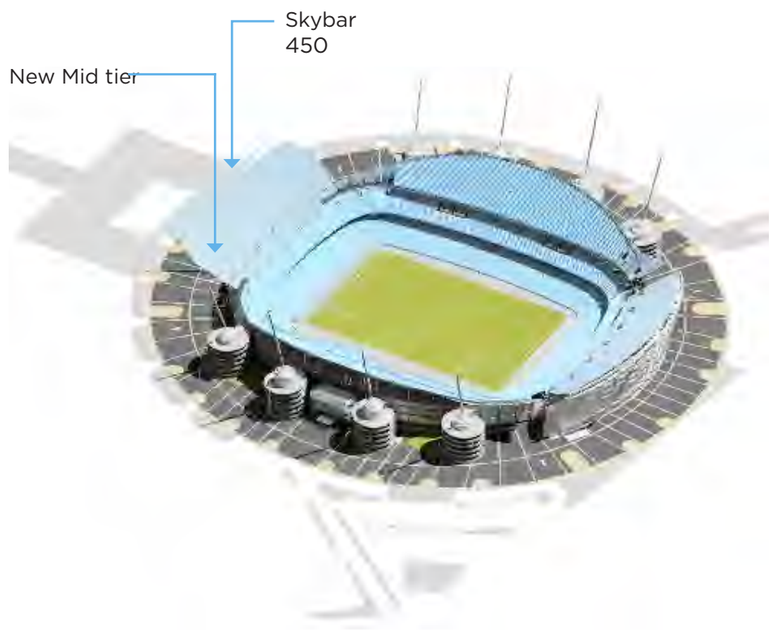
ADAPTION AND EXPASION OF THE NORTH TIER



2013
Capacity 48,000

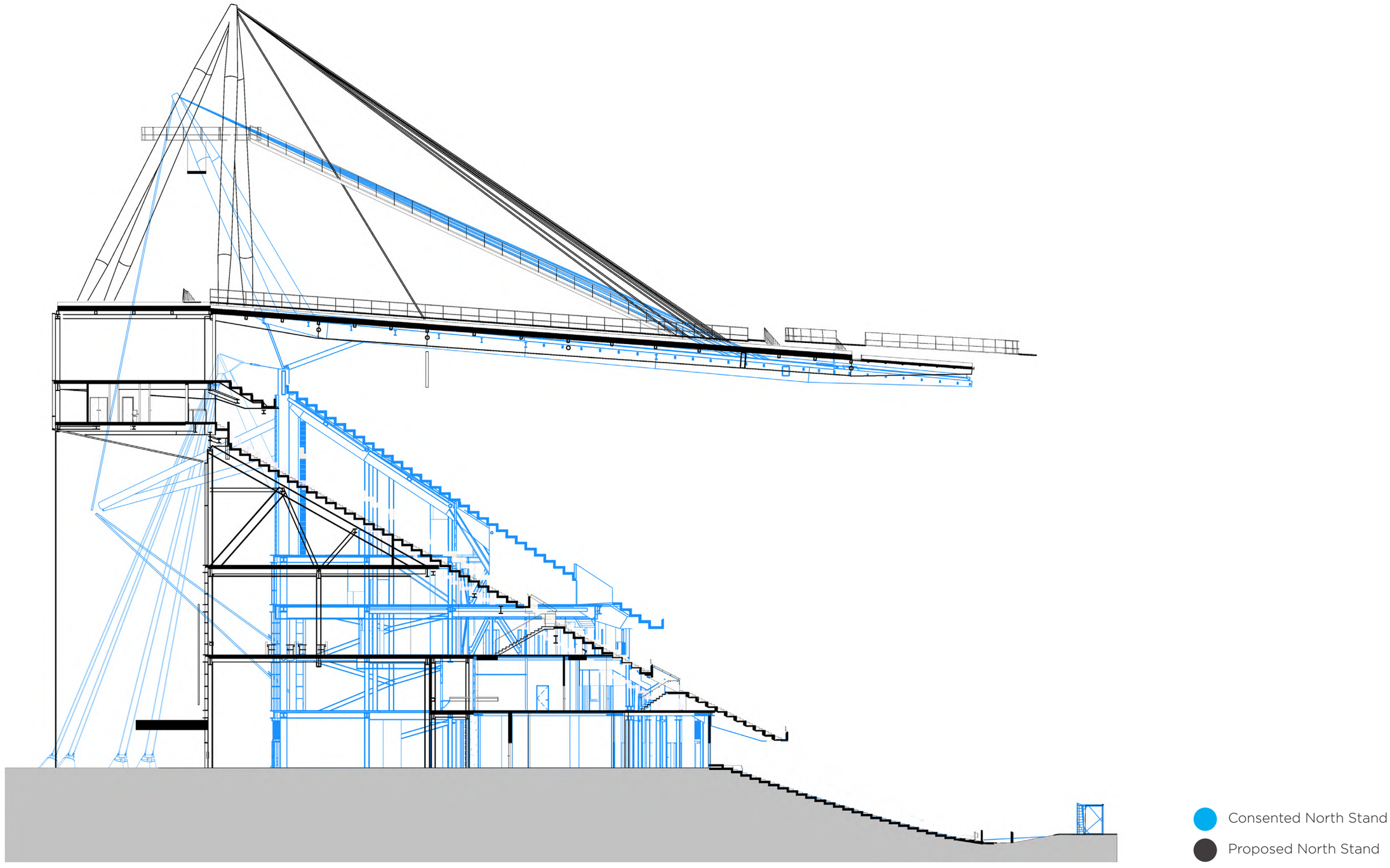


Current
Capacity 54,048 Gross



Proposed
Capacity 61,958 Gross

PROPOSED NORTH STAND



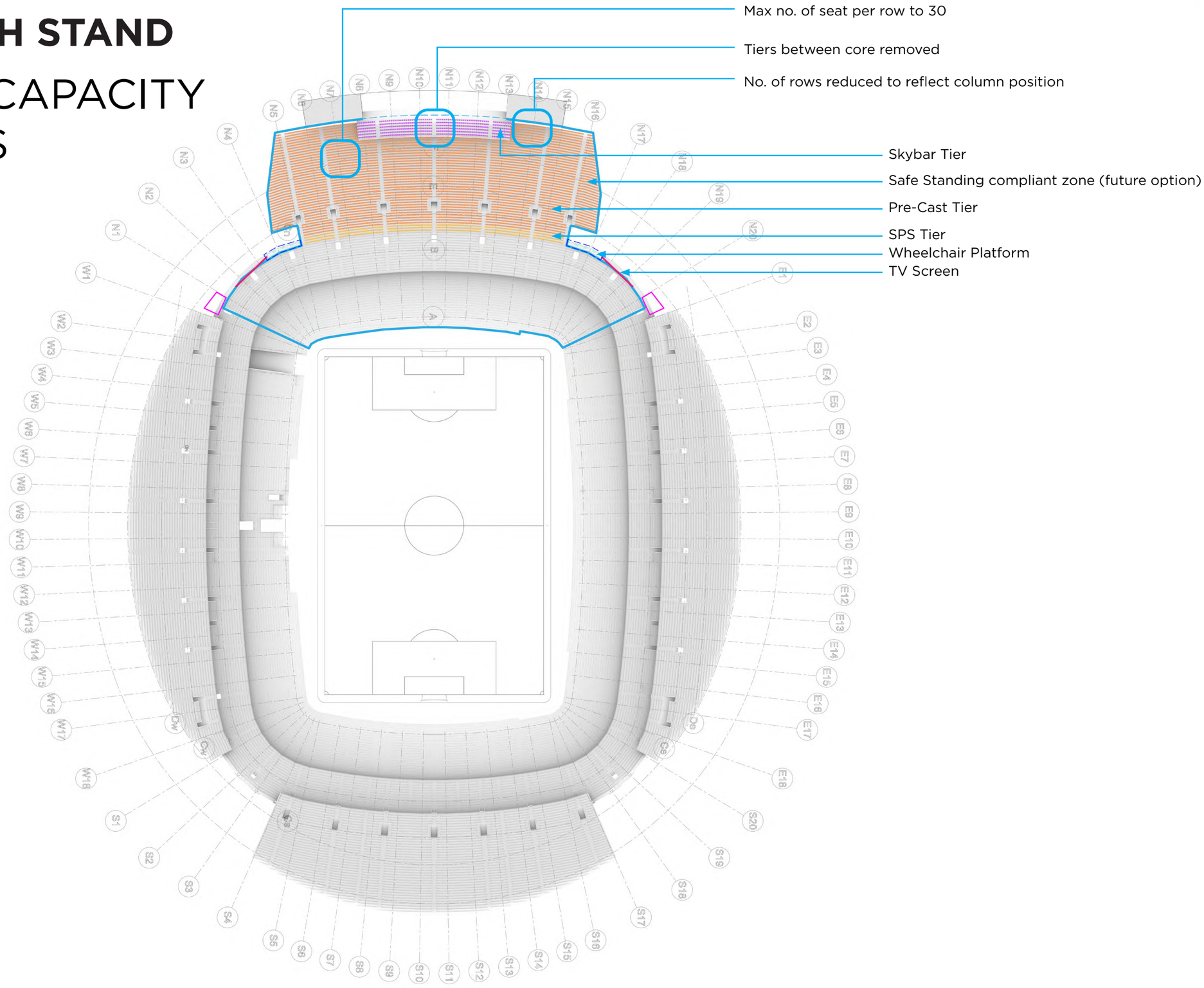
Consented North Stand

Proposed North Stand

POPULOUS

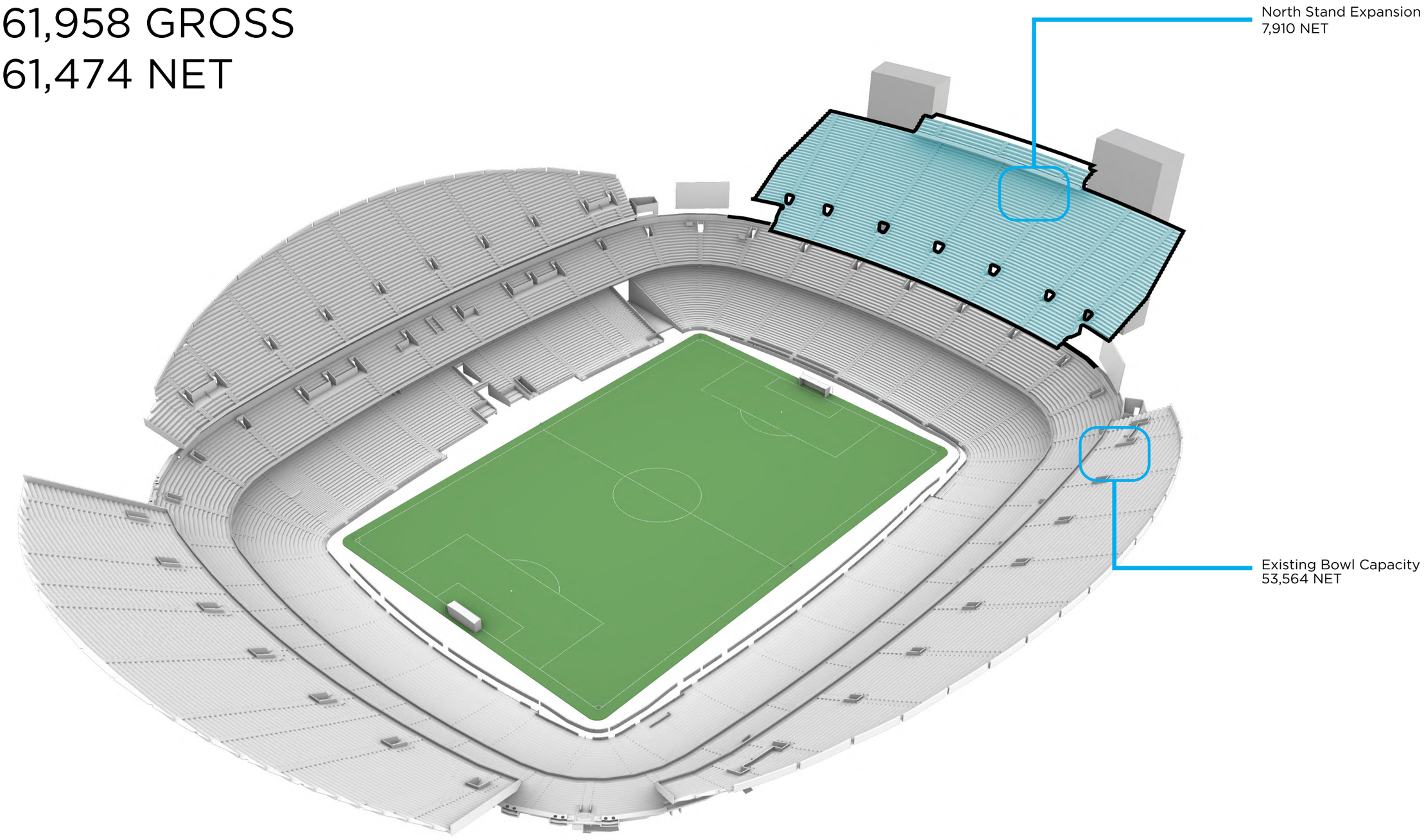
BOWL | NORTH STAND

TOTAL NEW CAPACITY
61,958 GROSS



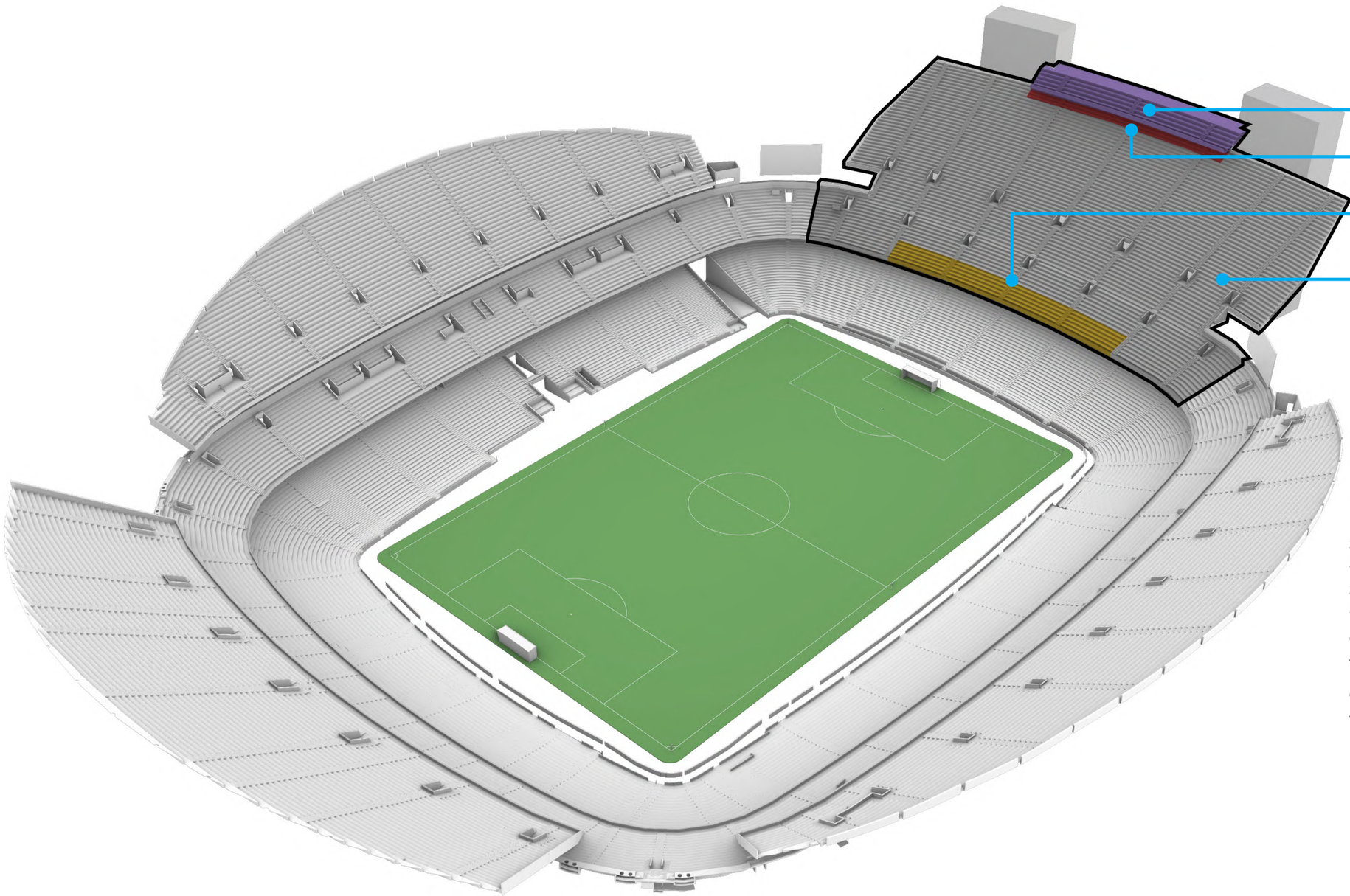
BOWL | TOTAL CAPACITY

TOTAL NEW CAPACITY
61,958 GROSS
61,474 NET



BOWL | TICKET OFFERS

New North Stand Total
10,742



Skybar
525 Spacing / 5 rows / max 28 seats per row

Suites
550 Spacing / 2 rows / max 12 seats per row

GA seating or safe standing (new pre-cast tier)
480 Spacing / 41 rows / max 30 seats per row

GA seating or safe standing (option) (new sps tier)
480 Spacing / 3 rows / max 30 seats per row

BOWL | TERRACE JUNCTION

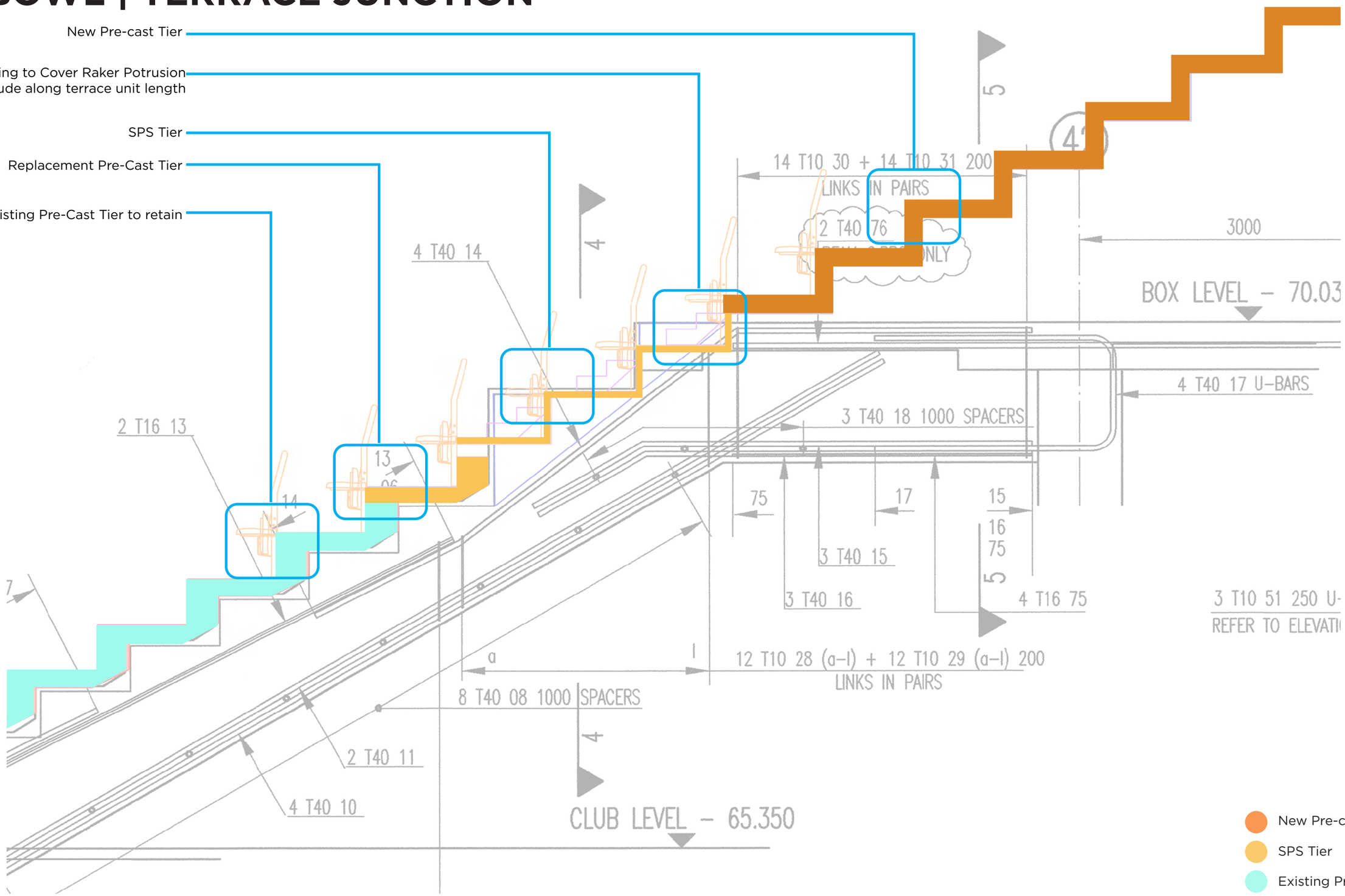
New Pre-cast Tier

Casing to Cover Raker Potrusion
Extrude along terrace unit length

SPS Tier

Replacement Pre-Cast Tier

Existing Pre-Cast Tier to retain

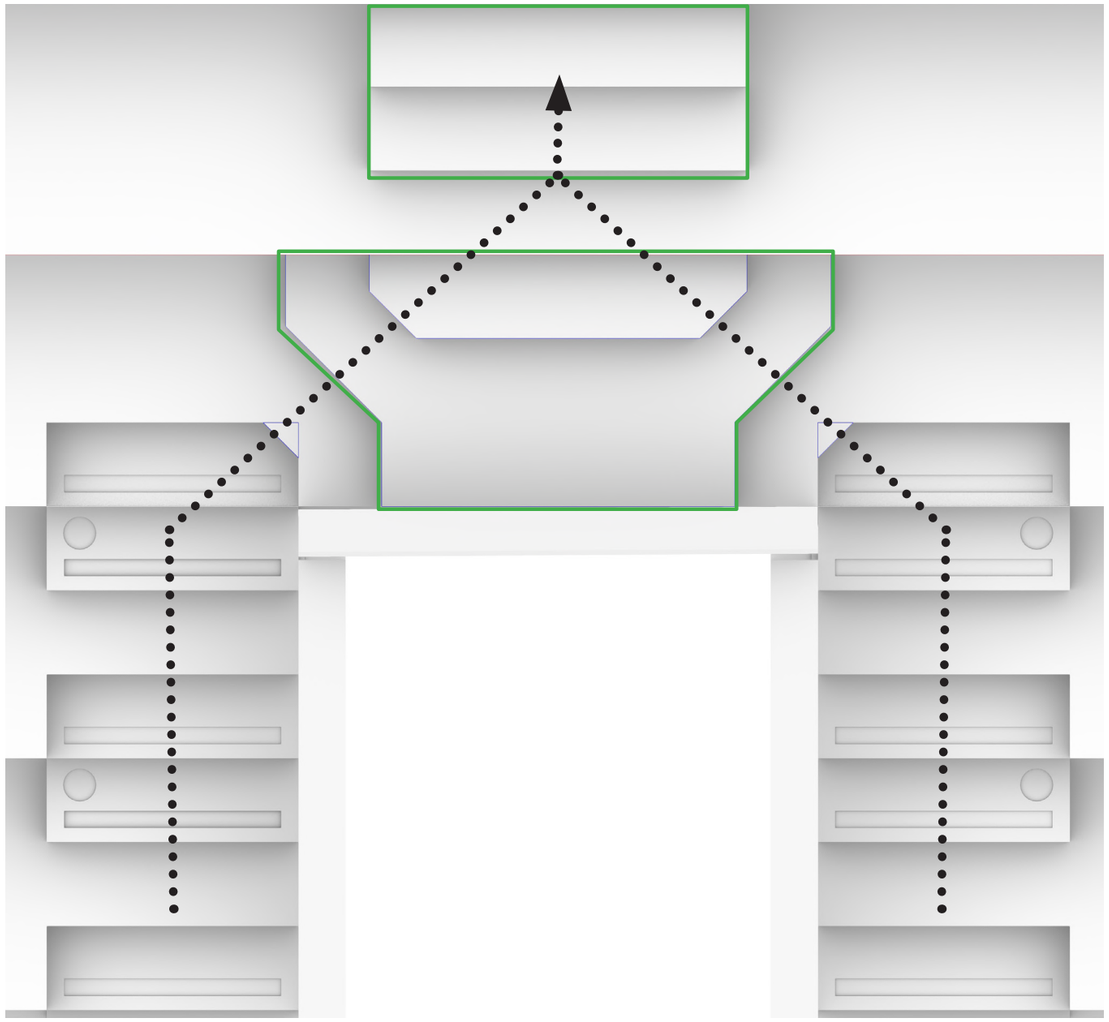


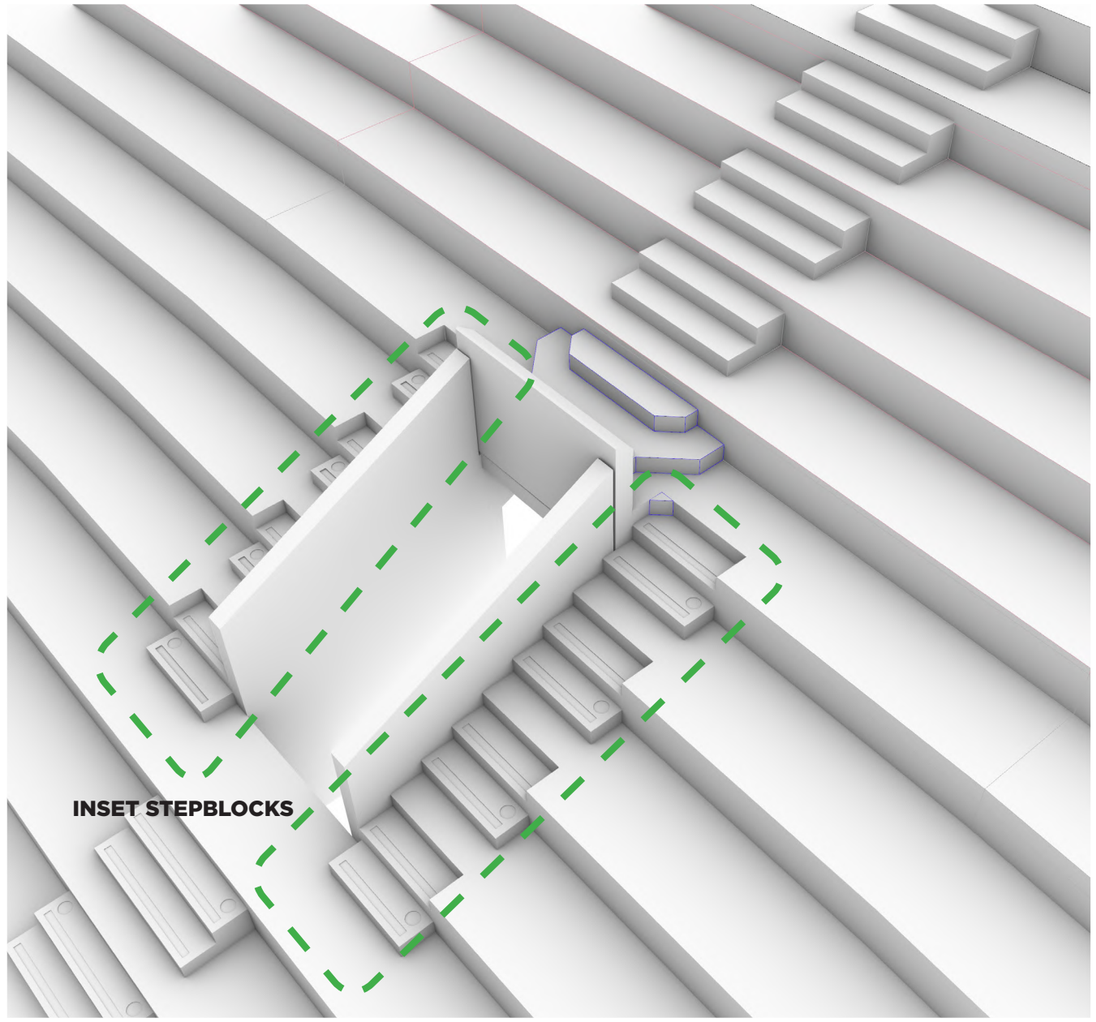
New Pre-cast Tier

SPS Tier

Existing Pre-cast Tier

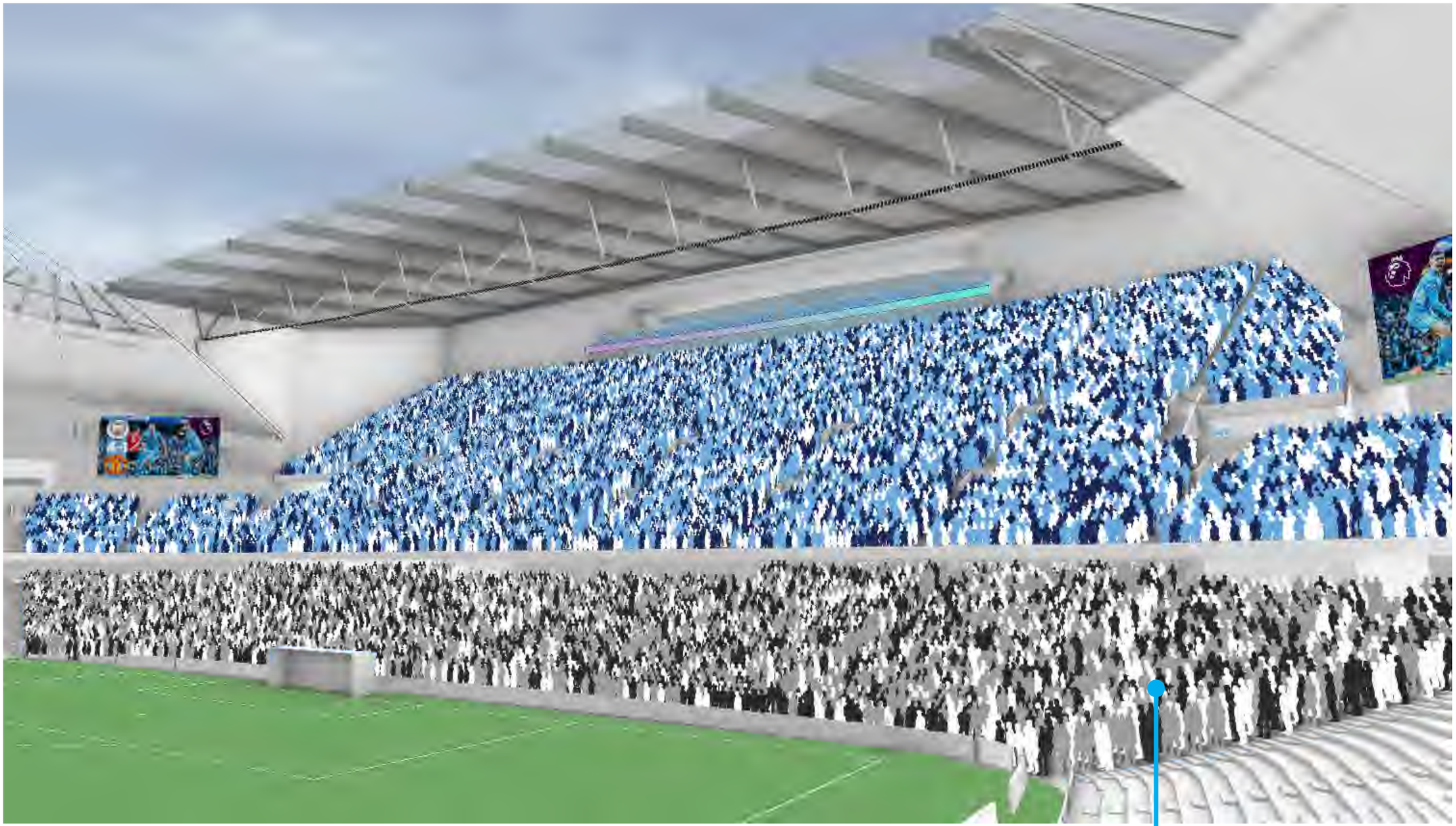
BOWL | EXISTING VOMITORY JUNCTION



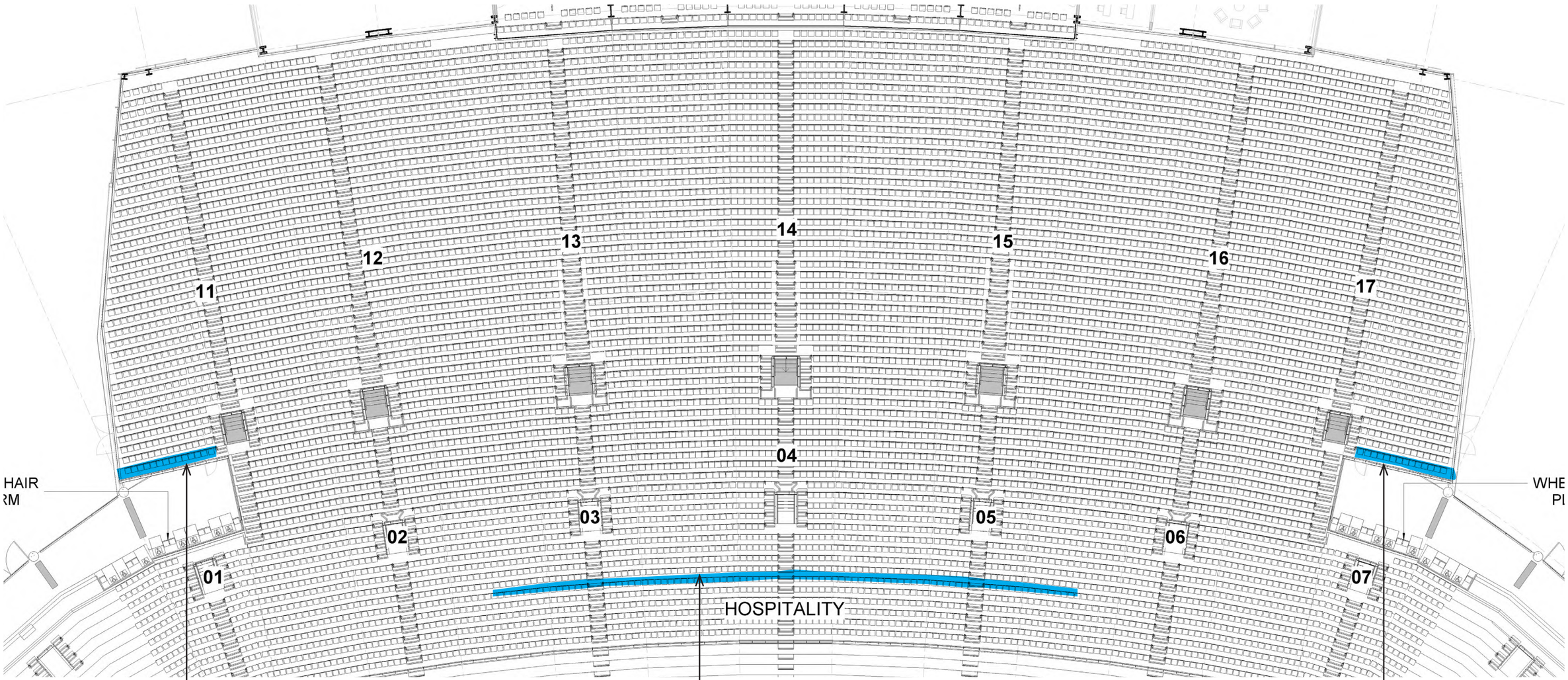


Junction
The existing middle tier uses inset step blocks which contrasts with the step blocks on the proposed expansion terracing. In order to seamlessly transition between the two we have proposed a larger initial step block with 45 degree chamfer matching the existing steps.
This avoids the need to make any invasive changes to the existing terracing units.

BOWL | SAFE STANDING COMPLIANT ZONE (FUTURE OPTION)



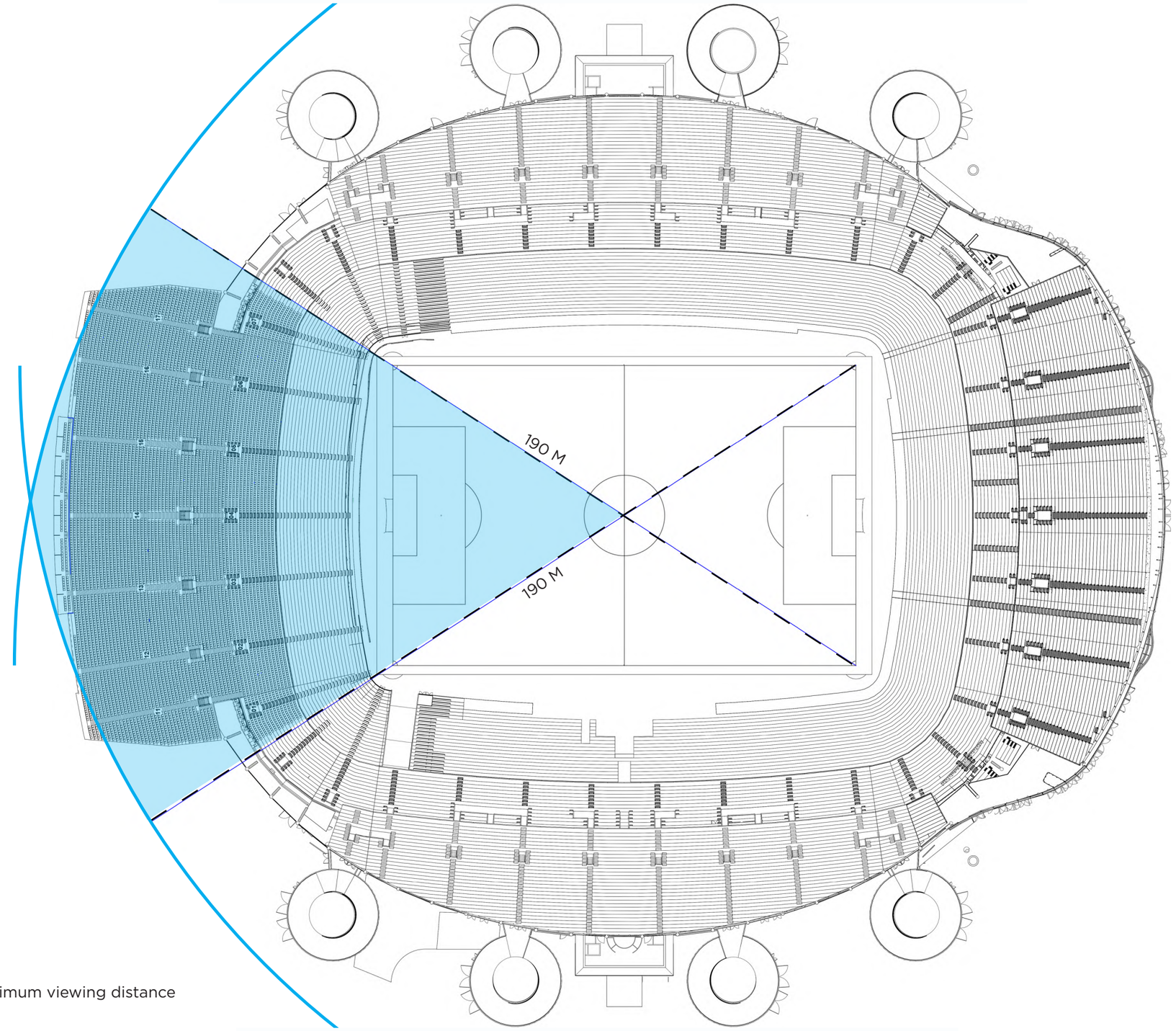
BOWL | AMBULANT DISABLED POSITIONS



- Increased row depth
- No standing viewers infront
- Closer proximity to vomitories

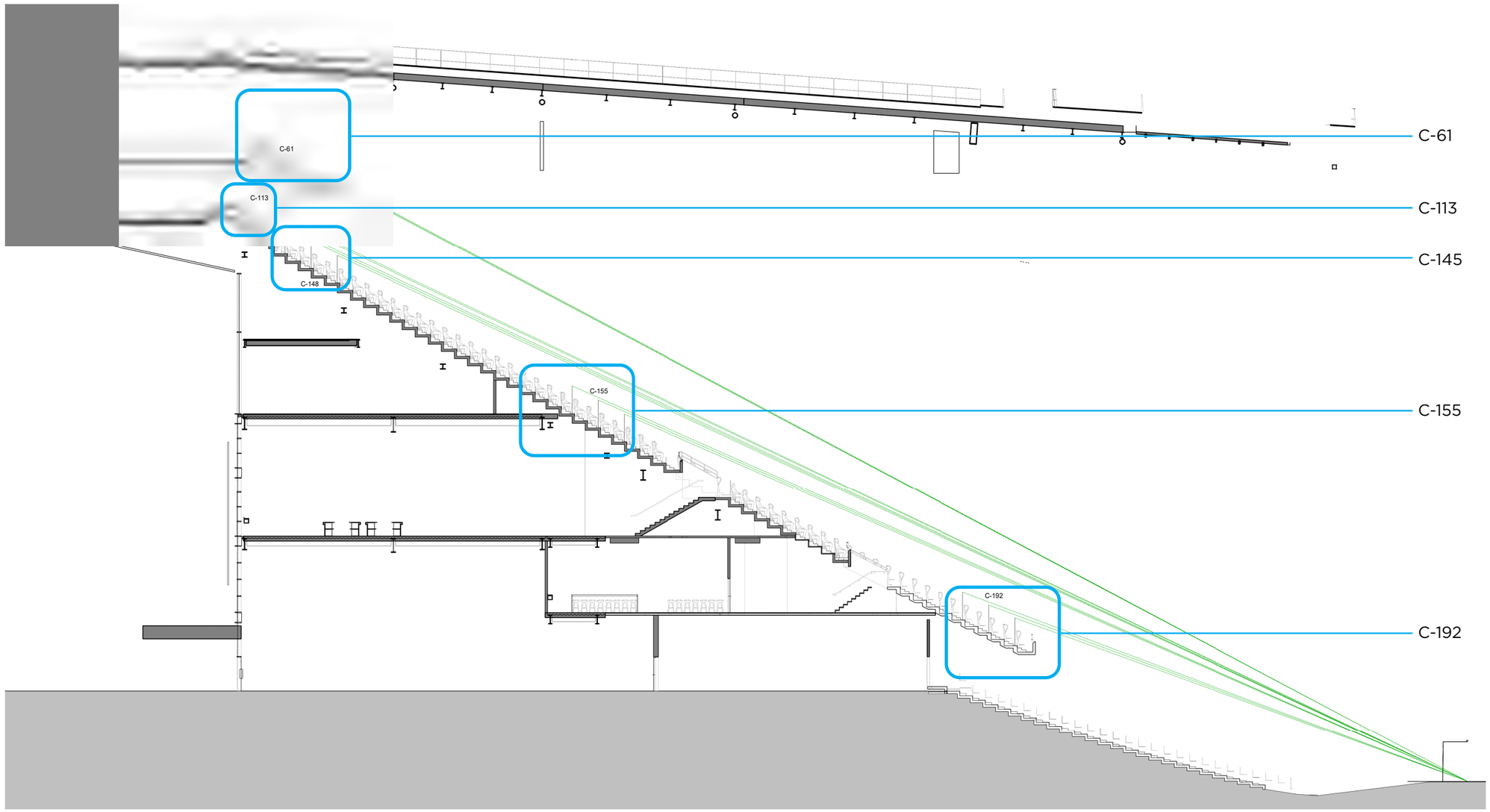
POPULOUS

BOWL | OPTIMUM VIEWING DISTANCE



94 Seats Outside of the optimum viewing distance

SIGHTLINES



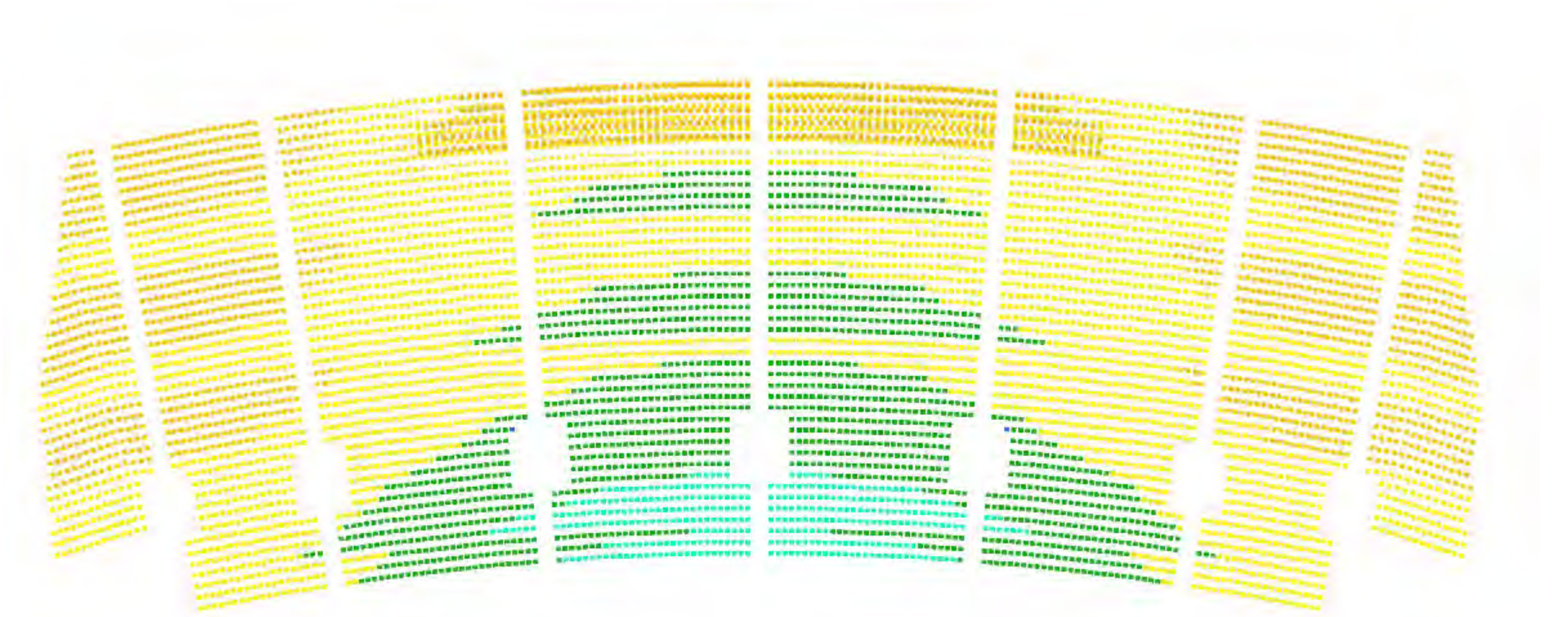
Bowl Design

Sightlines are expressed in terms of C-Value. C90 represents a 90mm clearance above the eye of the person sat in front when a spectator is looking at a focal point. The closer spectators are sat to the focal point the steeper the tier needs to be to achieve an acceptable sightline.

The existing bowl has been designed in section at the corners. Bowls which are curved on plan, such as a the Eithad Stadium, will have differing C-Values around the plan because the distance between any given seat and the focal point (the edge of the pitch, either the touchline or goalline) varies. This varying distance to the focal point affects the C-Value.
The existing seating bowl has a lower tier with a minimum C-Value of 90mm,The existing middle tiers are designed with a minimum C-Value of 75mm.

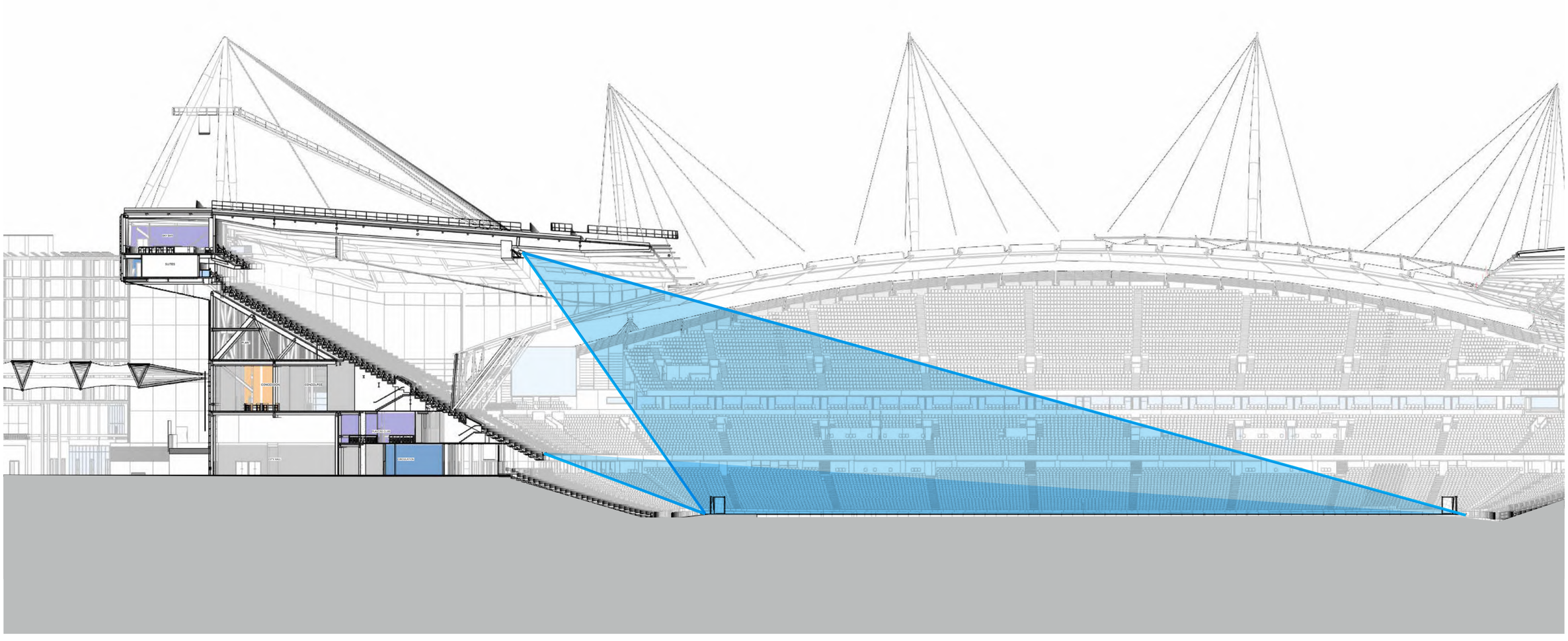
The North Stand contains C-Values ranging from C-60 in the corners due to the curvature of the existing bowl to C-116 in the centre. The Skybar seats having a C-Value of 60 does not neccesarily make them less valuable in this case. The additional height of the entire tier provides a suitable view of the entire stadium.

C VALUE MAP

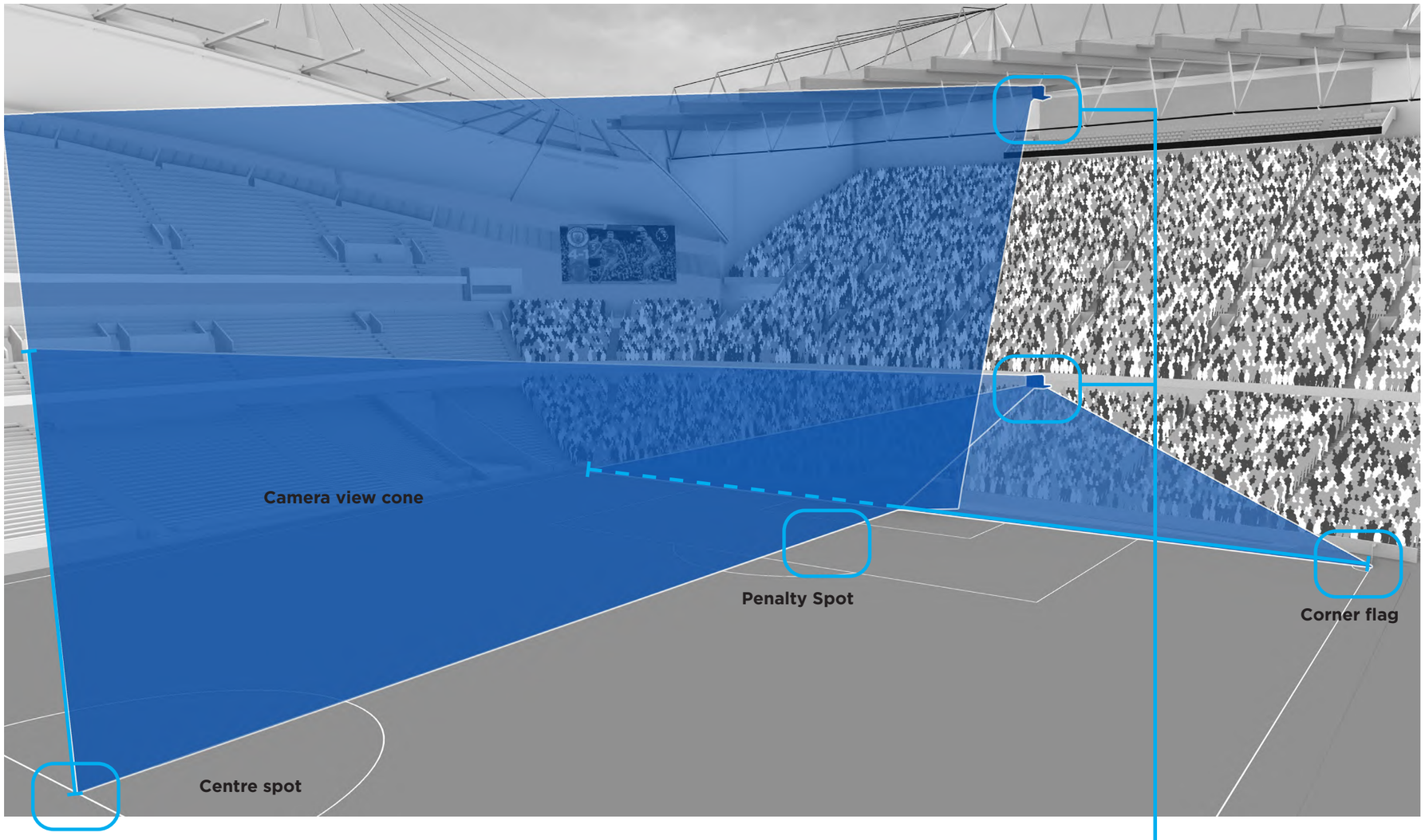


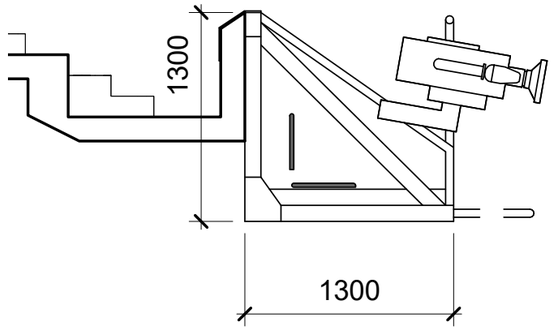
- Below 60
- 60 - 69
- 70 - 89
- 90 - 104
- 105 - 120
- Above 120

CAMERA SIGHTLINES



CAMERA LOCATIONS





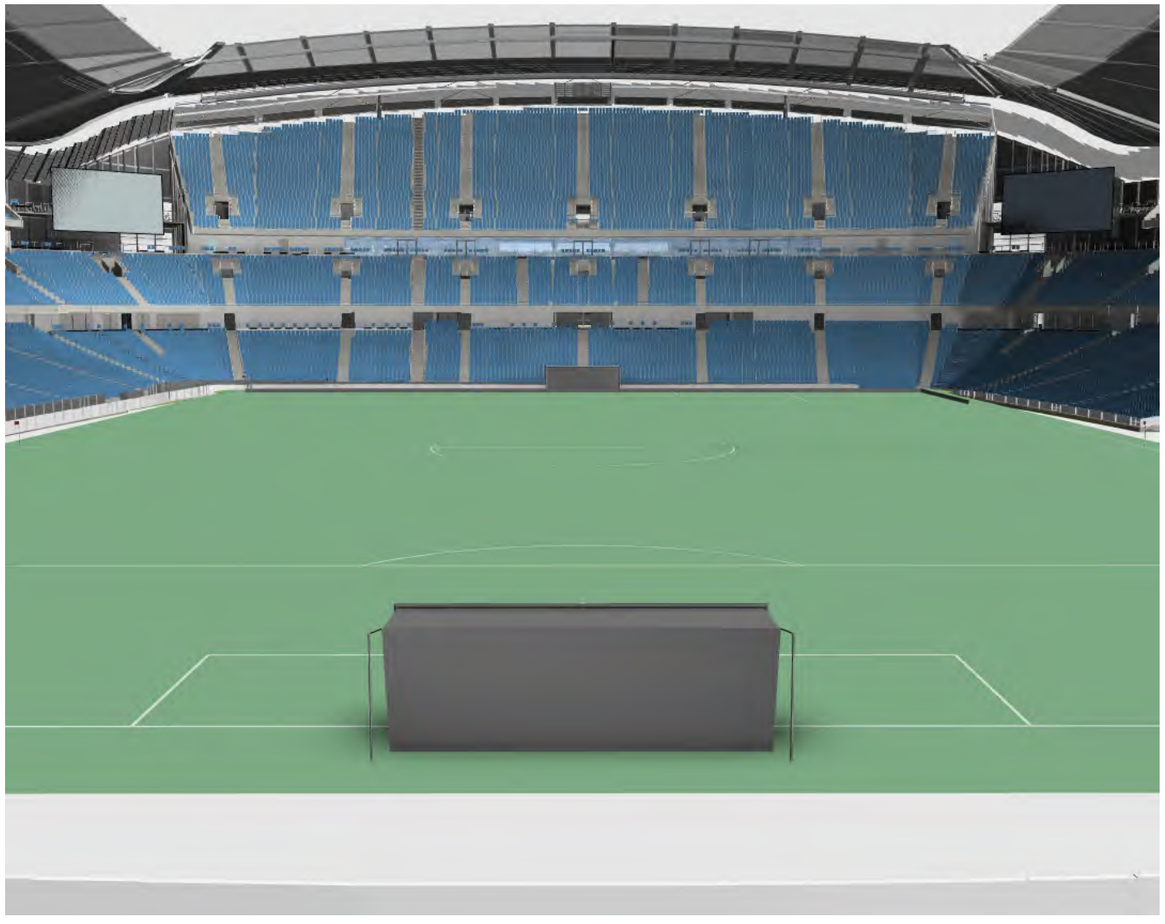
Camera positions

View cone of the camera is tested against the 4 corners of the pitch penalty spot and highball to permit unobstructed views

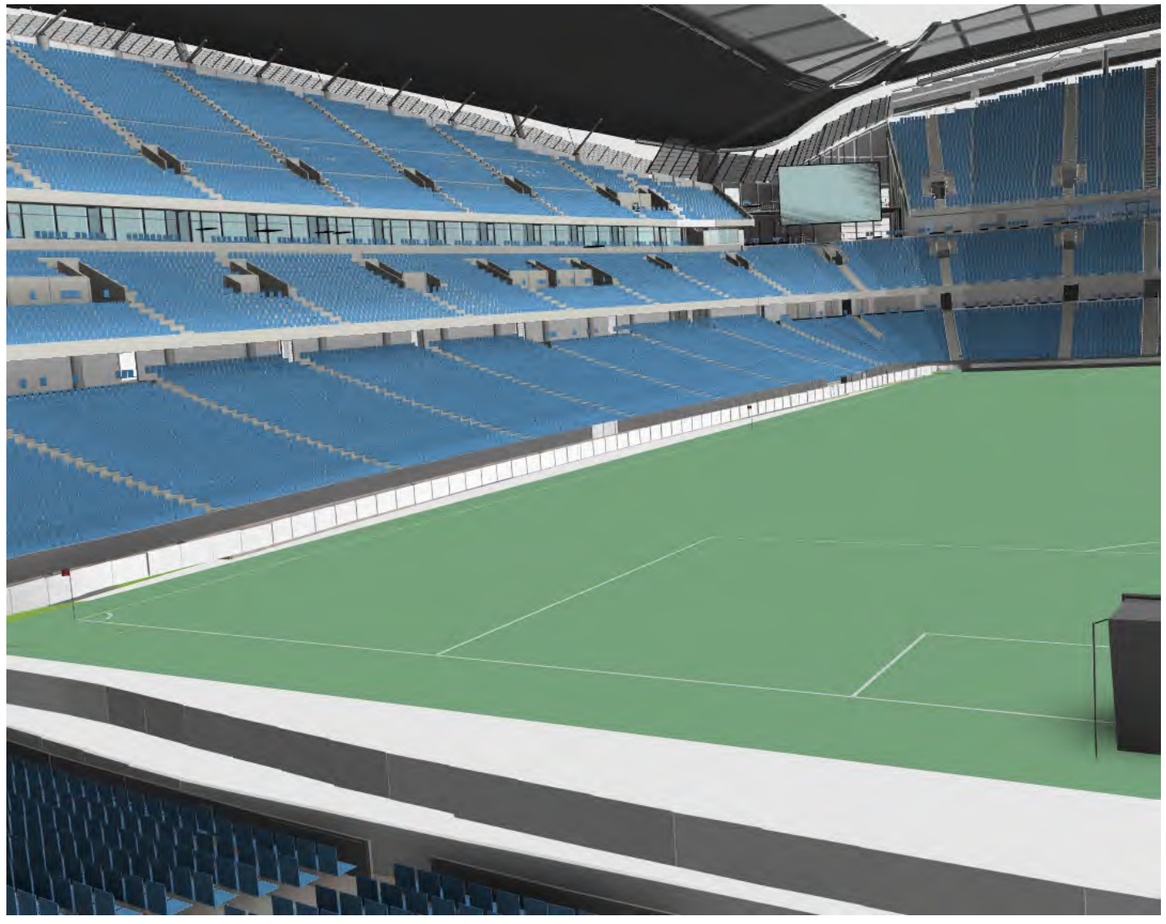
Pros
- No spectators view obstructions
- No camera view obstructions
- Maintain existing structure
- Better camera angle

Cons
- Cantilever camera platform
- Ribbon board distruption

CAMERA 3D VIEW | MID TIER LOOKING SOUTH



Goal/South Stand View

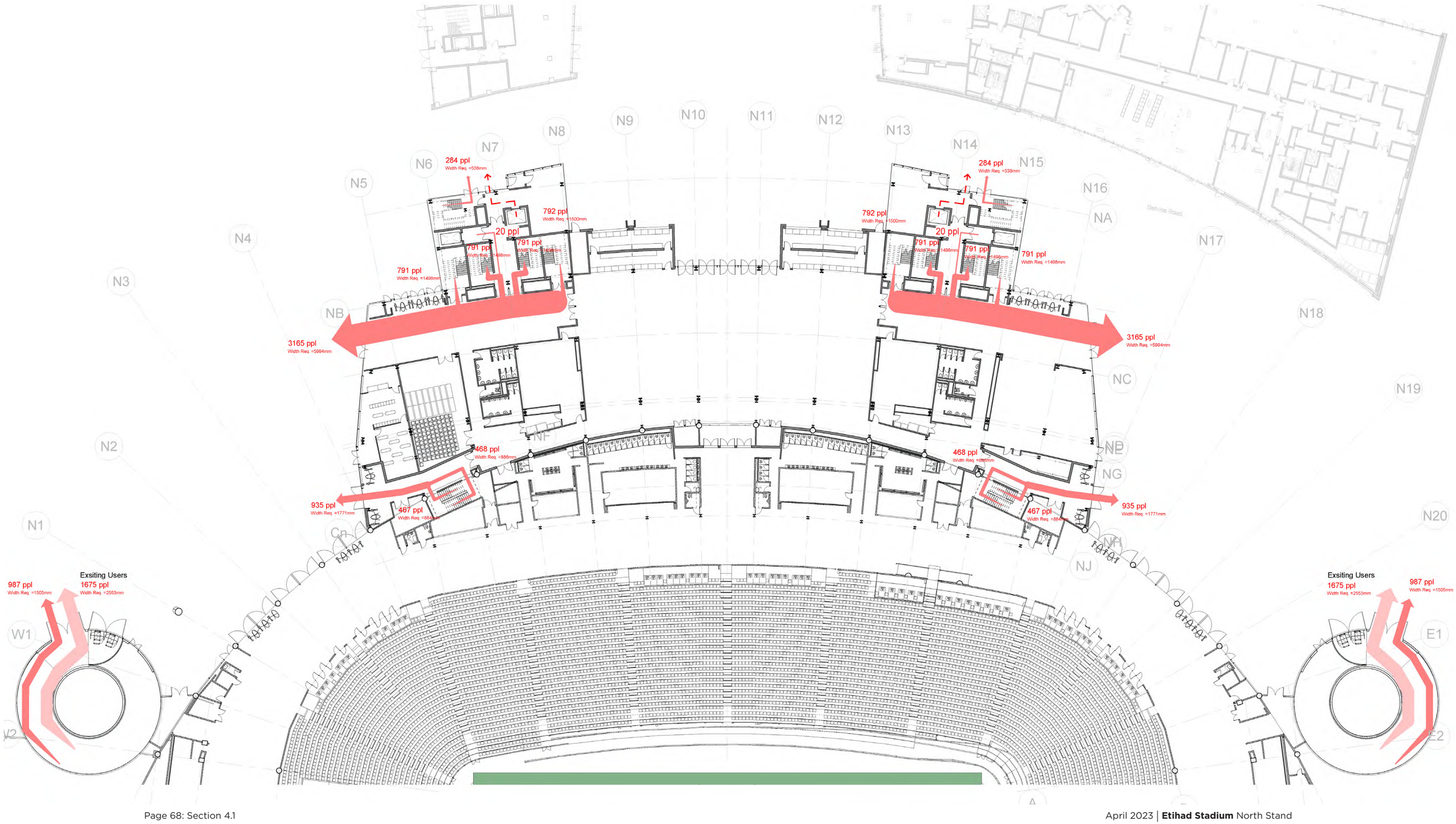


Corner/East Stand View

CAMERA 3D VIEW | ROOF GANTRY LOOKING SOUTH

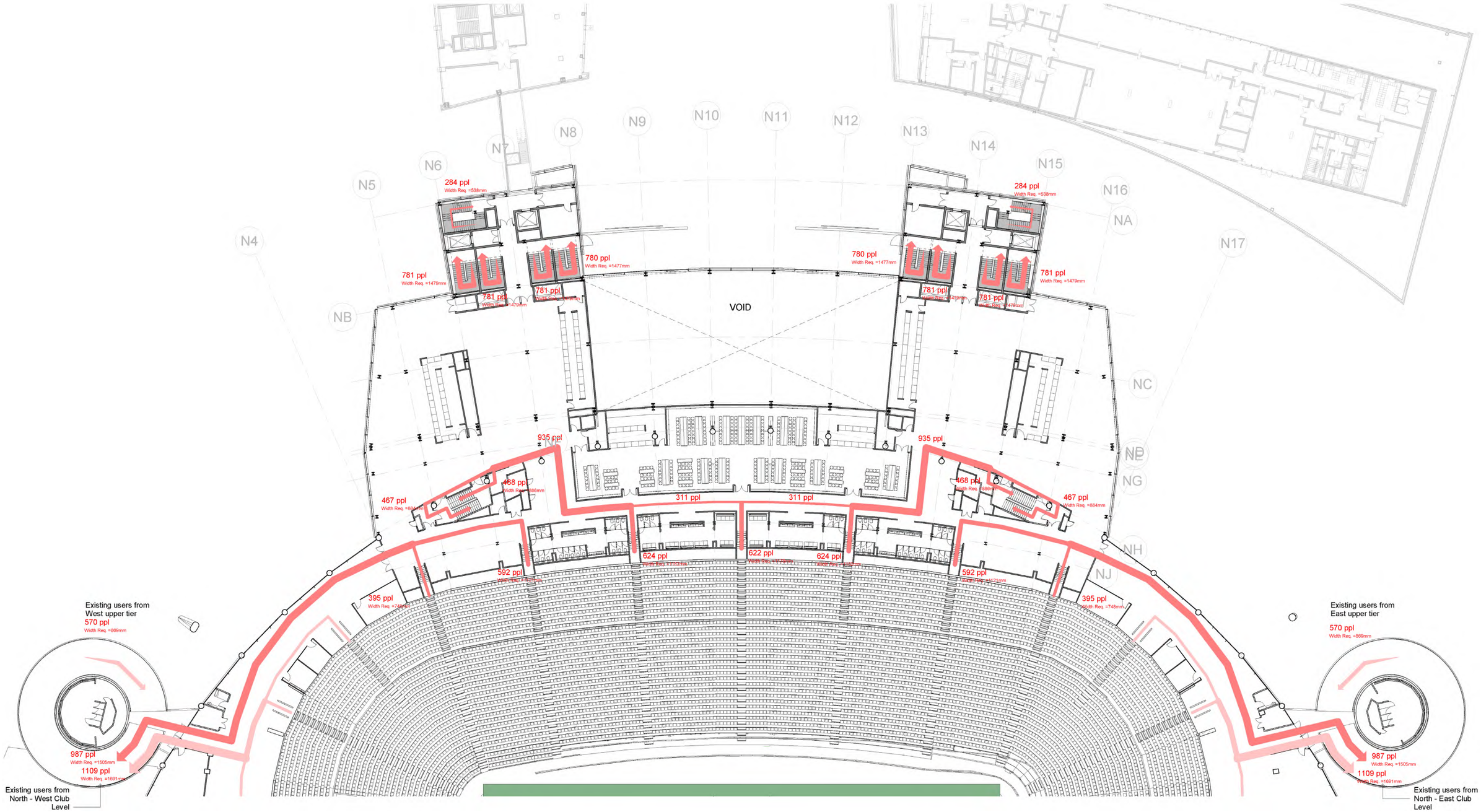


EGRESS | LOO

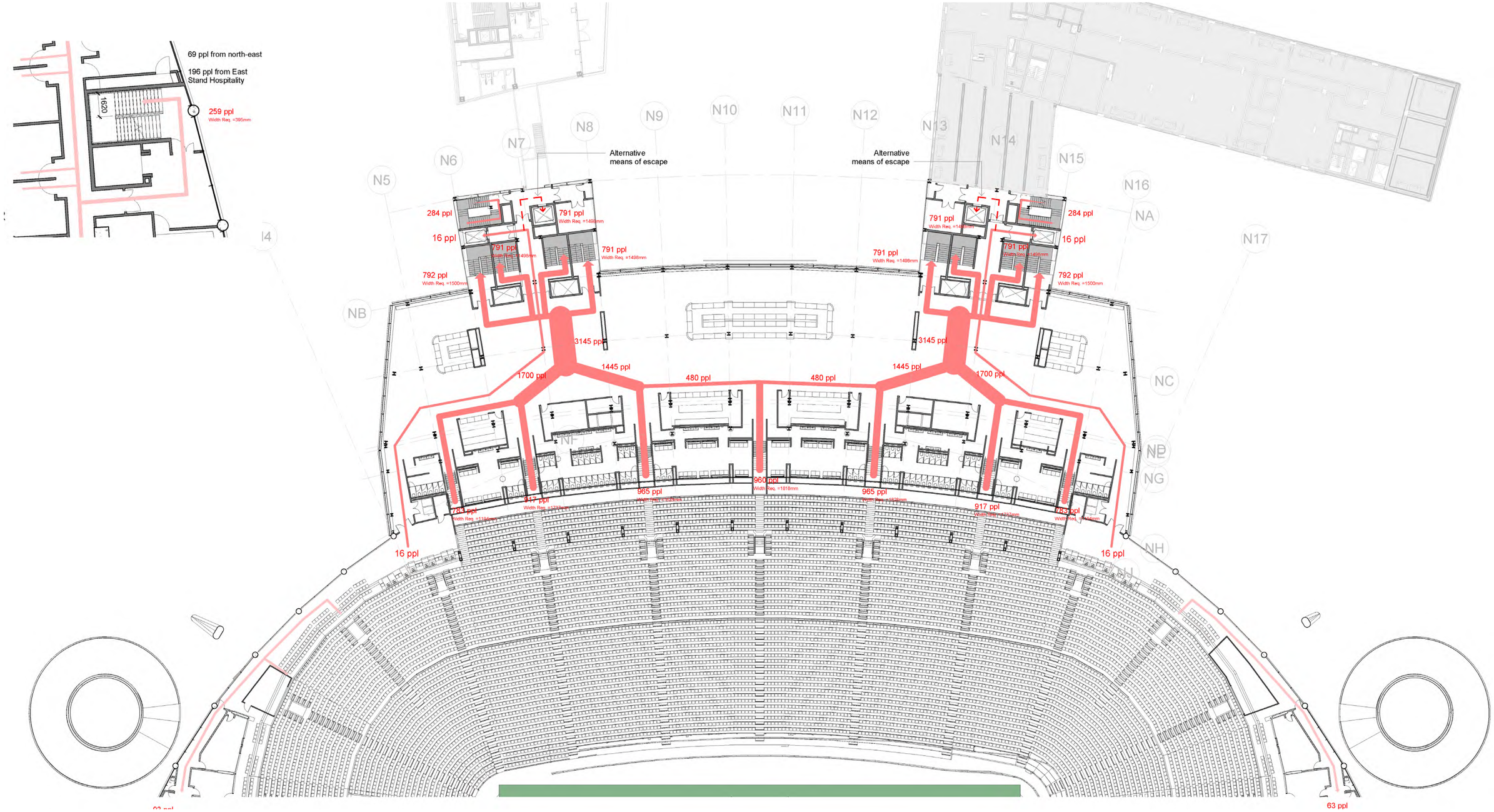

N1
N2
N3
N4
N5
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
NA
N17
N18
N19
N20
NB
NC
NE
NF
NG
NH
NJ
W1
W2
E1
E2
A
Service Road
284 ppl
Width Req. =538mm
792 ppl
Width Req. =1500mm
20 ppl
791 ppl
Width Req. =1498mm
3165 ppl
Width Req. =5994mm
468 ppl
Width Req. =886mm
935 ppl
Width Req. =1771mm
467 ppl
Width Req. =884mm
Exsiting Users
987 ppl
Width Req. =1505mm
1675 ppl
Width Req. =2553mm

POPULOUS

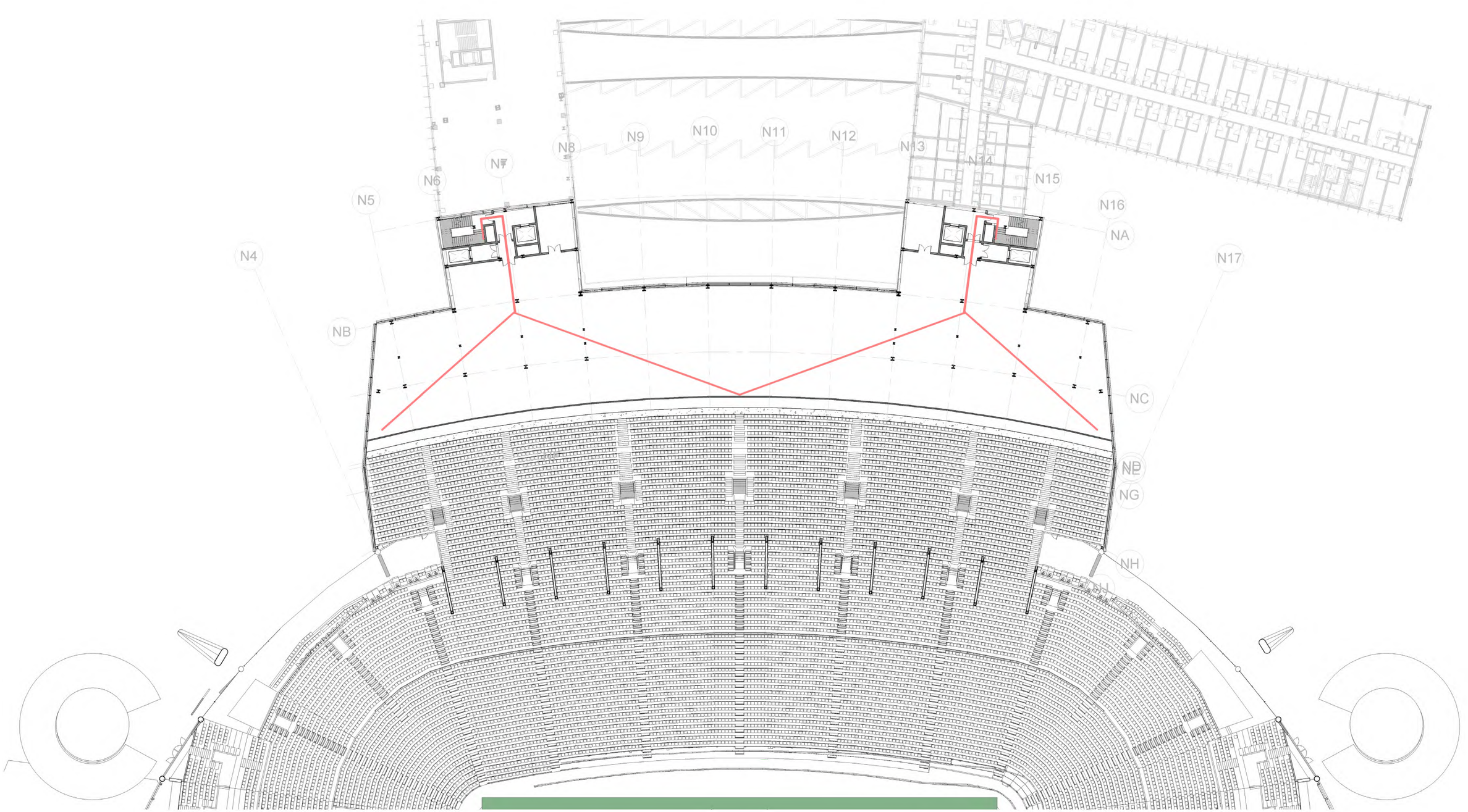
EGRESS | L01



EGRESS | L02

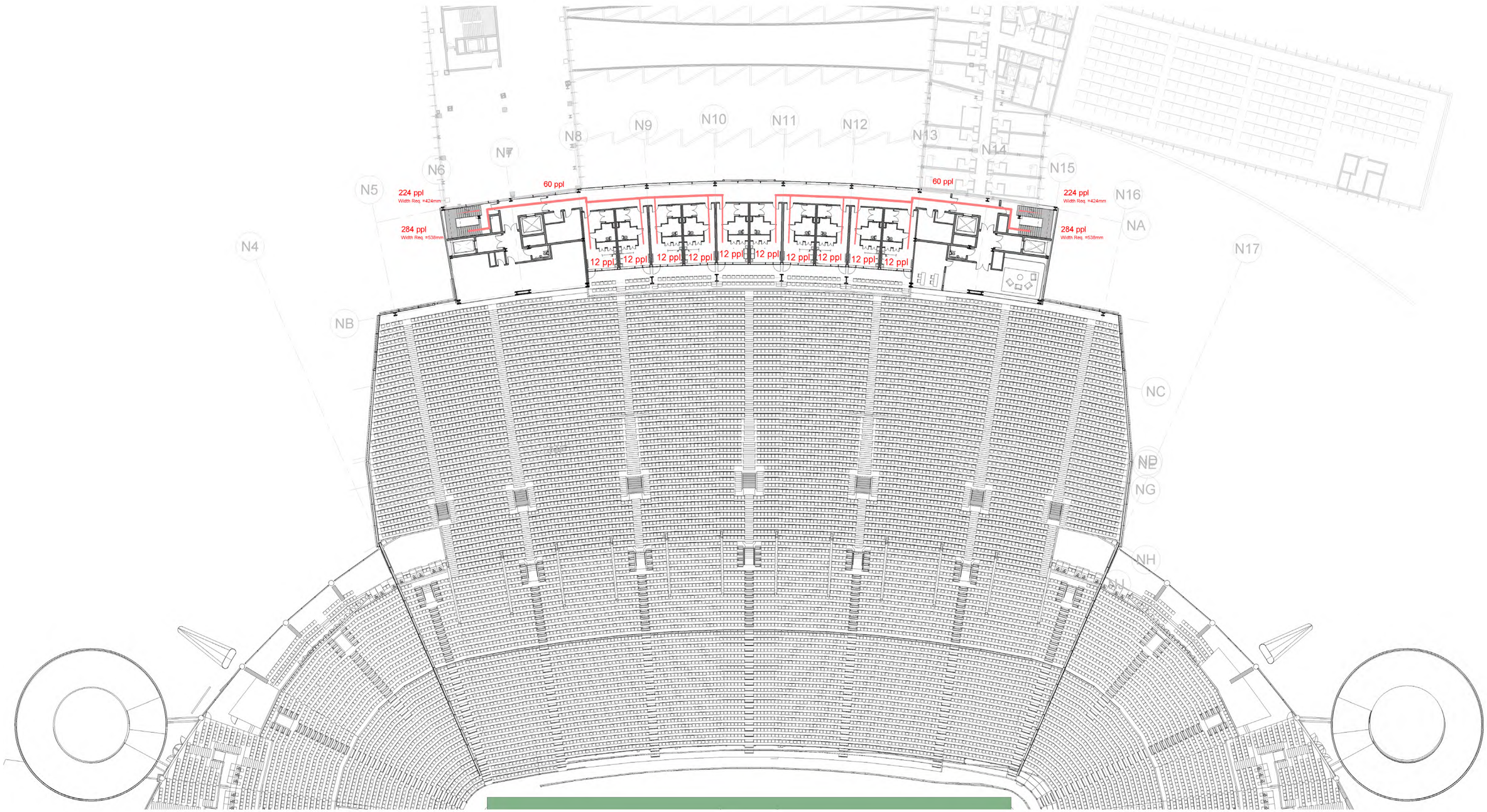

69 ppl from north-east
196 ppl from East Stand Hospitality
1620
259 ppl
Width Req. =395mm
Alternative means of escape
Alternative means of escape
284 ppl
16 ppl
791 ppl
Width Req. =1498mm
792 ppl
Width Req. =1500mm
3145 ppl
1700 ppl
1445 ppl
480 ppl
960 ppl
Width Req. =1818mm
965 ppl
917 ppl
783 ppl
63 ppl
N5
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
NA
N17
NB
NC
NF
NG
NH

EGRESS | L03

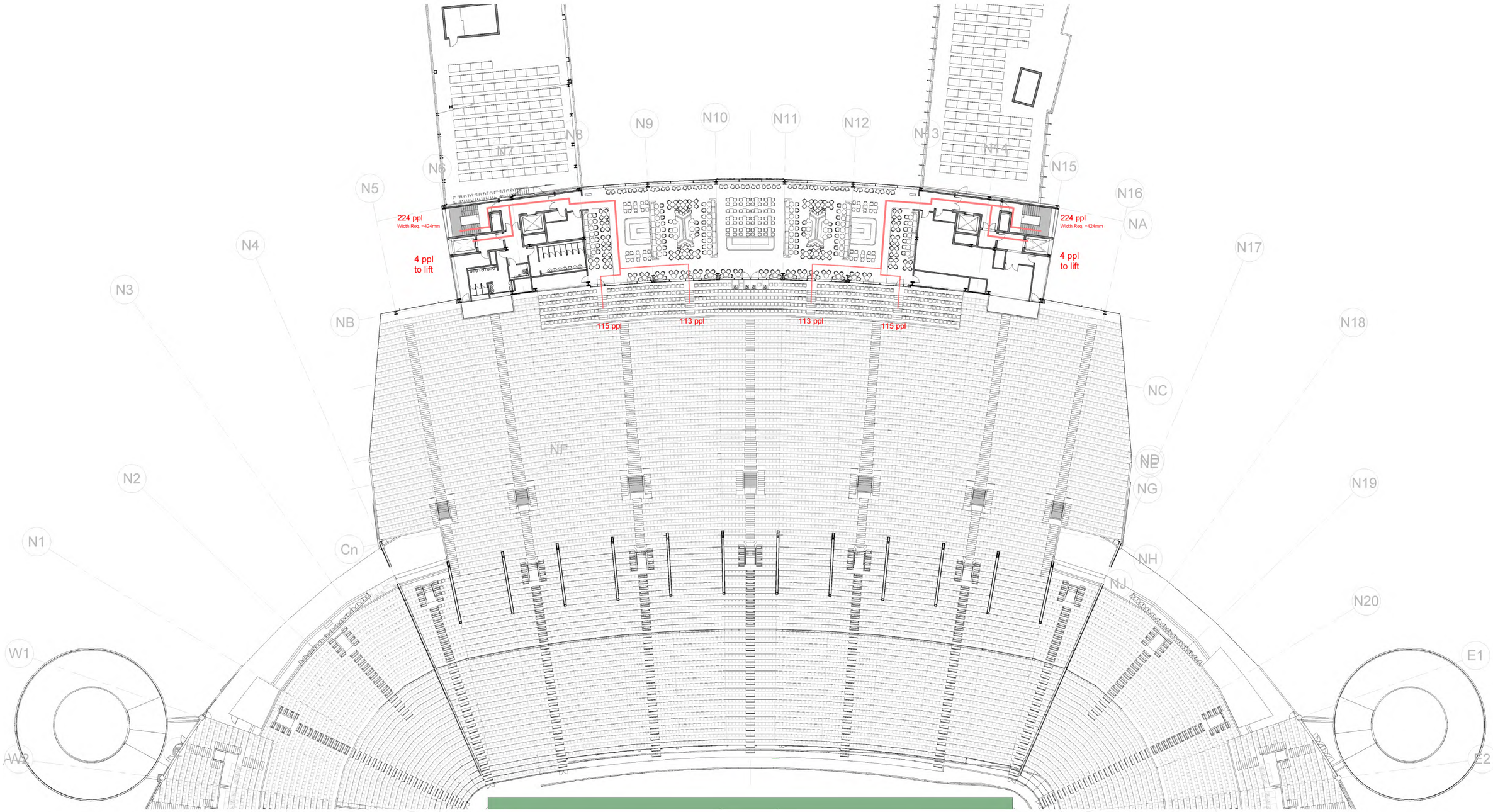


POPULOUS

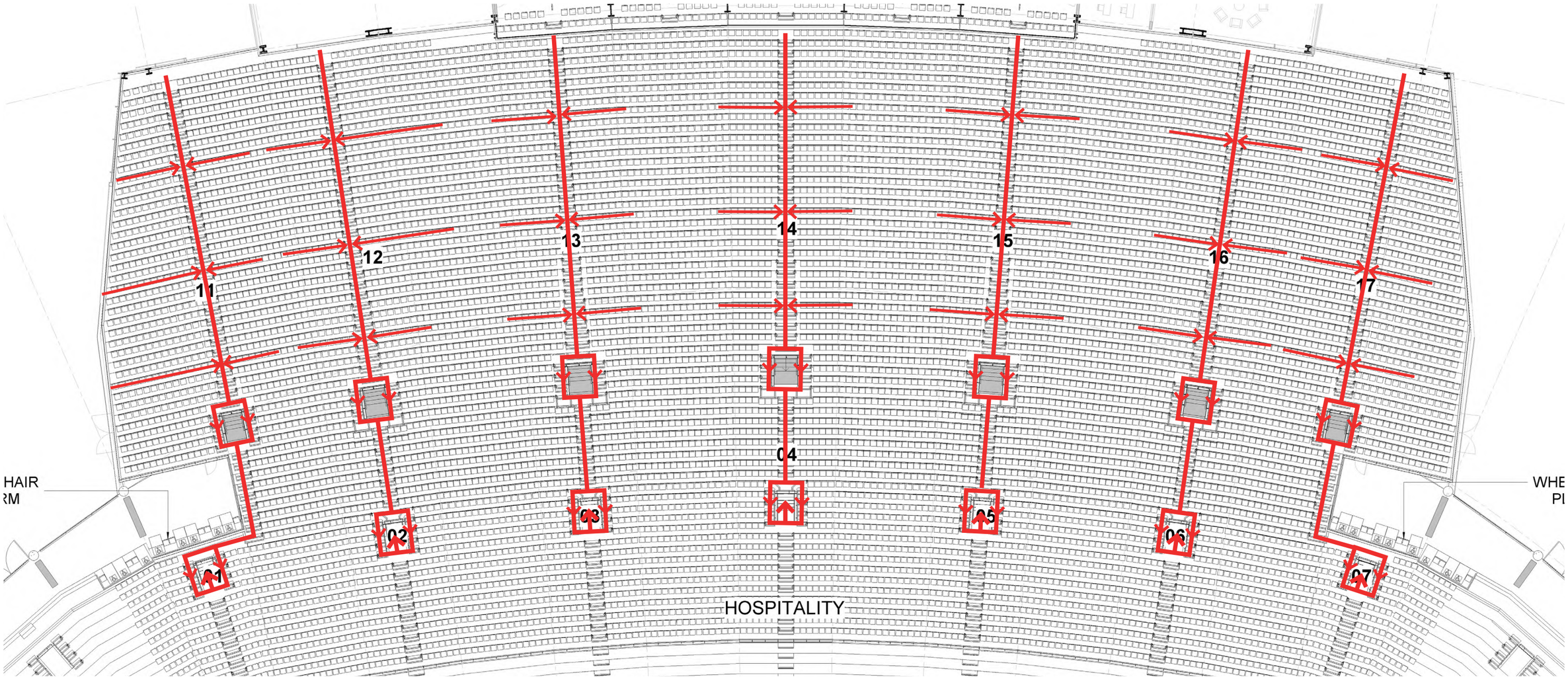
EGRESS | L04



EGRESS | L05

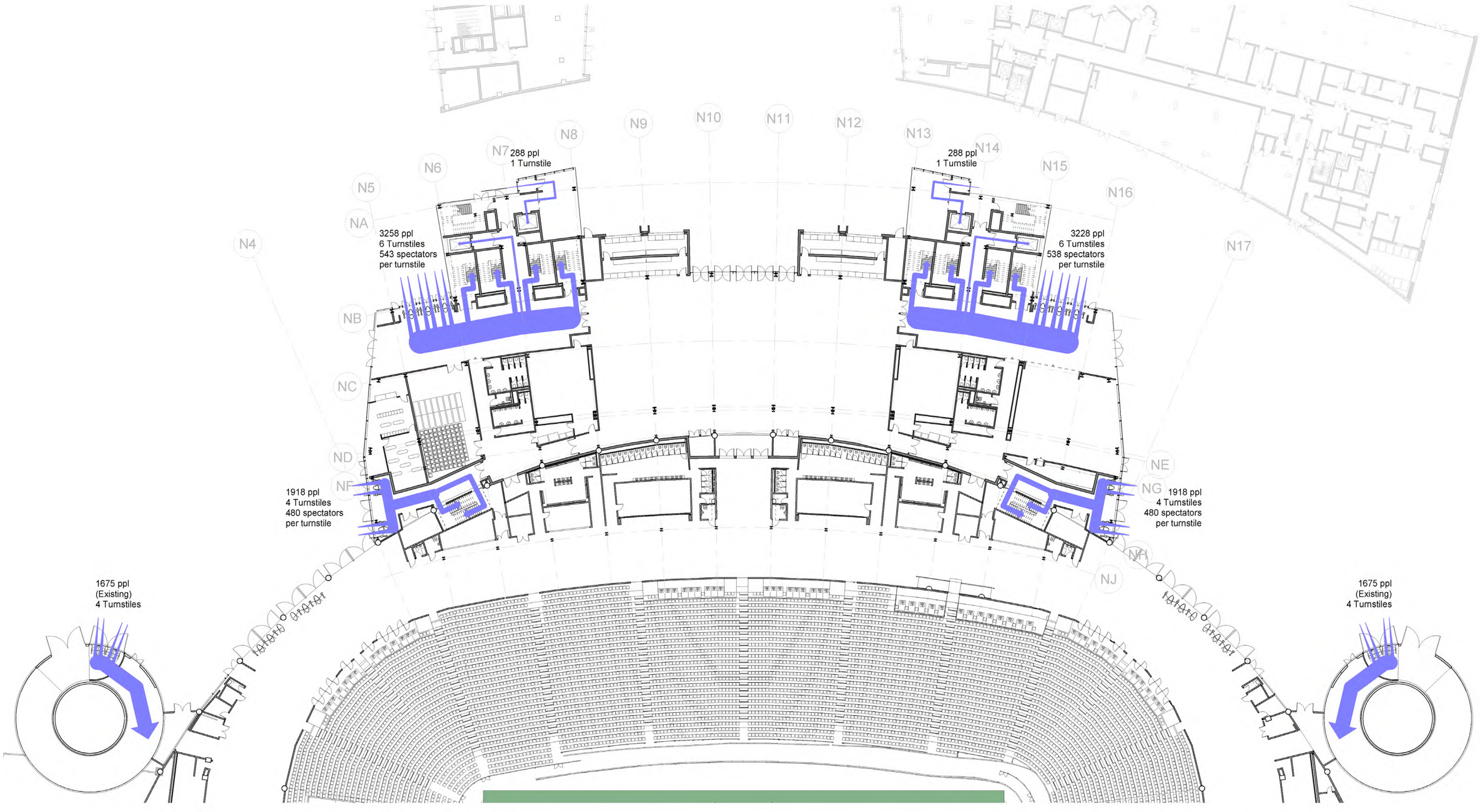

N1
N2
N3
N4
N5
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
N17
N18
N19
N20
NA
NB
NC
NE
NF
NG
NH
NJ
Cn
W1
W2
E1
E2
224 ppl
Width Req. =424mm
4 ppl
to lift
224 ppl
Width Req. =424mm
4 ppl
to lift
115 ppl
113 ppl
113 ppl
115 ppl

BOWL | ALTERNATIVE EGRESS STRATEGY

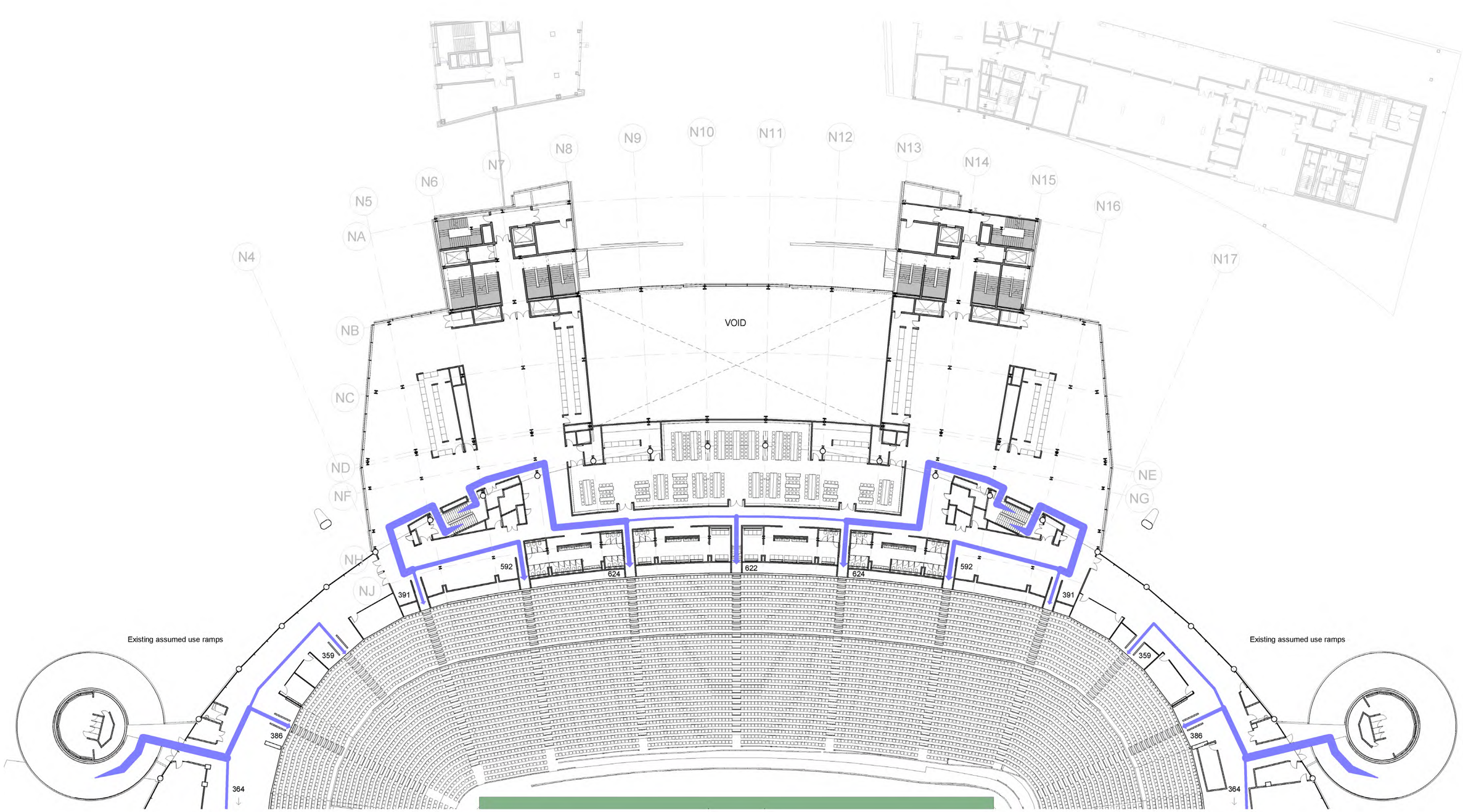


Alternative Egress Route →

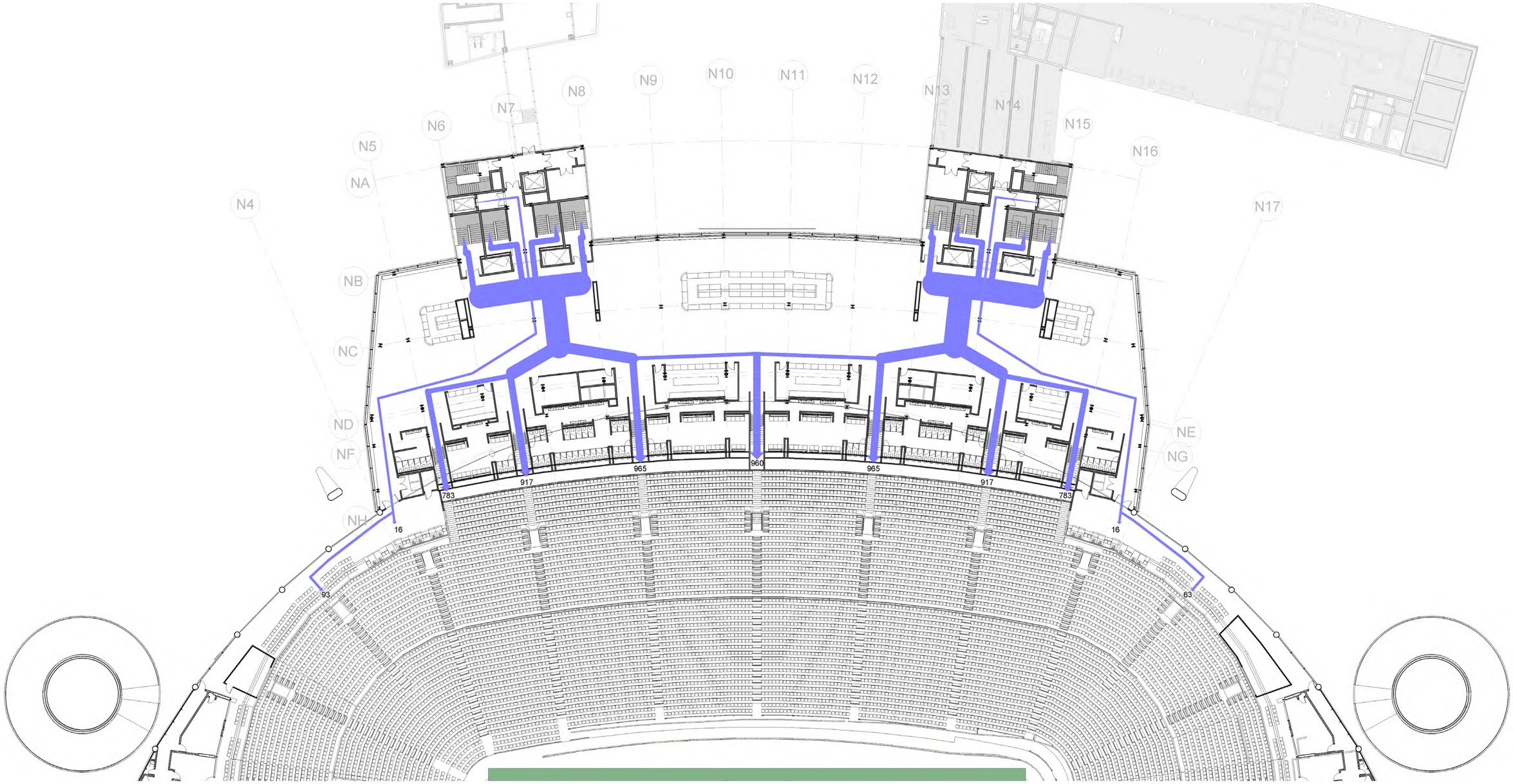
INGRESS | L00


N4
N5
NA
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
N17
NB
NC
ND
NE
NF
NG
NH
NJ
288 ppl
1 Turnstile
288 ppl
1 Turnstile
3258 ppl
6 Turnstiles
543 spectators
per turnstile
3228 ppl
6 Turnstiles
538 spectators
per turnstile
1918 ppl
4 Turnstiles
480 spectators
per turnstile
1918 ppl
4 Turnstiles
480 spectators
per turnstile
1675 ppl
(Existing)
4 Turnstiles
1675 ppl
(Existing)
4 Turnstiles

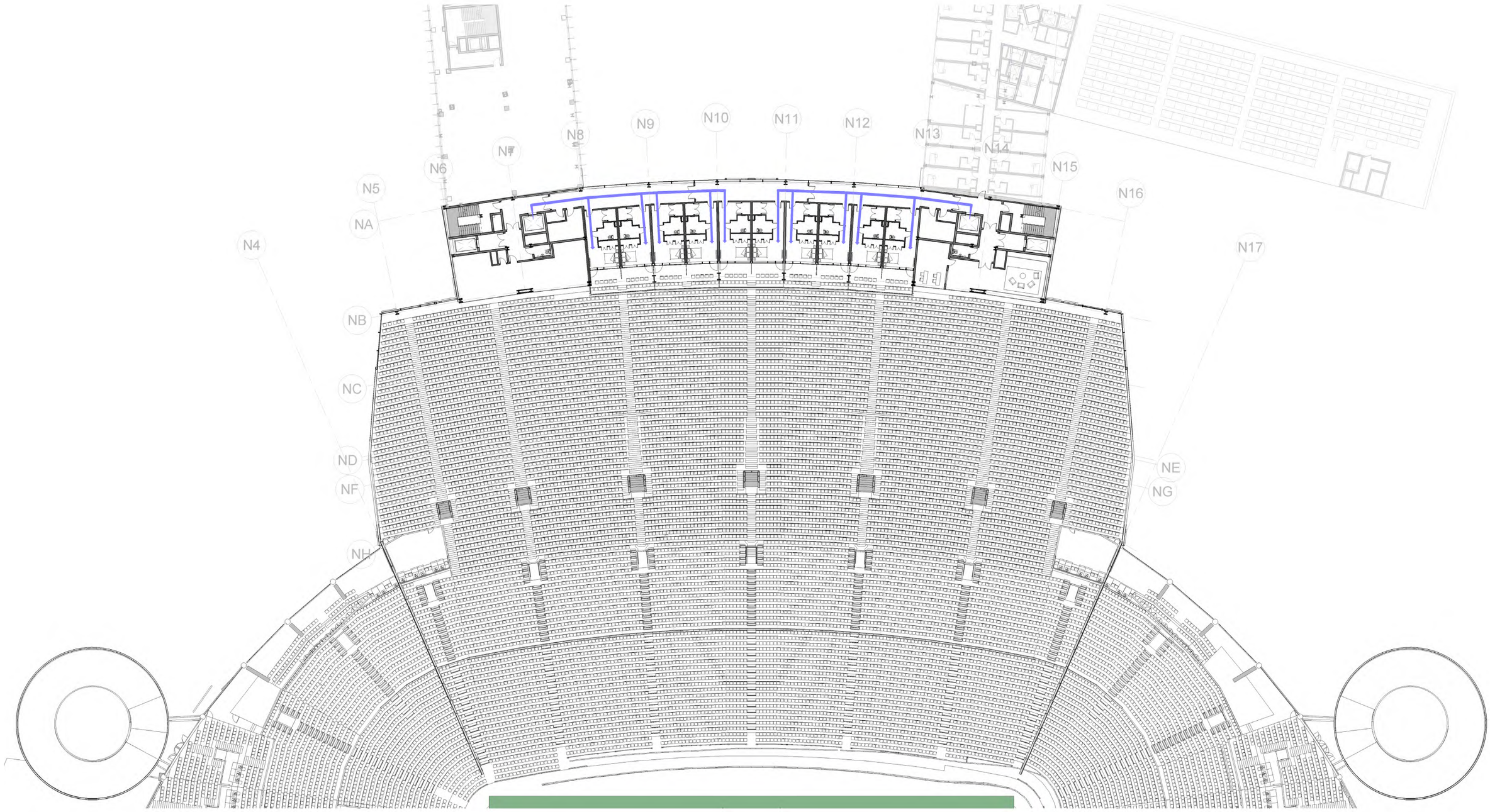
INGRESS | L01


N4
N5
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
N17
NA
NB
NC
ND
NE
NF
NG
NH
NJ
VOID
592
624
622
624
592
391
391
359
359
386
386
364
364
Existing assumed use ramps
Existing assumed use ramps

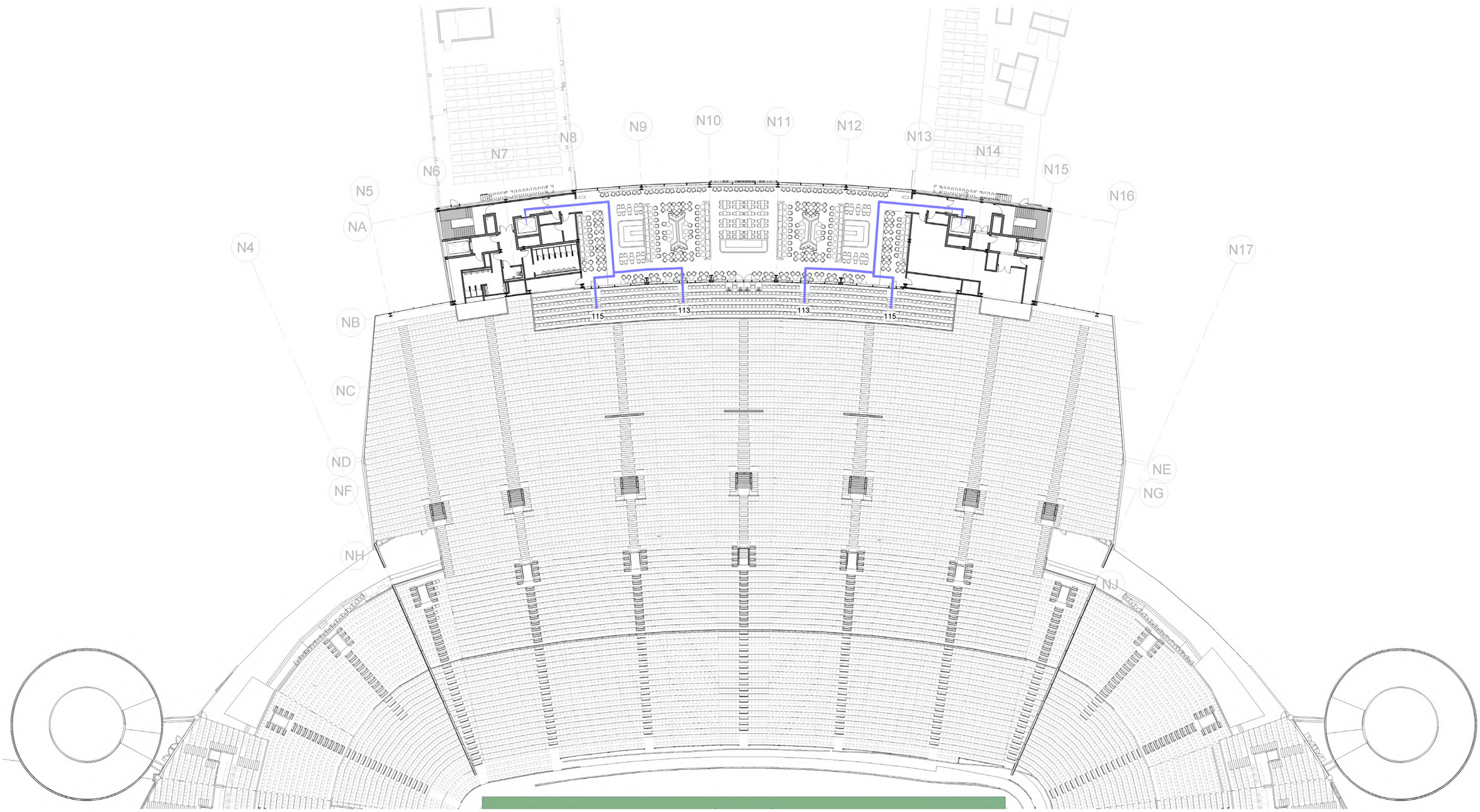
INGRESS | L02


N4
N5
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
N17
NA
NB
NC
ND
NE
NF
NG
NH
960
965
965
917
917
783
783
16
16
93
63

INGRESS | L04

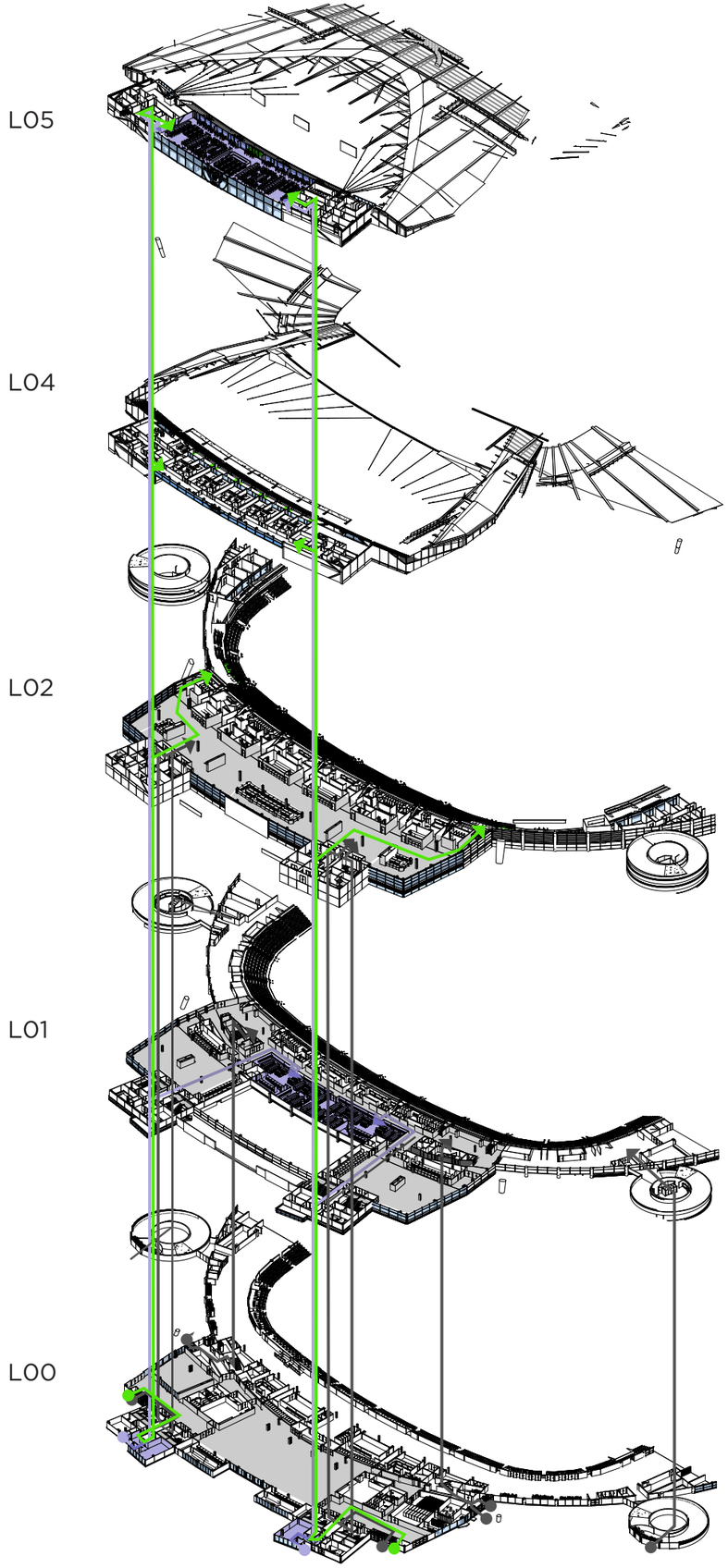

N4
N5
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
N17
NA
NB
NC
ND
NE
NF
NG
NH

INGRESS | L05


N4
N5
NA
N6
N7
N8
N9
N10
N11
N12
N13
N14
N15
N16
N17
NB
NC
ND
NF
NH
NE
NG
NJ
115
113
113
115



NORTH STAND USER GROUPS

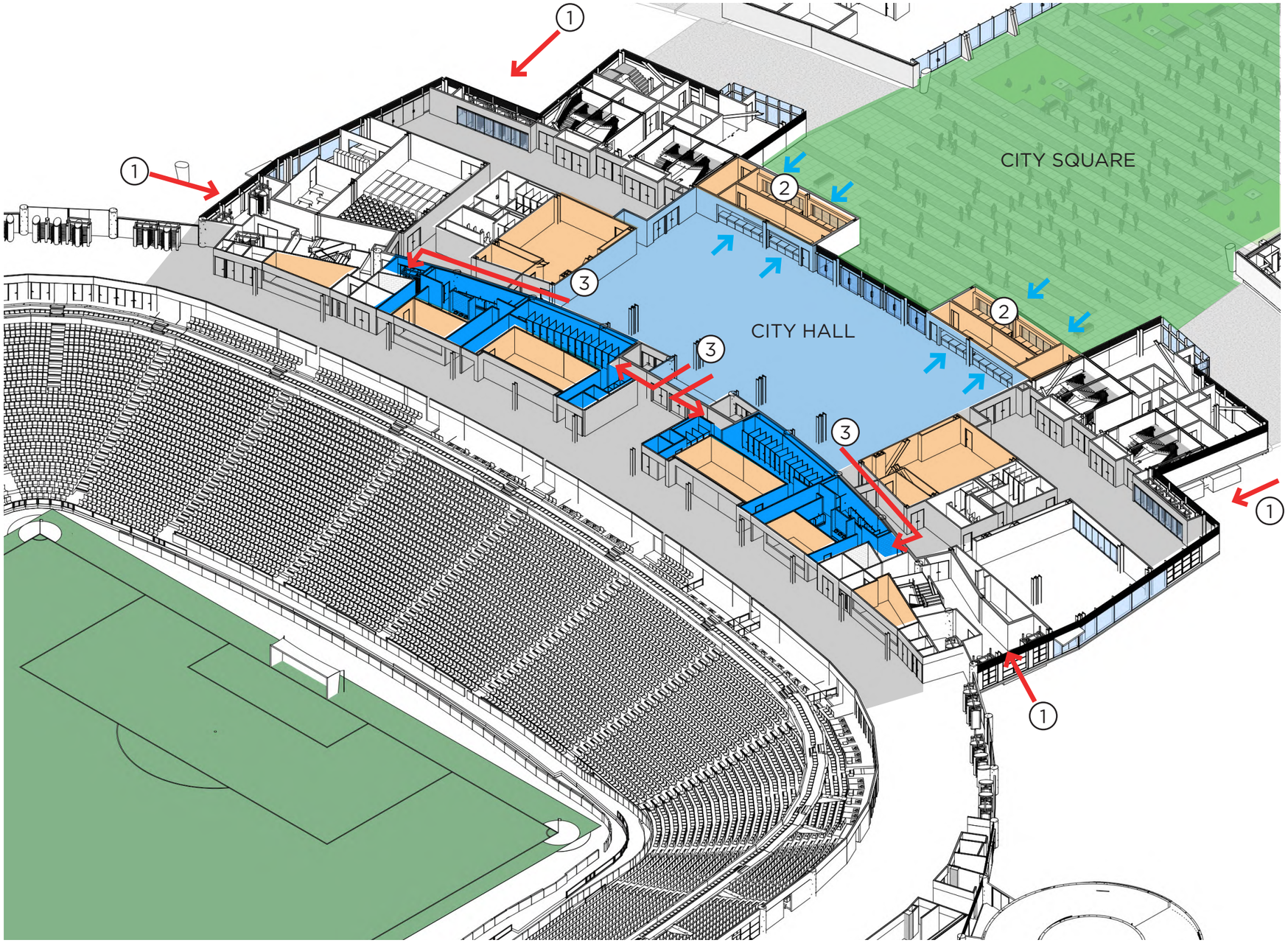


VIP

GA

Accessible/Wheelchair

CITY HALL & NORTH L00 CONCOURSE | MATCH DAY



On match day City Hall will be used as a supporters bar with a capacity of 1800.

Users will enter via turnstiles (1) from the north.

Two double fronted bars will serve into City Hall and City Square (2)

Access to WC provision will be through new links to the existing General Admission WCs (3)

CITY HALL

CONCOURSE AREA	925m²
CAPACITY	1800
AREA / SPECTATOR	0.51m²/spectator
POINT OF SALE	20
POS/SPECTATOR	1/90

CITY SQUARE

CITY HALL PLAZA	2778m²
CAPACITY	2500
AREA / SPECTATOR	1.1m²/spectator
POINT OF SALE	20
POS/SPECTATOR	1/125

NB Alternative concessions serve City Square

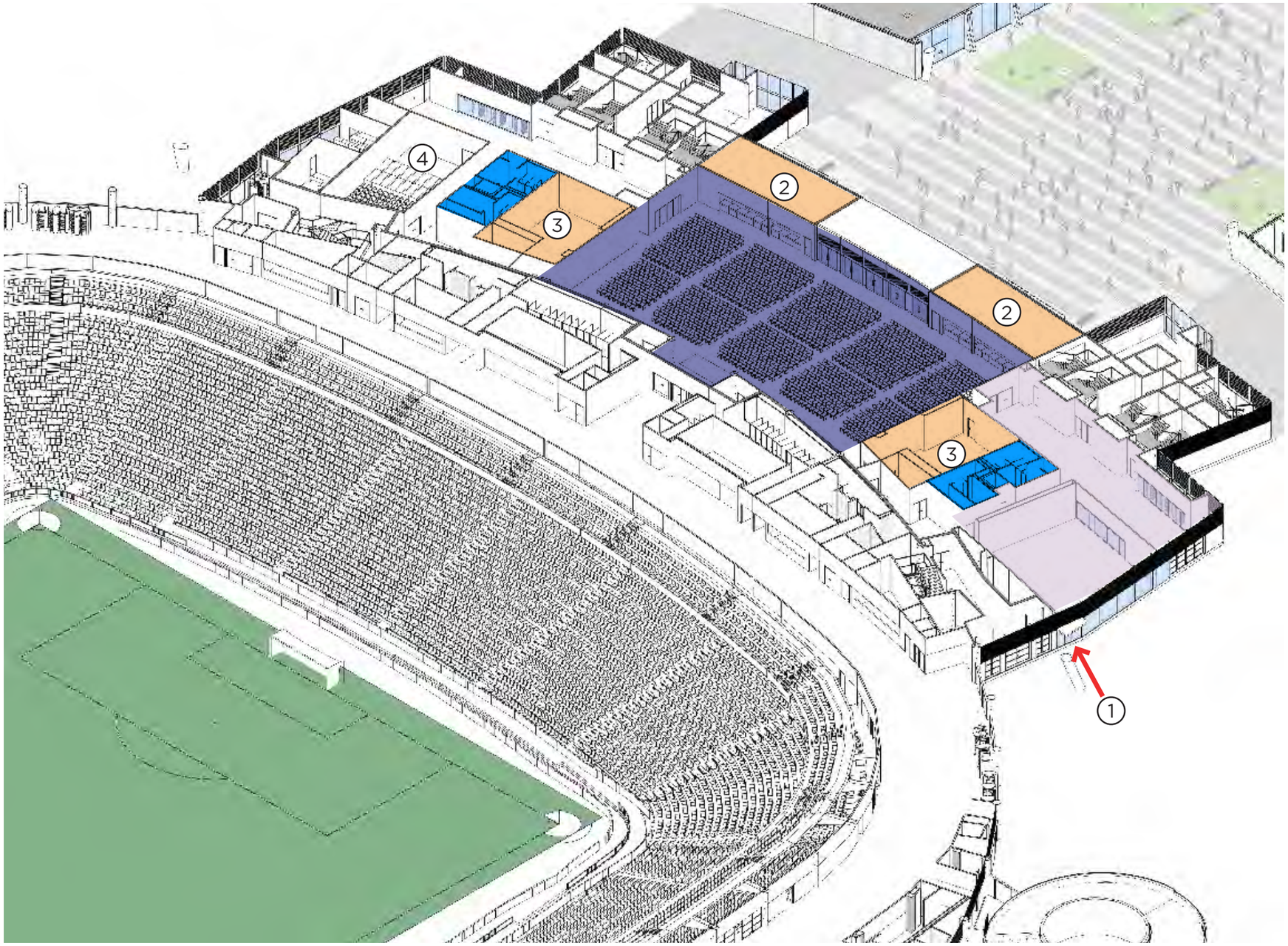
City hall

F & B / kitchens

Concourse

Sanitary provision

CITY HALL & NON-MATCH DAY | CONFERENCE



City Hall on a non-match day has been designed for a conference capacity of 1200.

Users will enter in through a pre-function space (1) with cloakroom and temporary catering facilities.

F&B will be provided by two bars (2) to the north two kitchens serving mobile food units (3).

Furniture storage has been located adjacent (4)

CITY HALL

CONCOURSE AREA	925m²
CAPACITY	1200
AREA / SPECTATOR	0.77m²/spectator
POINT OF SALE	20
POS/SPECTATOR	1/60

WC PROVISION

MALE	REQUIRED	PROVIDED
URINAL	7	10
WC	4	4
WHB	6	6

FEMALE	REQUIRED	PROVIDED
WC	13	14
WHB	13	12

WC provision is calculated from British Standard 6465, Table 10 using a 50:50 split of the maximum occupancy of 1,200.

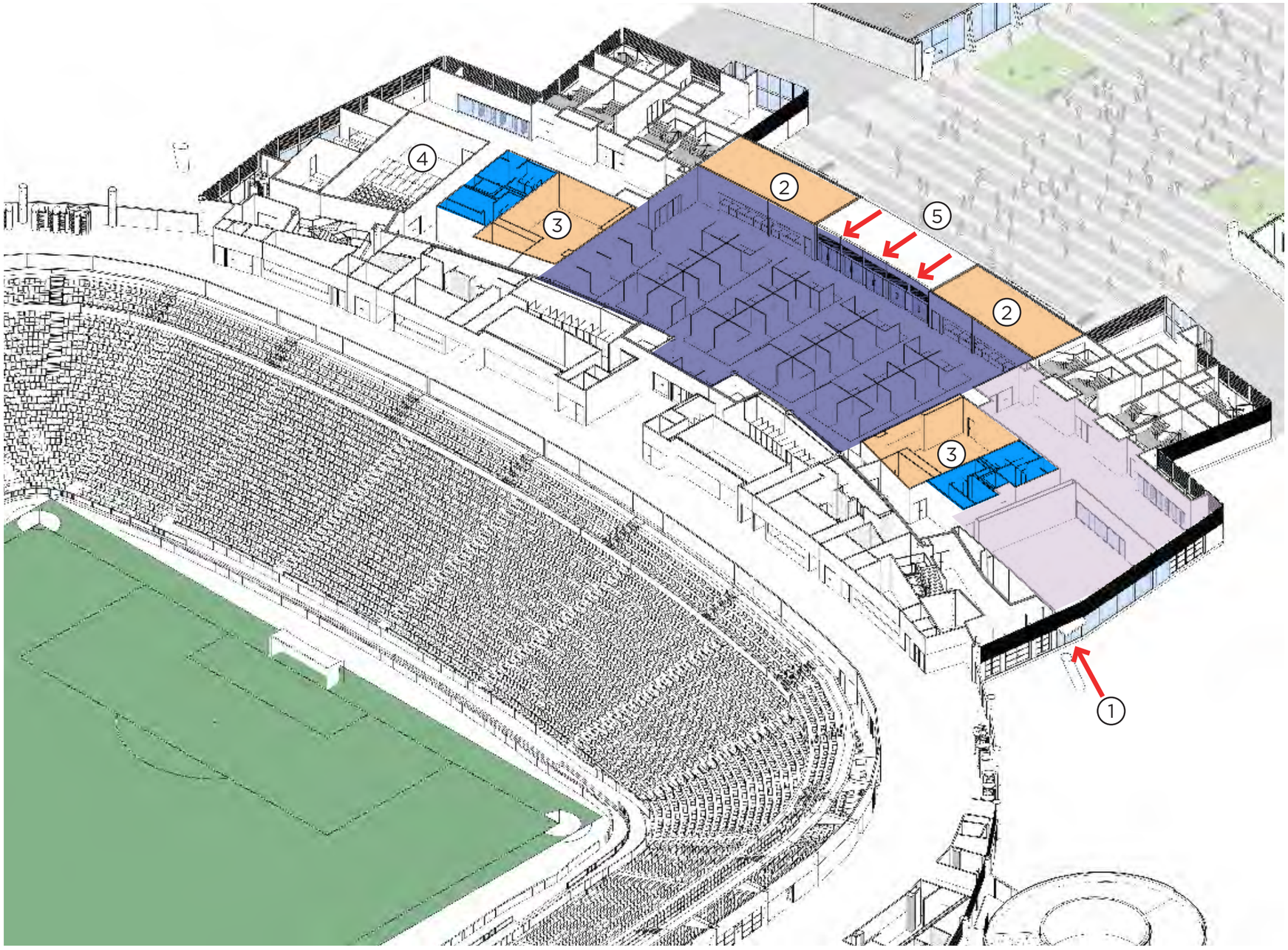
City hall with Conference

F & B / kitchen

Prefunction space

Sanitary provision

CITY HALL & NON-MATCH DAY | EXHIBITION



City Hall on a non-match day has been designed for an exhibition set up.

Users will enter in through a pre-function space (1) with cloakroom and temporary catering facilities.

F&B will be provised by two bars (2) to the north two kitchens serving mobile food units (3).

Furniture storage has been located adjacent (4)

Loading / unloading will be conducted through the northern entry from City Square protected by the ETFE roof cover. (5)

CITY HALL

CONCOURSE AREA	925m²
CAPACITY	N/A
AREA / SPECTATOR	N/A
POINT OF SALE	20
POS/SPECTATOR	N/A

WC PROVISION

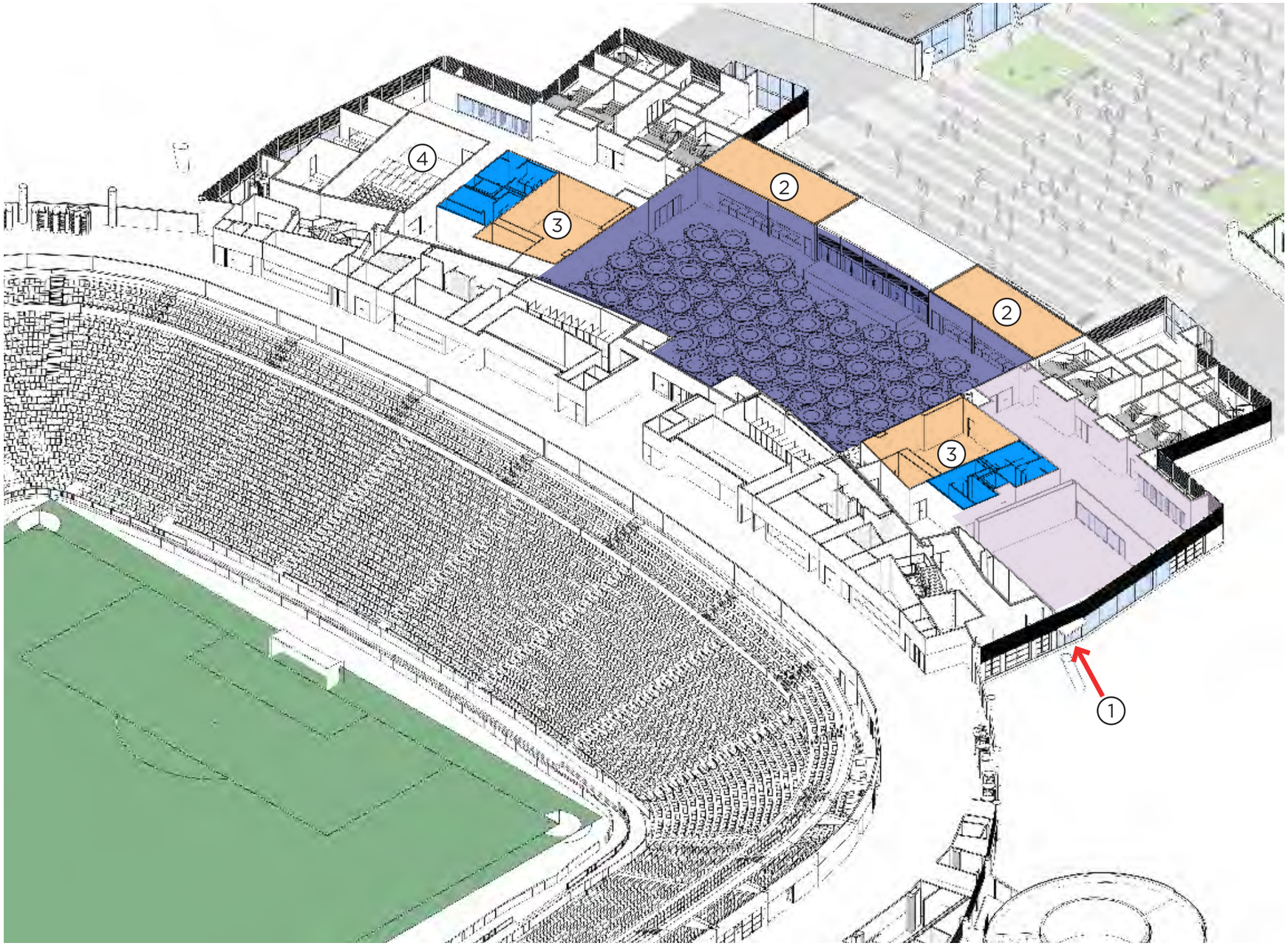
MALE	REQUIRED	PROVIDED
URINAL	7	10
WC	4	4
WHB	6	6

FEMALE	REQUIRED	PROVIDED
WC	13	14
WHB	13	12

WC provision is calculated from British Standard 6465, Table 10 using a 50:50 split of the maximum occupancy of 1,200.

- City hall with Exhibition
- F & B areas
- Prefunction space
- Sanitary provision

CITY HALL & NON-MATCH DAY | BANQUETING



City Hall on a non-match day has been designed for a banqueting capacity of 800 on round tables of 10.

Users will enter in through a pre-function space (1) with cloakroom and temporary catering facilities.

F&B will be provised by two bars (2) to the north two kitchens serving mobile food units (3).

Furniture storage has been located adjacent (4)

CITY HALL

CONCOURSE AREA	925m²
CAPACITY	800
AREA / SPECTATOR	1.15m²/spectator
POINT OF SALE	20
POS/SPECTATOR	1/40

WC PROVISION

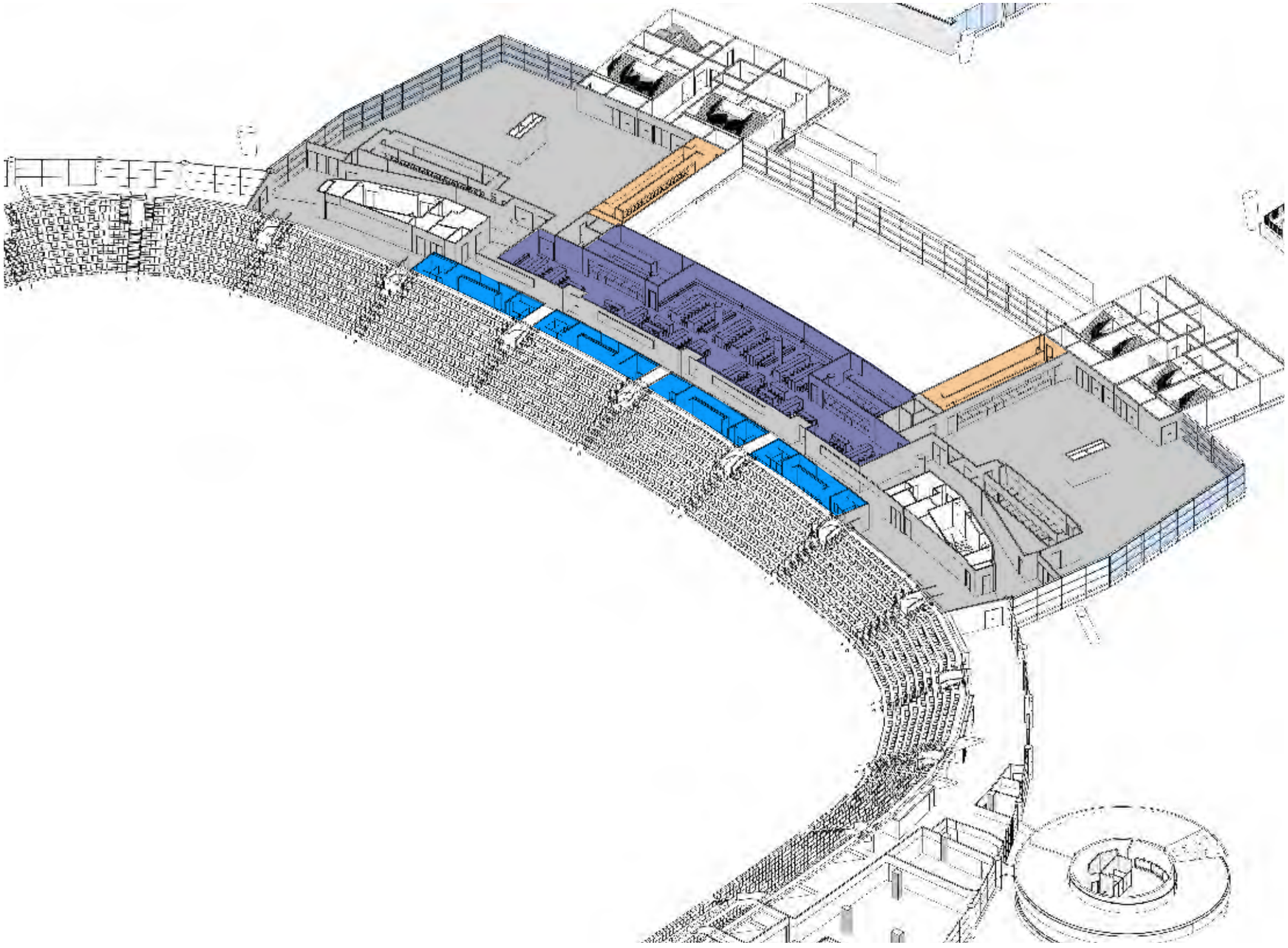
MALE	REQUIRED	PROVIDED
URINAL	7	10
WC	4	4
WHB	6	6
FEMALE	REQUIRED	PROVIDED
WC	13	14
WHB	13	12

WC provision is calculated from British Standard 6465, Table 10 using a 50:50 split of the maximum occupancy of 1,200 for conferences.

- City hall with Exhibition
- F & B areas
- Prefunction space
- Sanitary provision


blue moon cafe

CONCOURSE AREAS AND WELFARE FACILITIES | CLUB LEVEL



The Club Level has the capability to serve the existing middle tier and a portion of the proposed extension of the tier.

WCs at this level will serve both the General Admission and Hospitality spectators. Concessions and concourses will be split between General Admission and Hospitality.

CONCOURSE

CONCOURSE AREA	1807m²
CAPACITY	3,244
AREA / SPECTATOR	0.56m²
POINT OF SALE	40
POS/SPECTATOR	1/81

HOSPITALITY

CONCOURSE AREA	401m²
CAPACITY	600
AREA / SPECTATOR	0.67m²
POINT OF SALE	12
POS/SPECTATOR	1/50

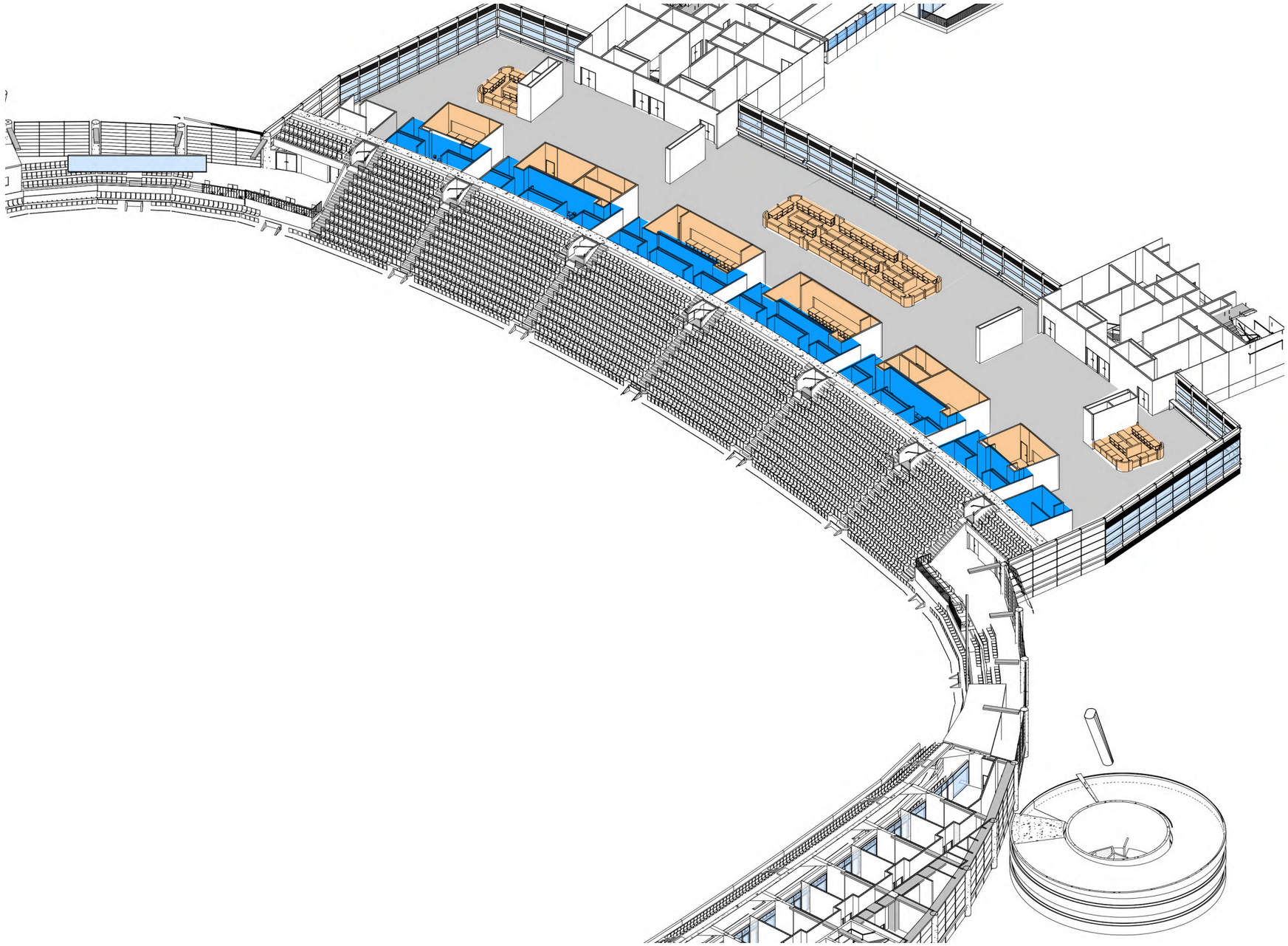
WC PROVISION

MALE	REQUIRED	PROVIDED
URINAL	44	44
WC	6	6
WHB	11	12
FEMALE	REQUIRED	PROVIDED
WC	33	34
WHB	17	18

WC provision is based on FSADC recommendations with a 80:30 gender split male:female on an occupancy of 3,844

- Hospitality
- F & B areas
- Concourse
- Sanitary provision

CONCOURSE AREAS AND WELFARE FACILITIES | UPPER CONCOURSE



The Upper concourse will serve the remainder of the General Admission spectators.

The concessions will use a more modern approach to concourse food and beverage options with island bars and smaller dining areas.

CONCOURSE

CONCOURSE AREA	1767m²
CAPACITY	6,322
AREA / SPECTATOR	0.28m²
POINT OF SALE	70
POS/SPECTATOR	1/90

WC PROVISION

MALE	REQUIRED	PROVIDED
URINAL	73	88
WC	9	12
WHB	17	18
FEMALE	REQUIRED	PROVIDED
WC	55	64
WHB	28	30

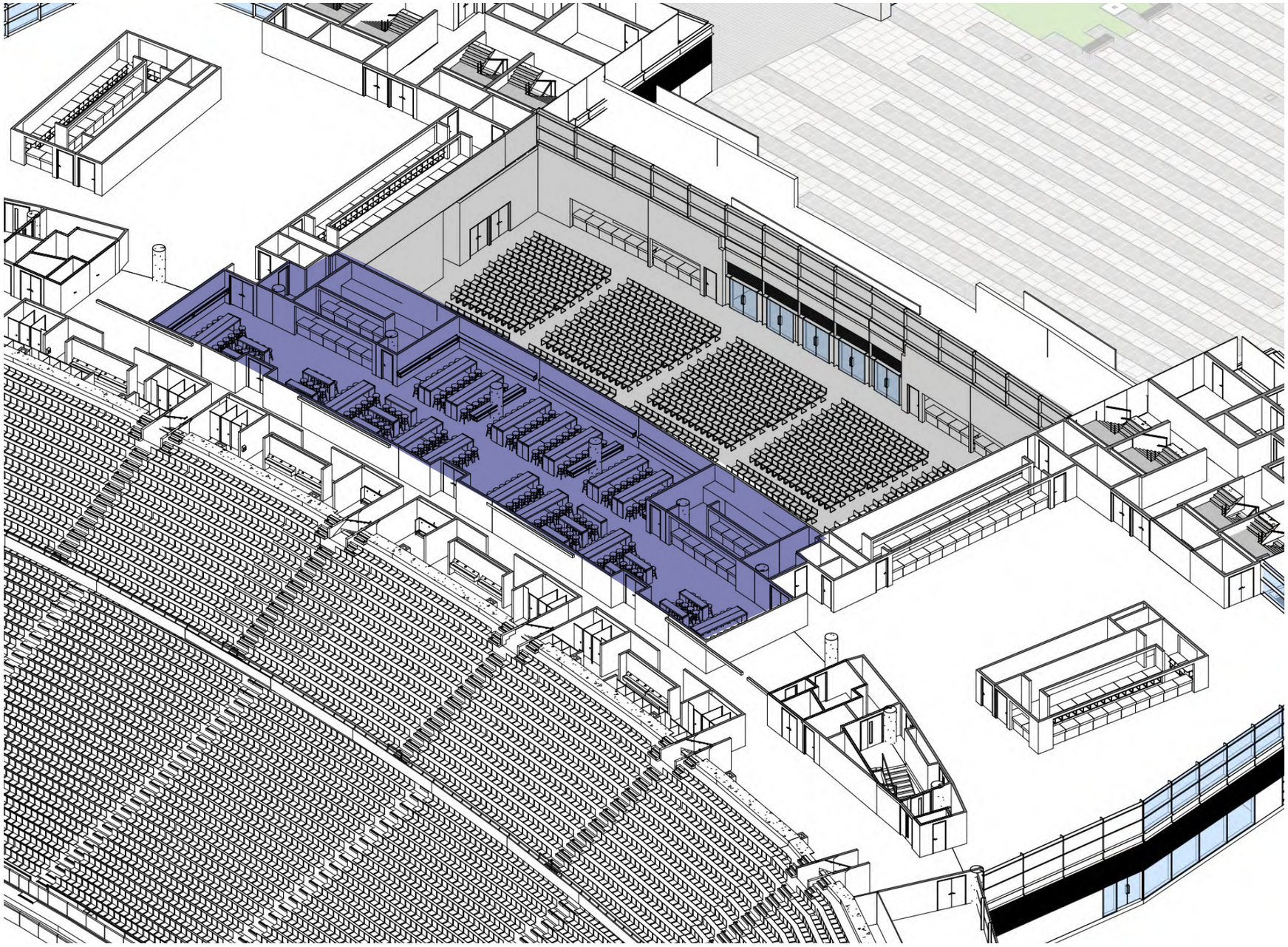
WC provision is based on FSADC recommendations with a 80:30 gender split male:female on an occupancy of 6,322

F & B areas

Concourse

Sanitary provision

PREMIUM SPACES | HOSPITALITY | L02



The hospitality area will be a 600 spectator hospitality space in the style of the existing 'Joes' space elsewhere within the Etihad Stadium.

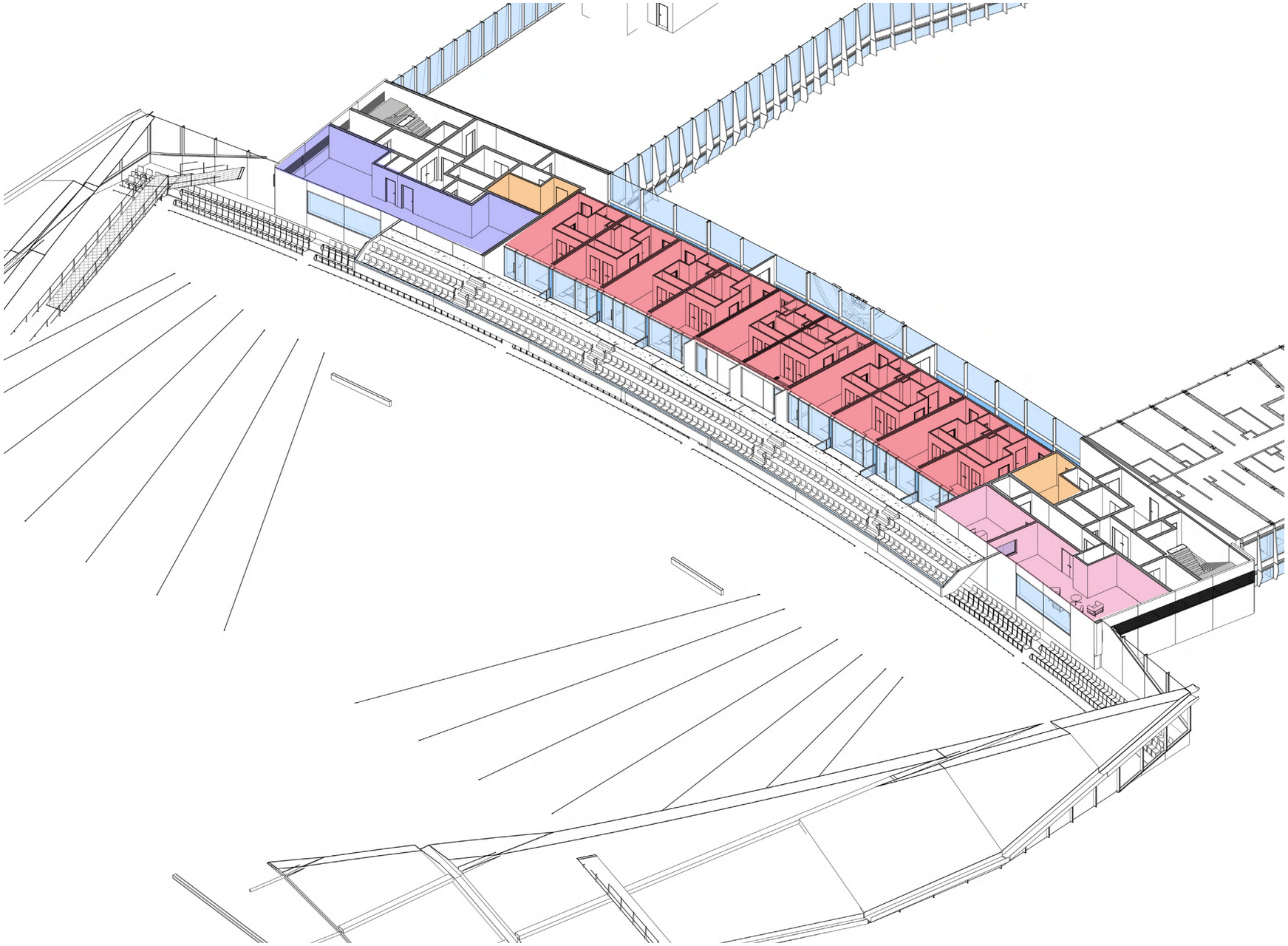
Spectators will be served via two bars which will be equipped to serve food and beverages.

Seating at high tables / bar for 416 with standing at drink shelving for 184.

City Hall

Hospitality

PREMIUM SPACES | SUITES | L04



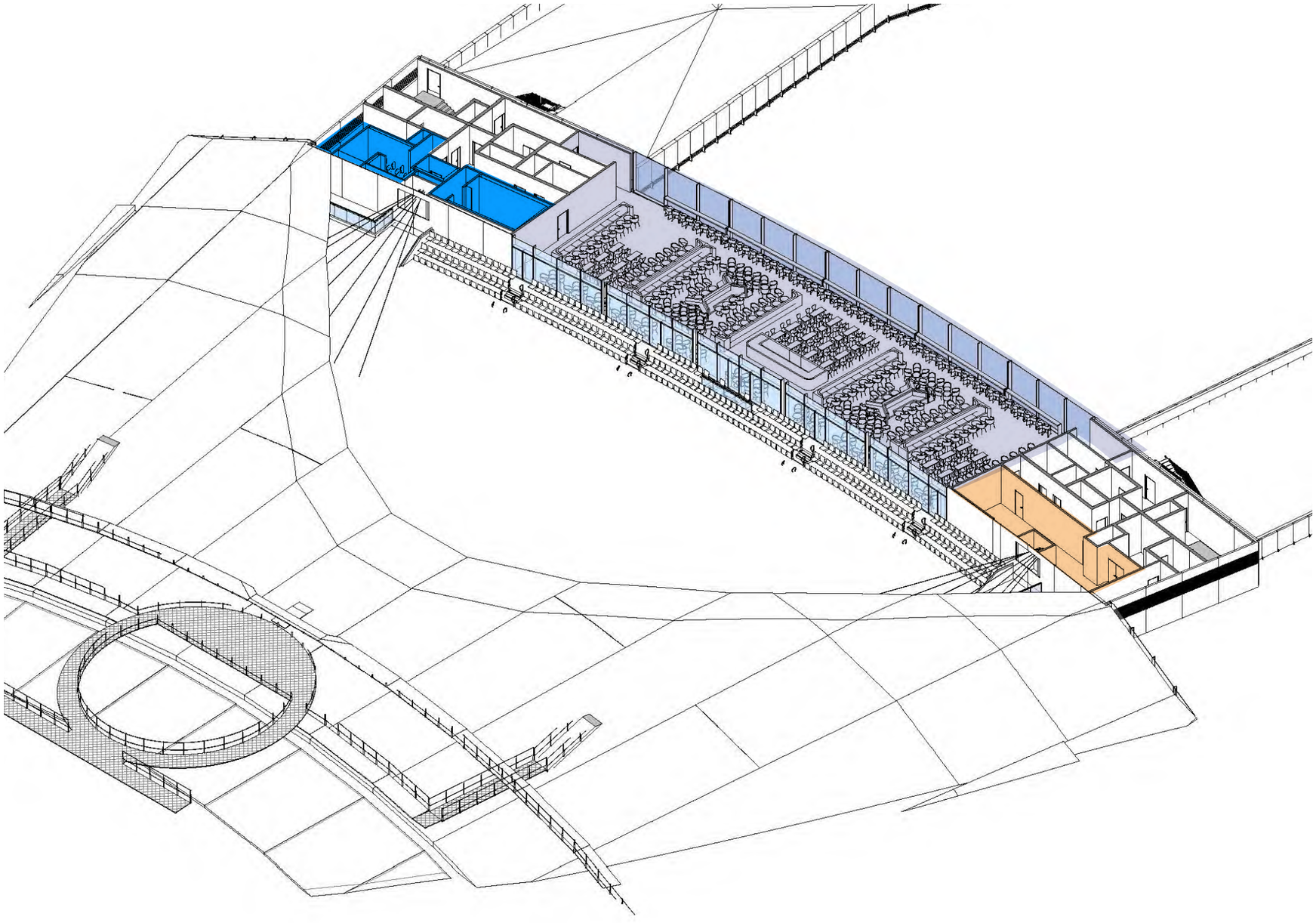
10 number suites with an occupancy of 12 persons will be located at Level 04. These suites will be capable of being used as hotel rooms on non-match-day. These suites will have dedicated seating on the terrace directly accessed from the suite.

A pantry for food service will be connected to the kitchen at level 05 via dumb waiter. The other pantry will offer beverage service & washing.

An additional flexible hospitality VIP suite is located at this level which will be used by the Rooftop Walk experience on non-match-day. This suite has no dedicated seating associated with it in the bowl, however has access to a balcony on level 05.

- Pantry
- VIP
- Suites
- TV studio

PREMIUM SPACES | SKYBAR | L05



The sky bar has an occupancy of 452 plus 4 wheelchair positions with the seating accessed directly from the hospitality space.

The seats are planned at 550mm centres to allow for padded/ seats with armrests to be installed.

A kitchen to serve the restaurant is located with direct access to a service lift and dumbwaiter to serve level 04 suites.

The sky bar will be accessed to and from the hotel on non match day, via the link at level 4.

SKYBAR

AREA	613m²
CAPACITY	456
AREA / SPECTATOR	1.34m²/spectator

WC PROVISION

MALE	REQUIRED	PROVIDED
URINAL	4	5
WC	3	3
WHB	4	4
FEMALE	**REQUIRED**	**PROVIDED**
WC	7	7
WHB	7	7

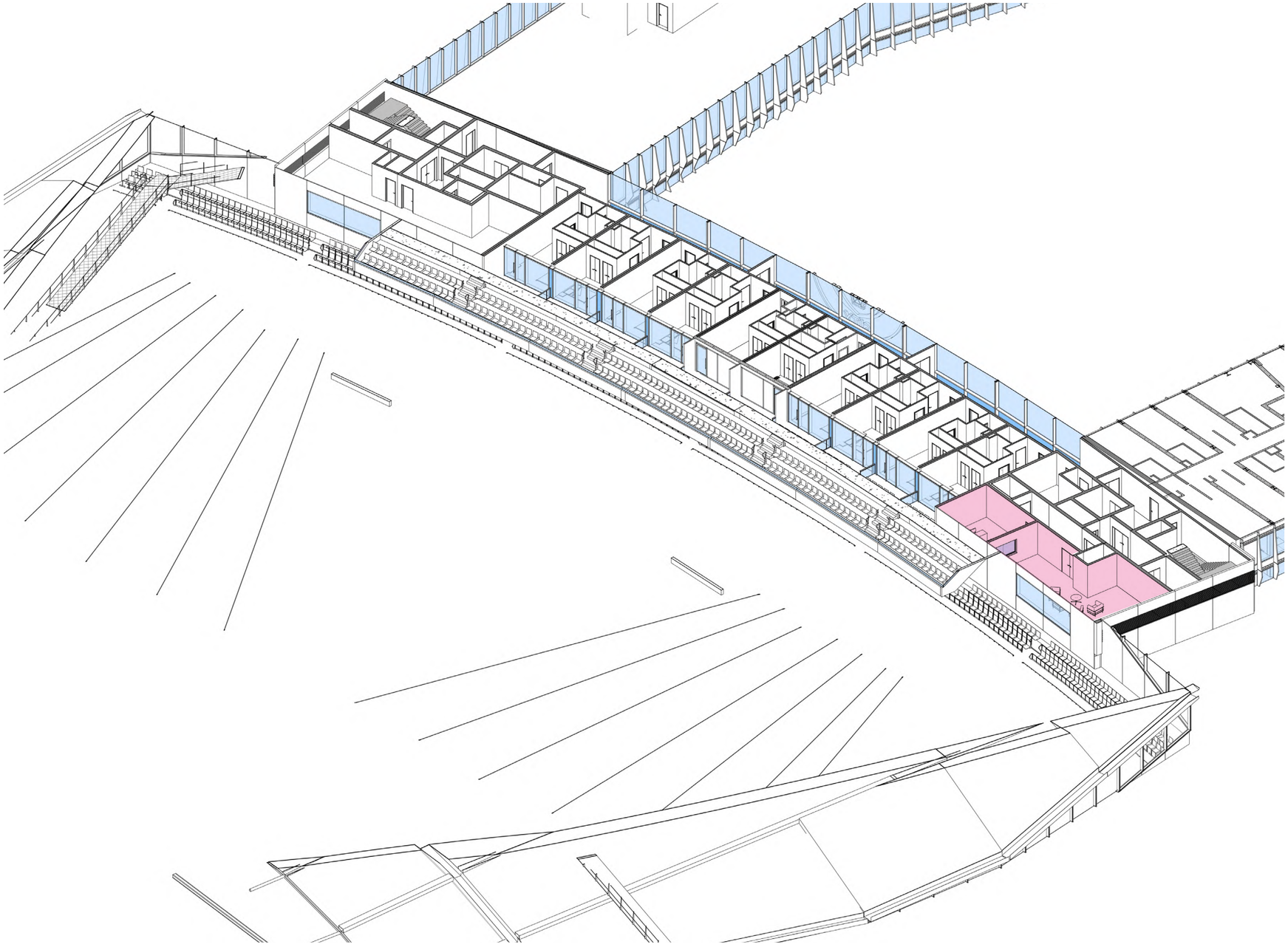
WC provision is calculated from British Standard 6465, Table 10 using a 70:50 split of the maximum occupancy of 452.

F & B areas

Sky bar

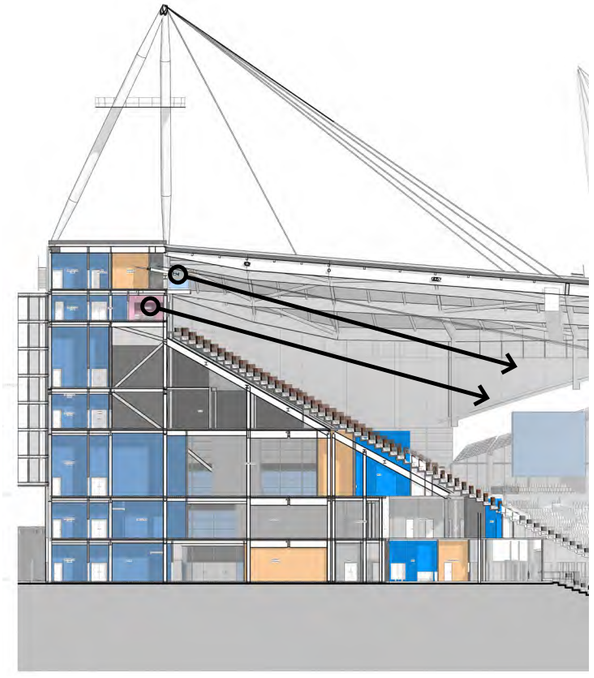
Sanitary provision

AUXILIARY SPACES | TV STUDIO | L04



We have located a second TV studio at L04M West of the hospitality suites, it can be accessed from the eastern core. The TV studio is 94m2 with views out under the tie down cables to the pitch and seating bowl. It is supported by a store and sheltered from the stair core via a lobby allowing for greater sound isolation.

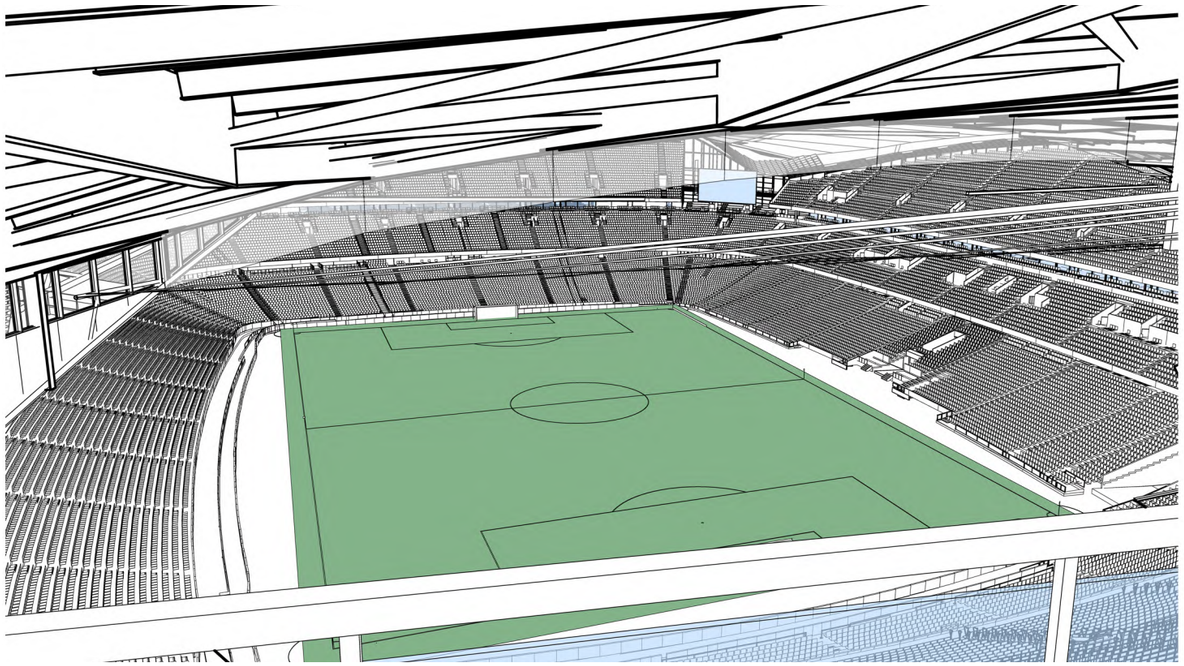
From the TV studio, it is also possible to access a balcony on L05. This balcony is one of the highest locations in the scheme and affords great views out into the Stadium, perfect as a backdrop for player introductions/ interviews.



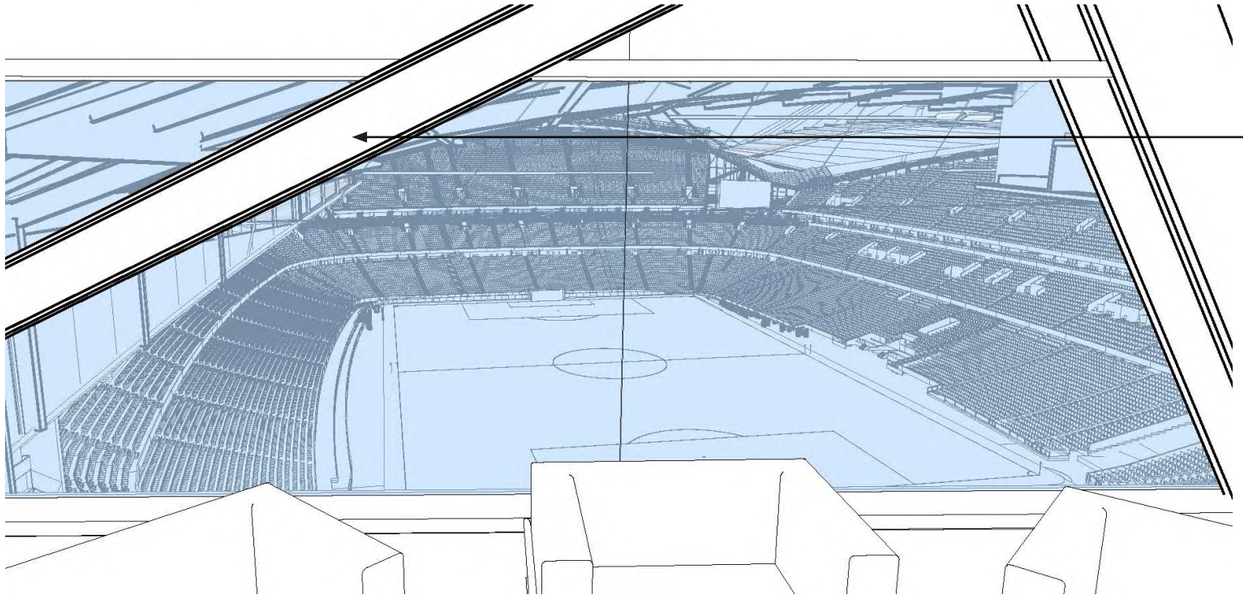
TV Studio Site lines

TV studio

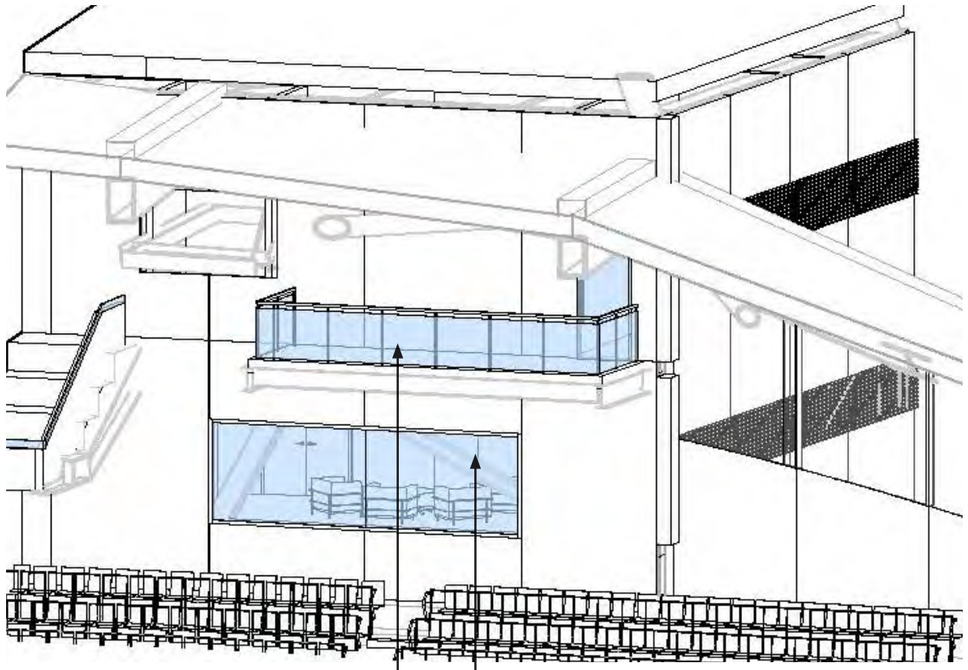
AUXILIARY SPACES | TV STUDIO | L04



View from TV Studio Balcony



View from TV Studio

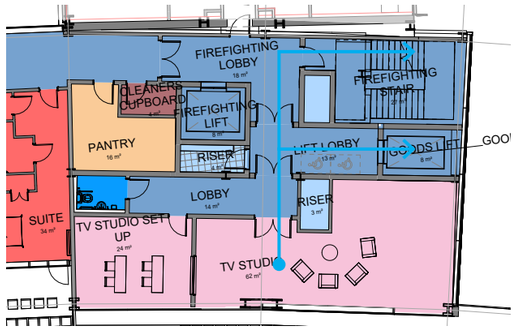


East Core Axo

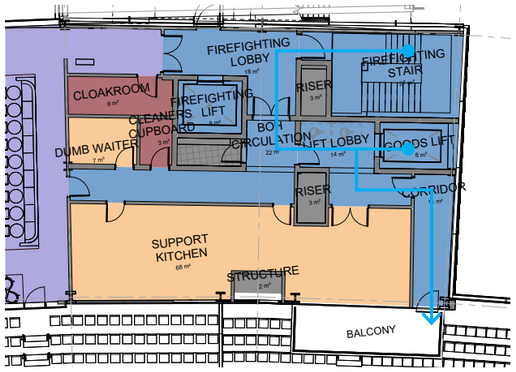
Level 04 TV studio window

Level 05 TV studio balcony

Window offset to allow for clear view of stadium bowl from the TV studio.



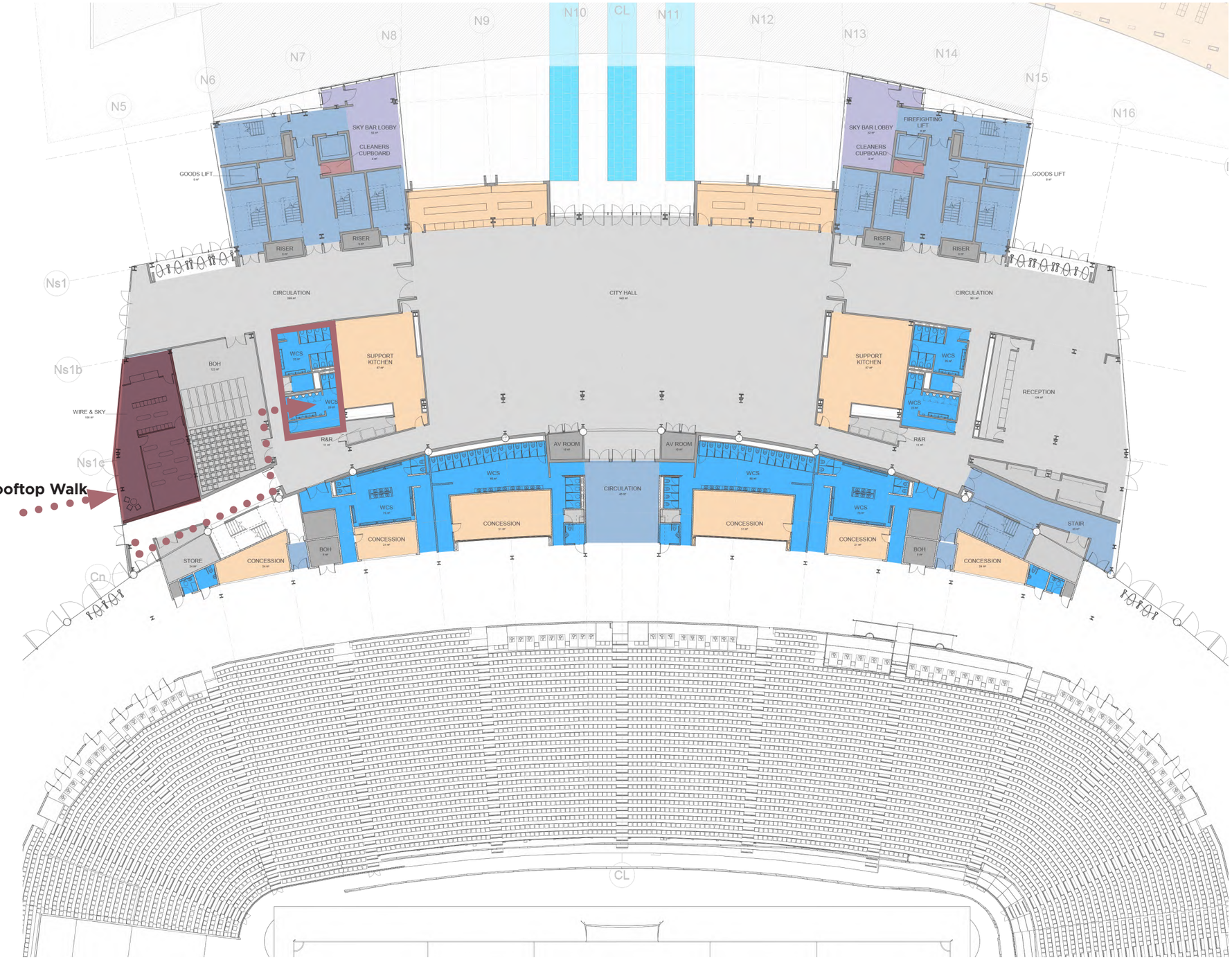
L04 - TV Studio



L05- TV Studio Balcony


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ETIHAD

AUXILIARY SPACES | ROOFTOP WALK | L00

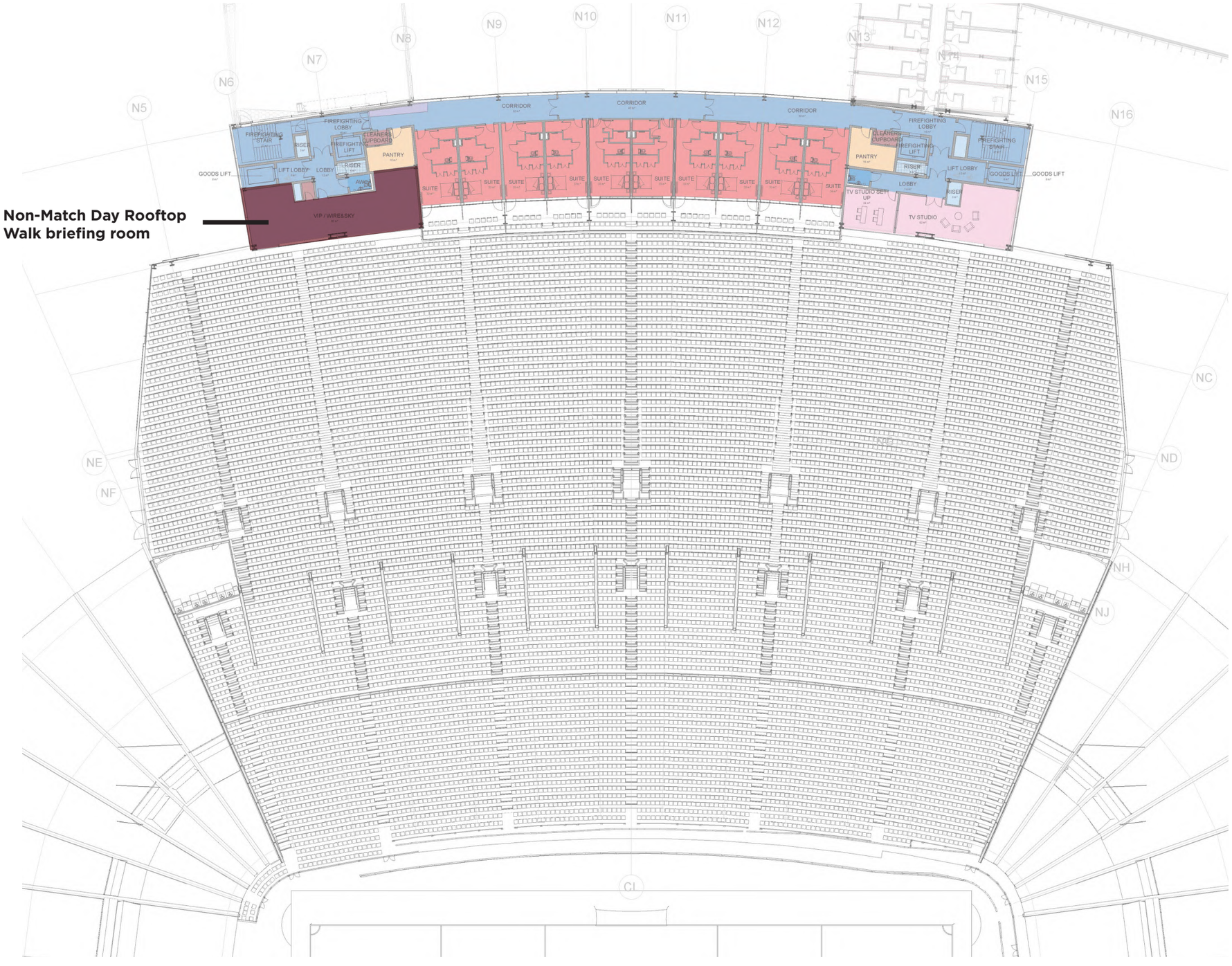


Entry to the Rooftop Walk facilities will be at level 00 into a dedicated space for visitors to the experieince.

Visitors will be able to use the stadium WCs at this level.

Rooftop walk

AUXILIARY SPACES | ROOFTOP WALK | L04



Non-Match Day Rooftop Walk briefing room

Visitors will arrive at Level 04 to reach a briefing room. From here they make their way to Level 05 balcony and out to the gantry to the roof.

Rooftop Walk

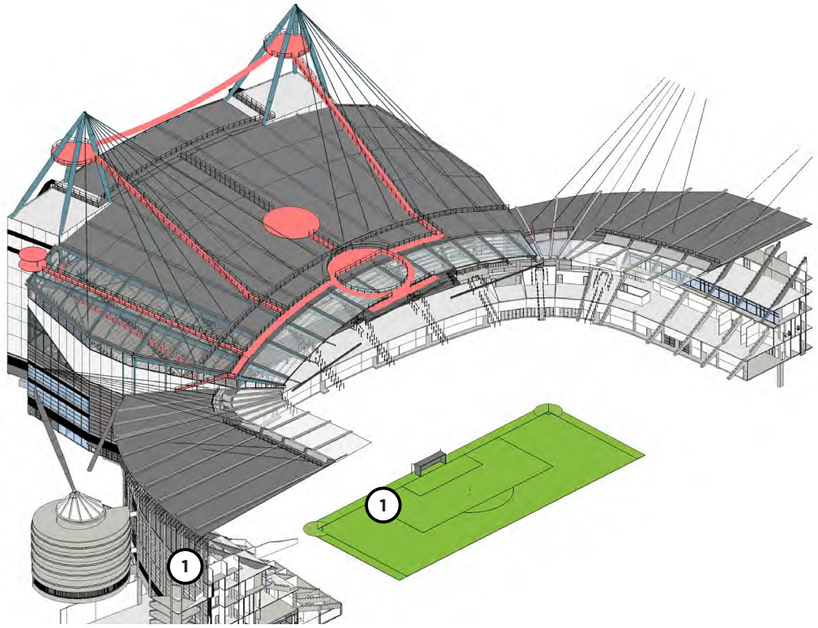
ROOFTOP WALK

The roof walk is accessed from the top of the NW core. Participants take the journey from the Rooftop Walk arrival and briefing area and ascend to the departure area and balcony though the stadium stairs/lift.

An alternative ascent route climbing the west façade of the NW core will be available.

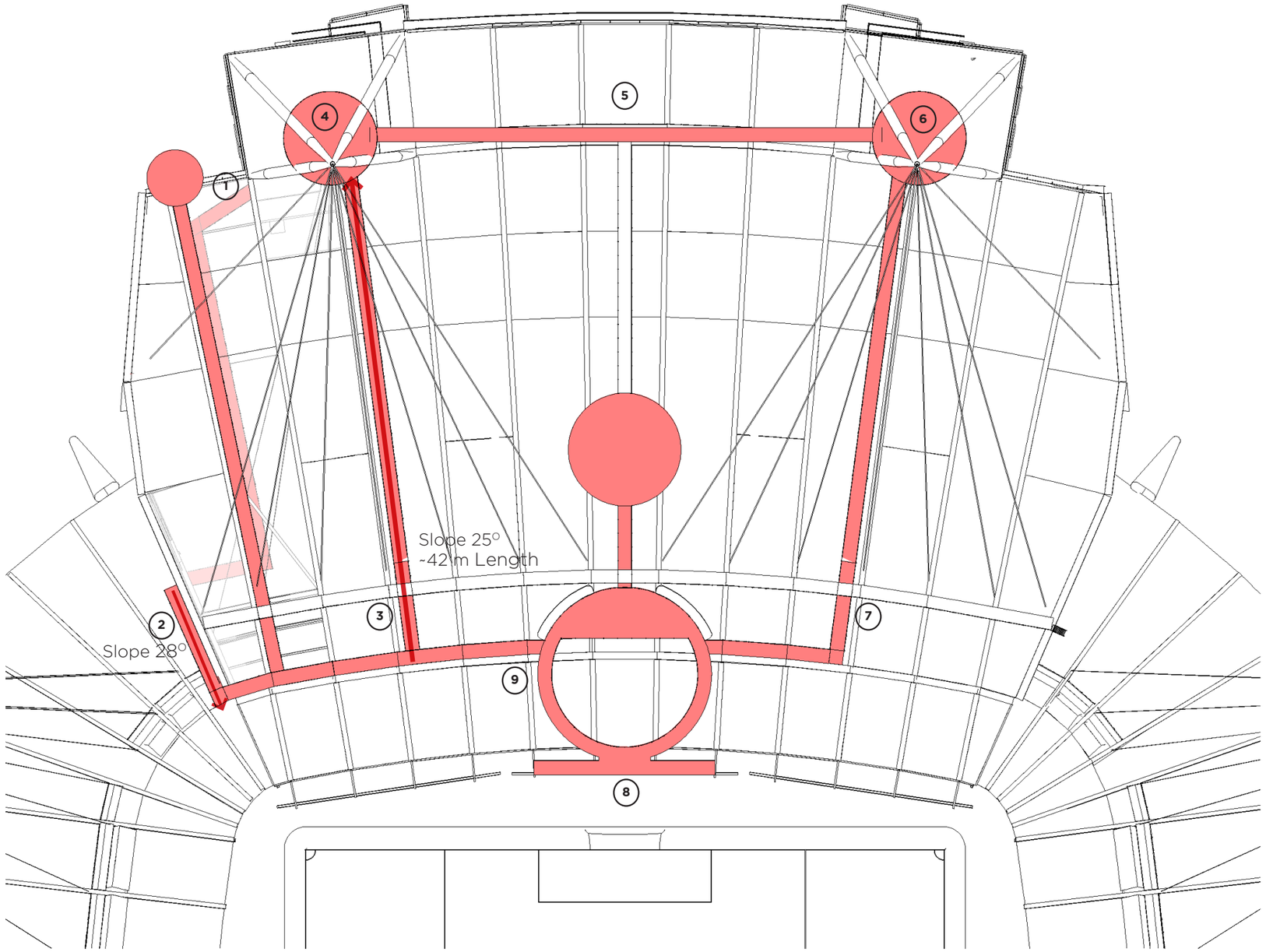


1. Metaldeck and gaurdrailing



Rooftop walk route

AUXILIARY SPACES | ROOFTOP WALK | ROOF

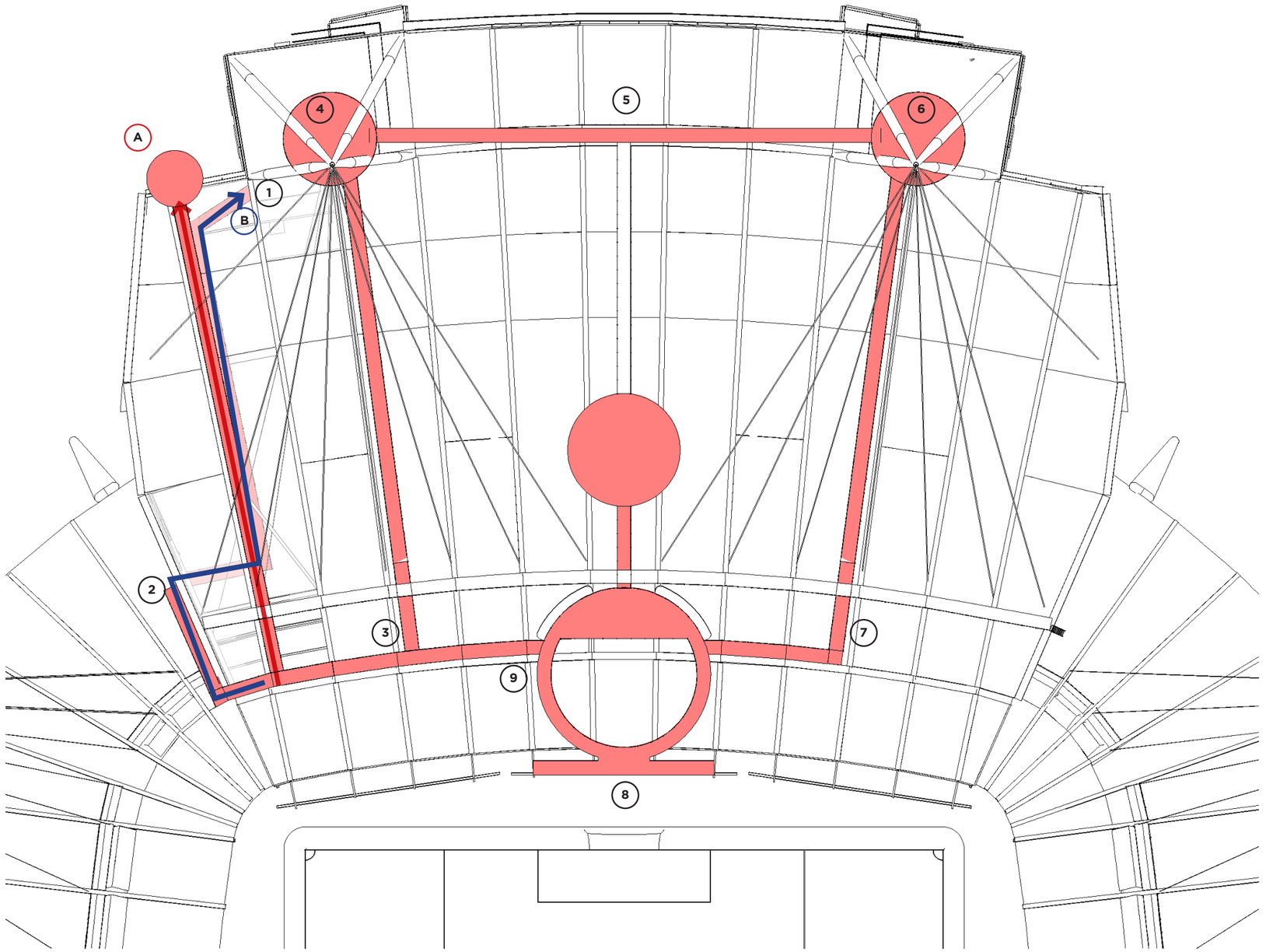


1. Access to the Rooftop Walk
2. Way out to the Existing Roof
3. Bridge Staring point
4. First Landing Platform
5. Suspension Bridge
6. Second Landing Platform
7. Bridge Landing point
8. Pitch Panorama
9. Return Route

Rooftop Walk route

Rooftop Walk route over the bowl

AUXILIARY SPACES | ROOFTOP WALK | ROOF

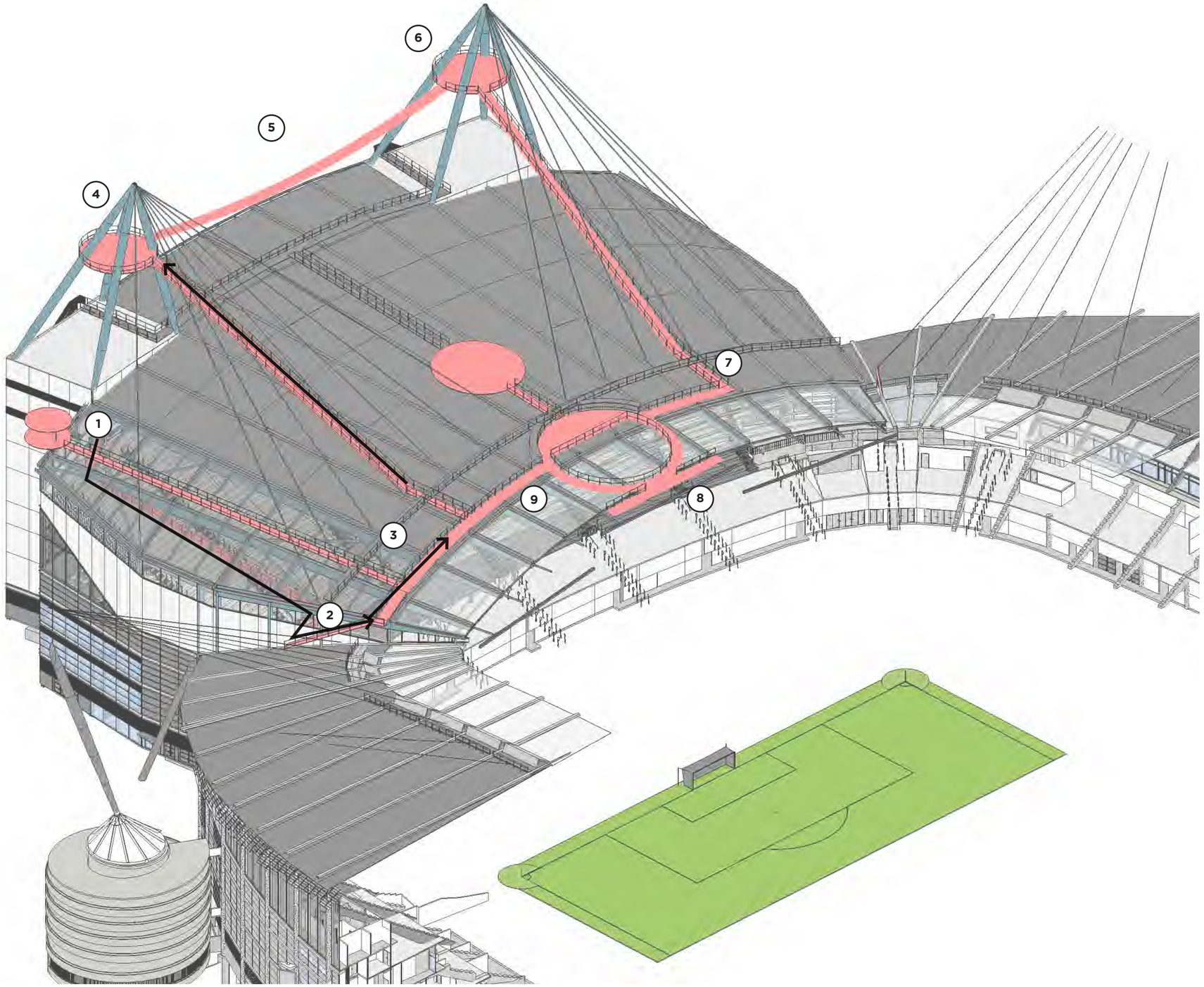


1. Access to the Rooftop Walk
2. Way out to the Existing Roof
3. Bridge Staring point
4. First Landing Platform
5. Suspension Bridge
6. Second Landing Platform
7. Bridge Landing point
8. Pitch Panorama
9. Return Route

A. Controlled Descent point

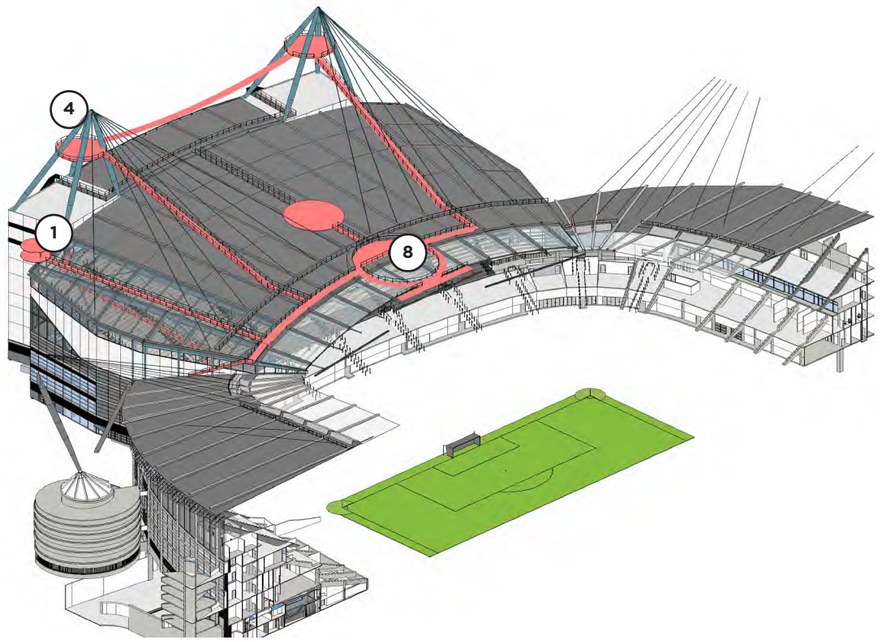
B. Route Back under the Roof

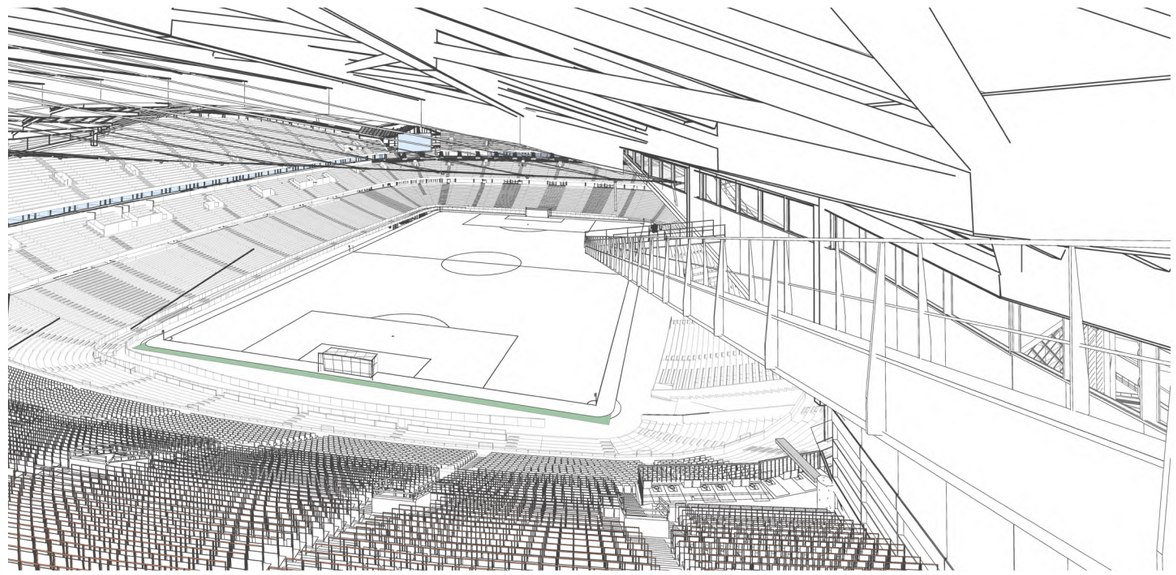
ROOFTOP WALK



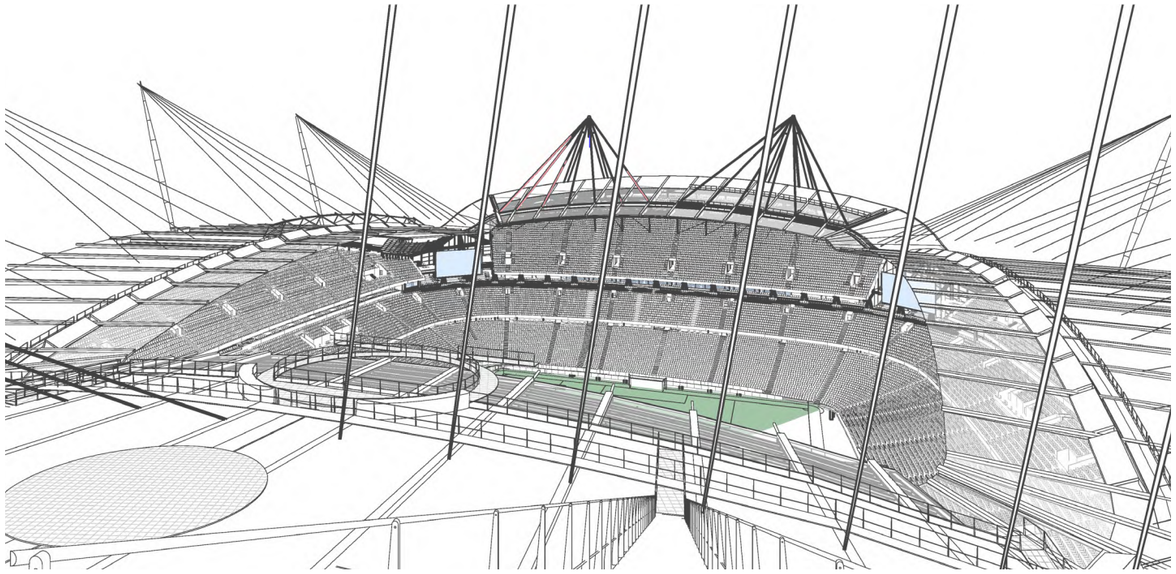
1. Access to the Rooftop Walk
2. Way out to the Existing Roof
3. Bridge Staring point
4. First Landing Platform
5. Suspension Bridge
6. Second Landing Platform
7. Bridge Landing point
8. Pitch Panorama
9. Return Route

ROOFTOP WALK

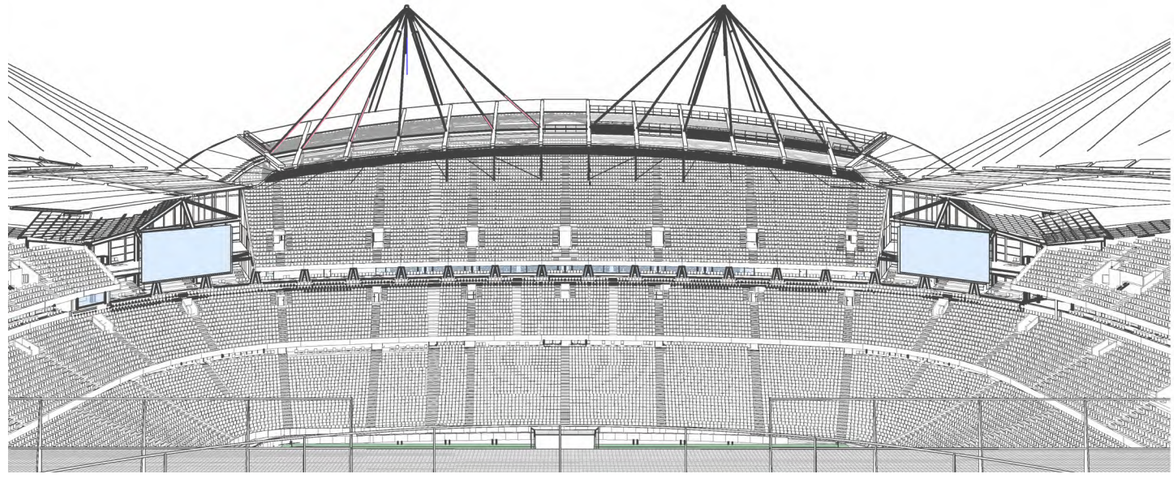




View from point 1

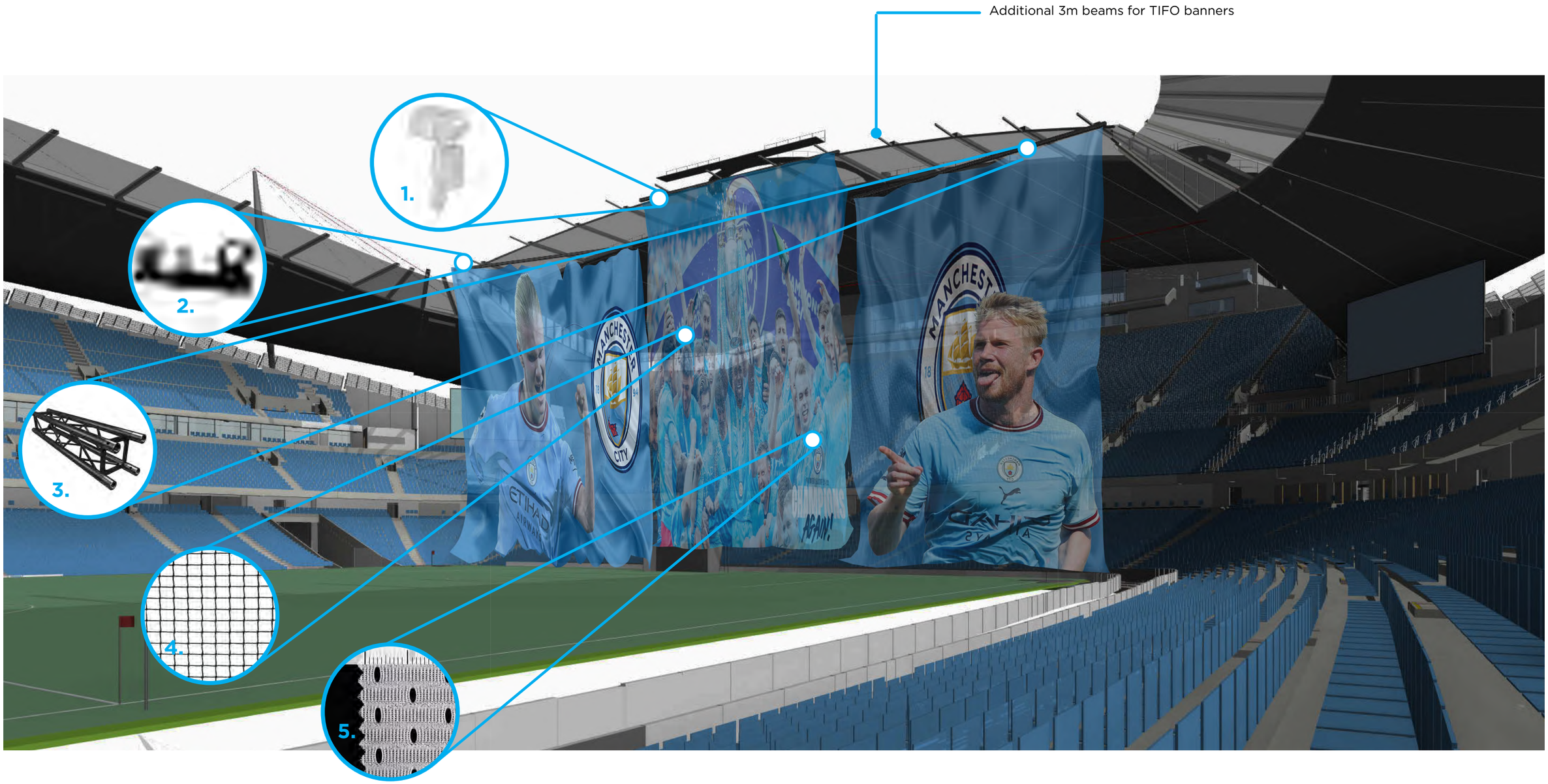


View from point 4



View from point 7

TIFO BANNERS



1. Chain System: Load Capacity 500kg, Speed 36m per minute. Chain legnth 50m.
2. Double Coupler: Max Load 1000kg.
3. Aluminium Cross Beam.
4. Net: Mesh width 50x50mm, weight 40g/sqm.
5. Fabric: Weight 110g/m2

The TIFO Banners are proposed to be hung in 3 filleted segments to accommodate the curve of the bowl, allowing for a triptych display. The banner will be hung from 3m beams at the edge of the bowl roof, to be coordinated by the structural engineers. The banners need fall in front of the seating tier to ensure spectator safety. The location of the banners will not adversely impact upon the structural design of the roof and will contribute positively to the match day experience of the supporters.

ATMOSPHERE AND ACOUSTICS

A stadium is not just a venue for a football match. It is a home, a place of emotions and inspiration and it can play a significant part in a club's success. A close-knit fan base in a tight stadium can make a difference to team performance. For a Premier League club it plays a major role in the way a club projects itself to the world. Fans in emerging football countries such as the US and China select their teams on image and authenticity and a club's stadium plays a crucial part in this.

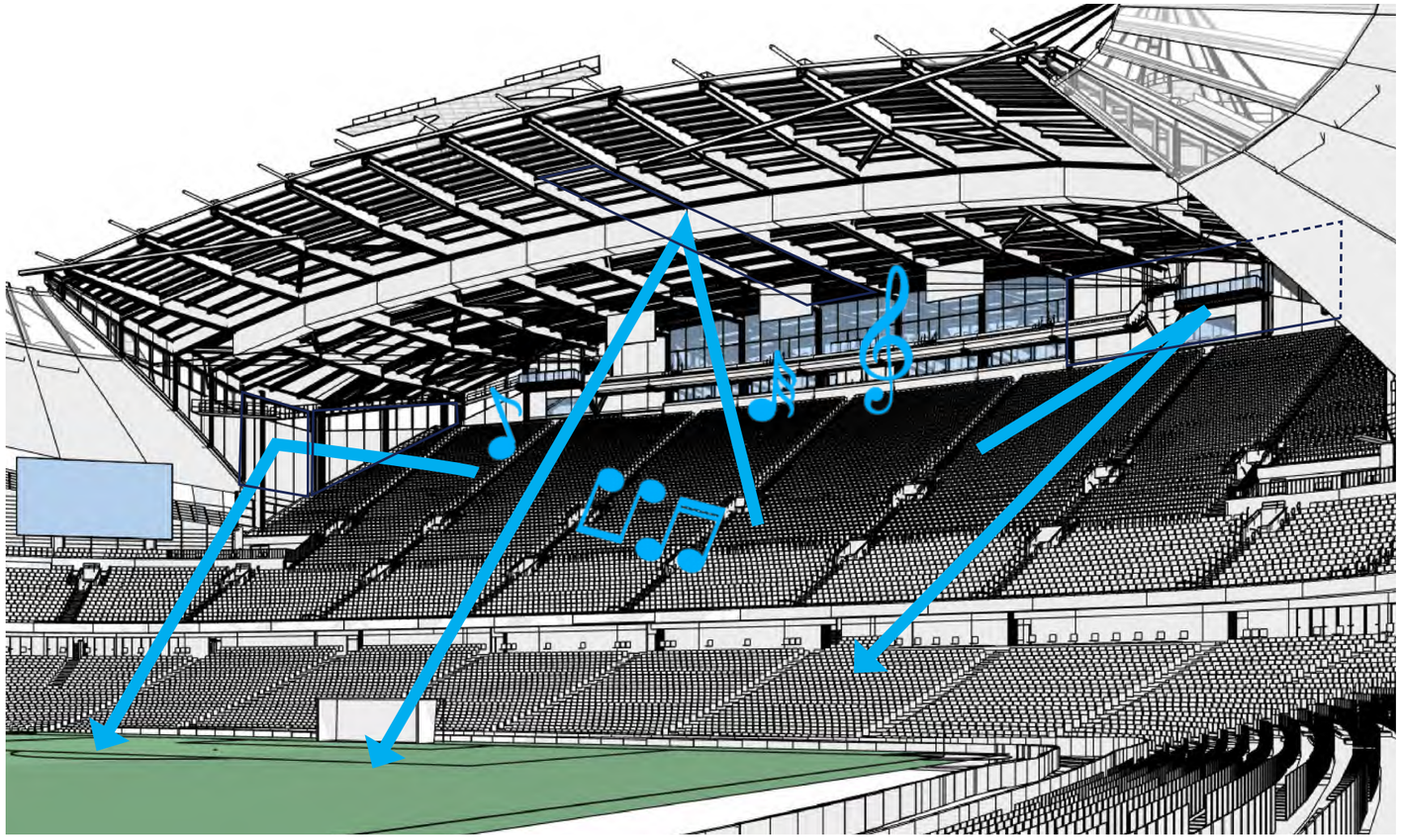
The Etihad Stadium is filled with noise throughout match days, with much chanting and singing led by the Club's fans. The new expanded North Stand will be accessed directly from City Square. For the fans it's important in the expansion and alteration of the North Stand that the existing atmosphere isn't lost. Whilst the atmosphere is driven by the fans the stadium has a role in inspiring the atmosphere; projecting the atmosphere for the benefit of the players on the pitch and reflecting it for the benefit of the fans in the stands. Expanding these areas where fans can make a lot of noise can make the stadium less reliant on the noise being generated by one group of supporters.

"We plan to deliver the Etihad Stadium back to the fans but bigger and better."

The seperate architecture of the North Stand has been developed to promote this. The newly expanded stand will have a unique scale and character. Our proposal seeks to improve on this character by unifying and connecting the Club Tier to the new 'Upper Tier', seamlessly linking these fan groups, and covering them with a unique roof with its own geometry. We are looking to balance the benefits of the modern seating bowl of a 'bar of soap' type stadium, in the existing lower and club tiers, with the traditional cruciform arrangement of dispersed stands in the geometries of the different upper tiers.

The roar of the crowd is special at the Etihad Stadium, in the new North Stand, the non-lined roof will reflect the noise back into the crowd encouraging the crowd to make yet more noise. At the same time the shape of the roof projects the sound forward onto the pitch. The home team will benefit from the constant encouragement. The away team will try to get the job done, but the effects of the crowd will get through.

Our proposal will look to amplify this further, with the vertical walls at the back and sides of the tier, reflecting noise back to the crowd and pitch, these areas along with the non-lined roof have been designed to keep the sound within the ground for the benefit of the fans in the stands and the players on the pitch.



Acoustics and Atmosphere

This diagram shows how the vertical planes at the back and sides of the tier, and the underside of the roof are used to capture the atmosphere within the new North Stand and reflect it back towards the other fans and players.


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STAND

COMMERCIAL BUILDING

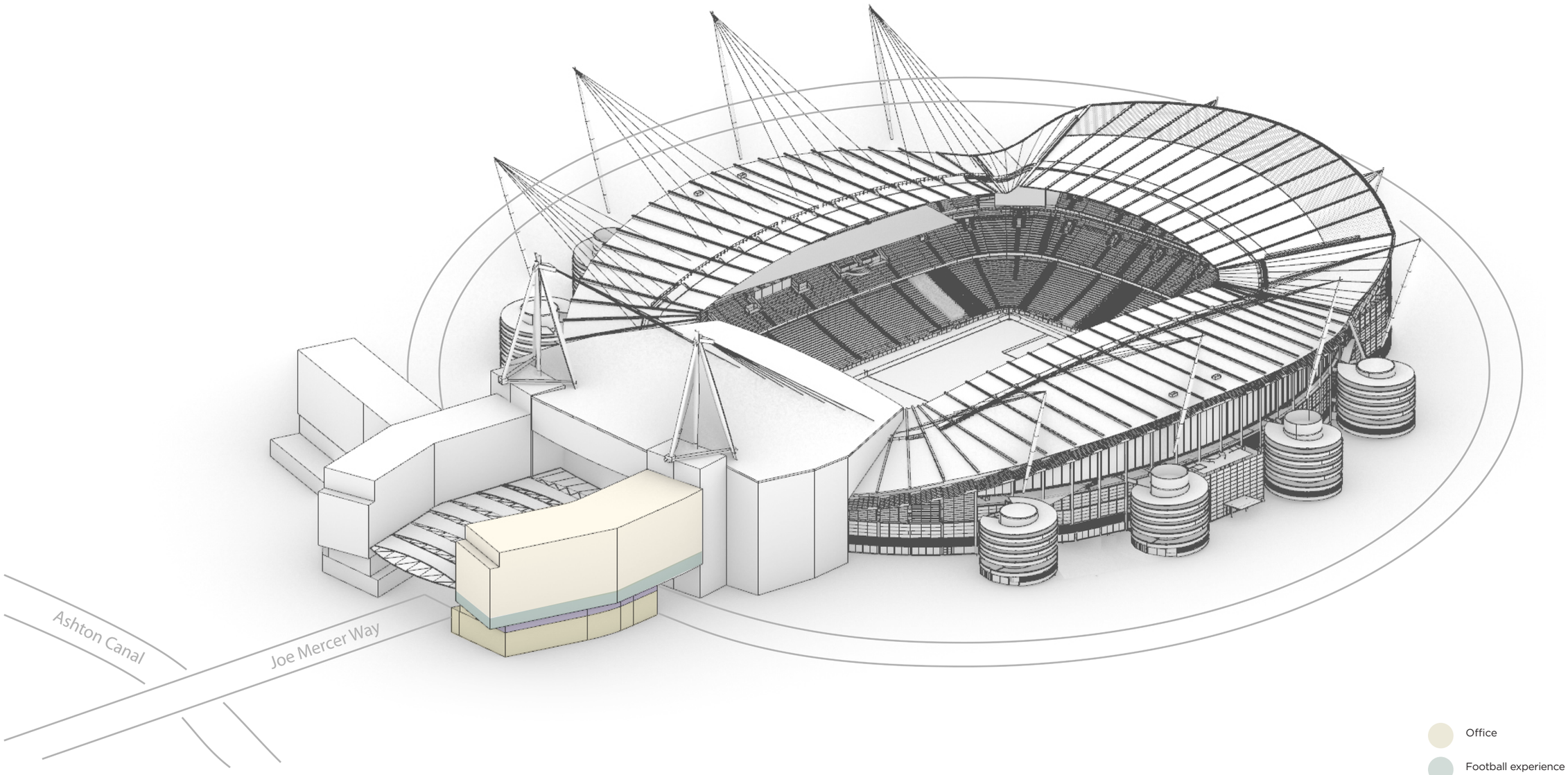
4.2


CITY STORE



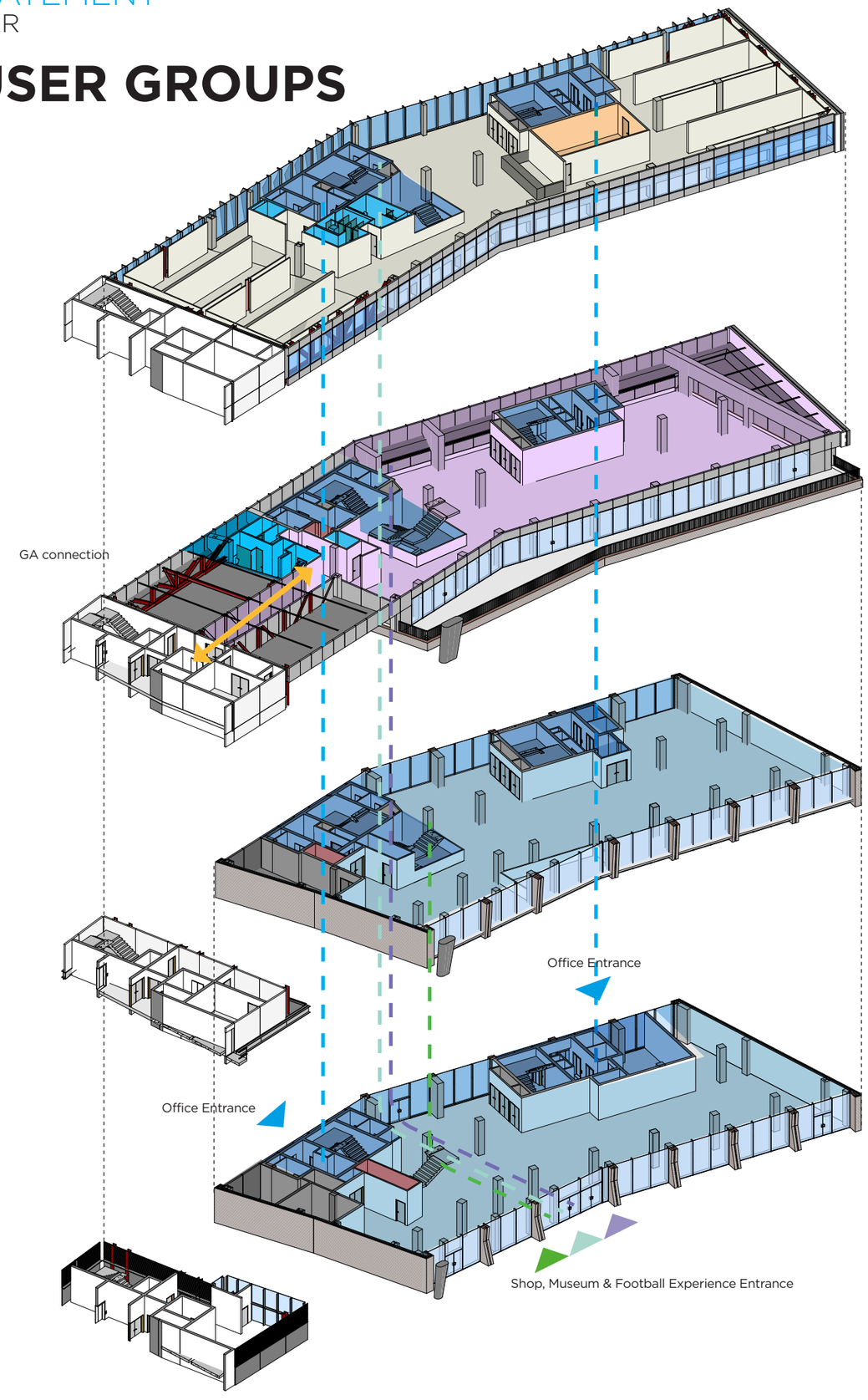
POPULOUS

COMMERCIAL



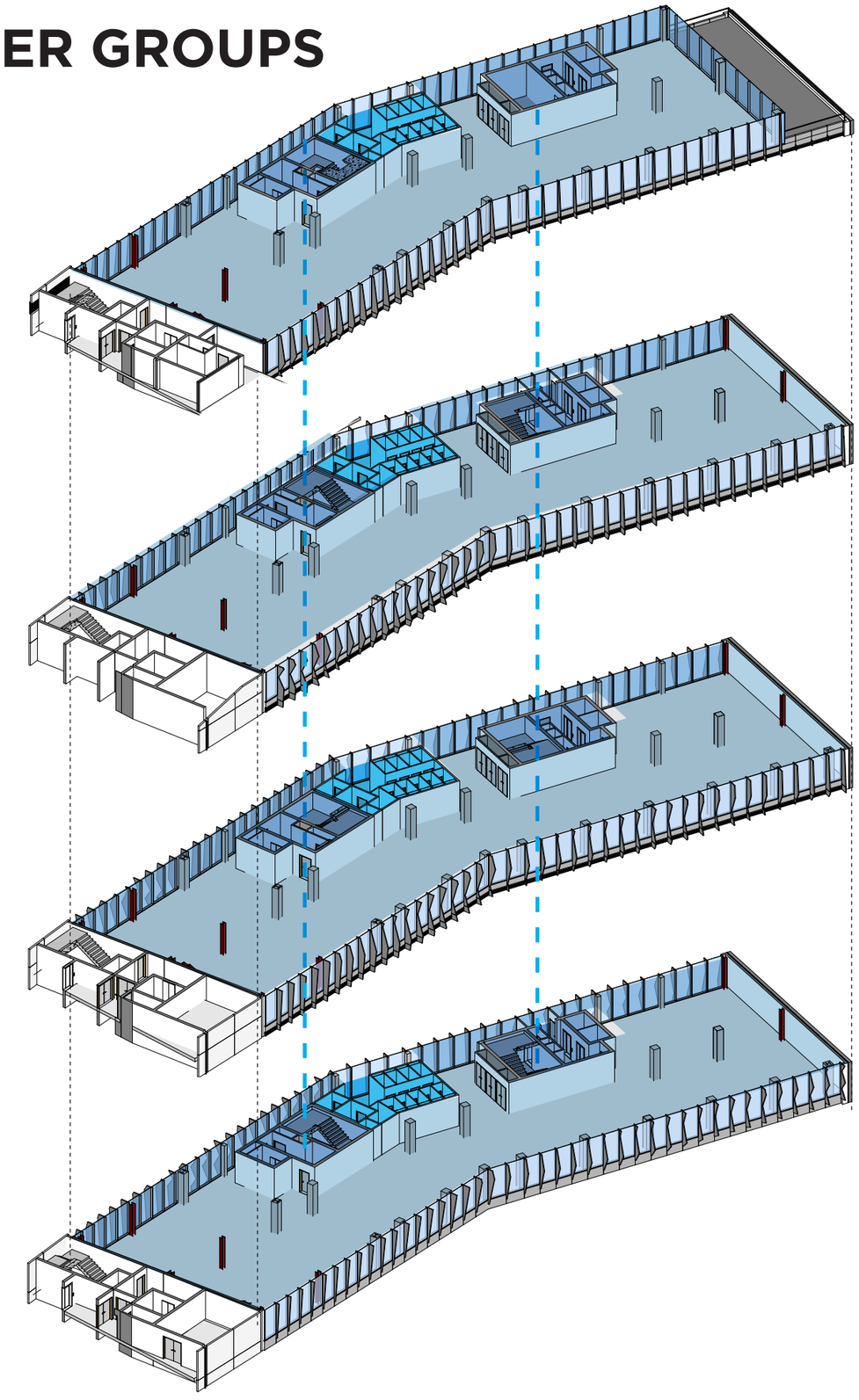
POPULOUS

COMMERCIAL USER GROUPS



POPULOUS

COMMERCIAL USER GROUPS



LEVEL 07

LEVEL 06

LEVEL 05

LEVEL 04

- Workspace
- Plant & Riser
- Circulation
- WCs

POPULOUS

COMMERCIAL - L00 & L01 SHOP





The Club shop will be located on the first two floors of the commercial building.

It is envisaged that a shared information hub will be located here.

- Storage
- MCFC shop
- Plant & Riser
- Circulation
- WCs

POPULOUS

COMMERCIAL - CL02 MUSEUM



Level 02 is a future fitout space which will be designed to accomodate the Club Museum and termination of the Stadium tour. The space will directly link across to Level 02 (General Admission concourse) in the North Stand via a bridge link. WC provision will be provided for the termination of the tour.

Shared staff facilities will be located for the Museum, Tour and Club Shop at this level.

POPULOUS

COMMERCIAL - L03 FOOTBALL EXPERIENCE



Level 03 is a future fitout space with potential for 8 digital football experiences with a maximium occupancy of 12 per bay.

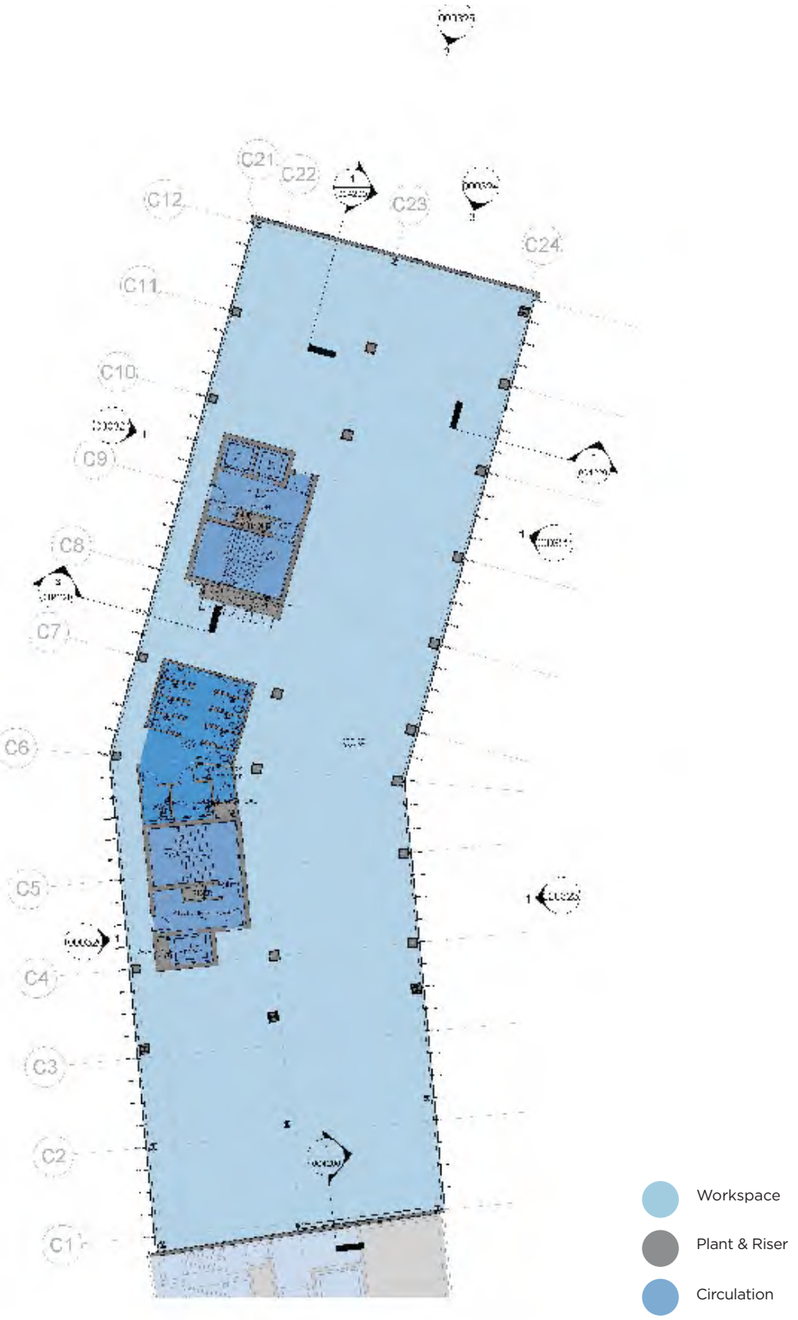
This is envisaged to be complemented by a small food and beverage offer and WC provision.

- Kitchen
- Leisure Experience
- Plant & Riser
- Circulation
- WCs

POPULOUS

COMMERCIAL - L04 + L05 WORKSPACE

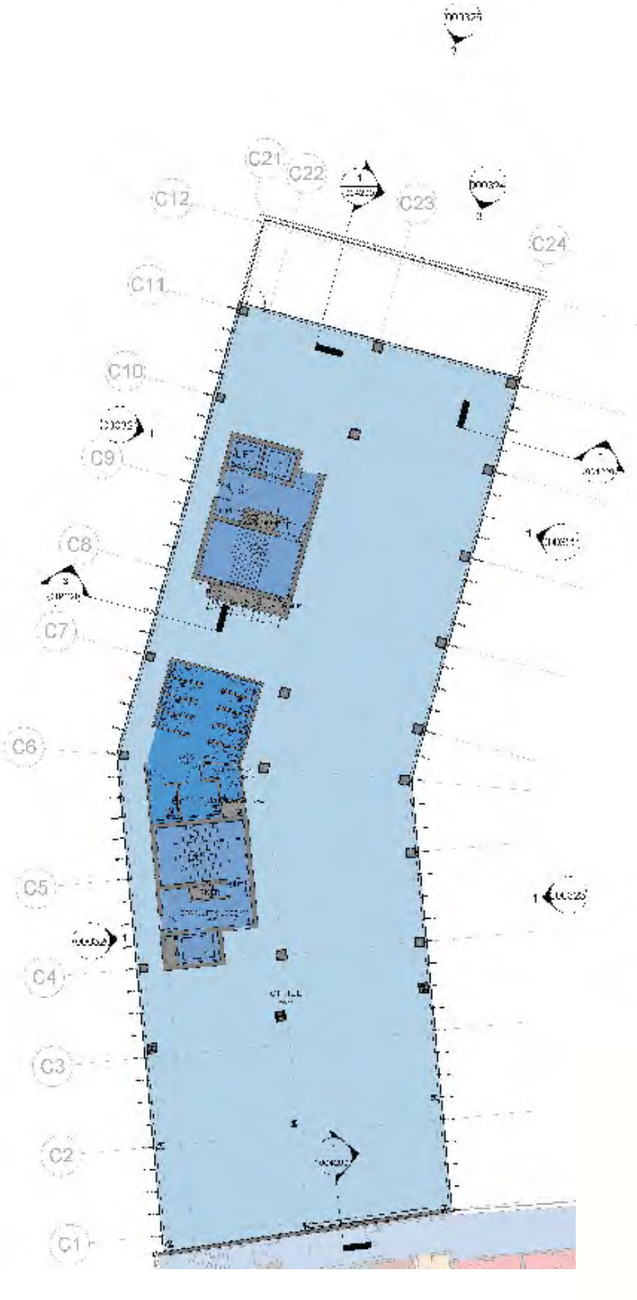




POPULOUS

COMMERCIAL - L06 + L07 WORKSPACE



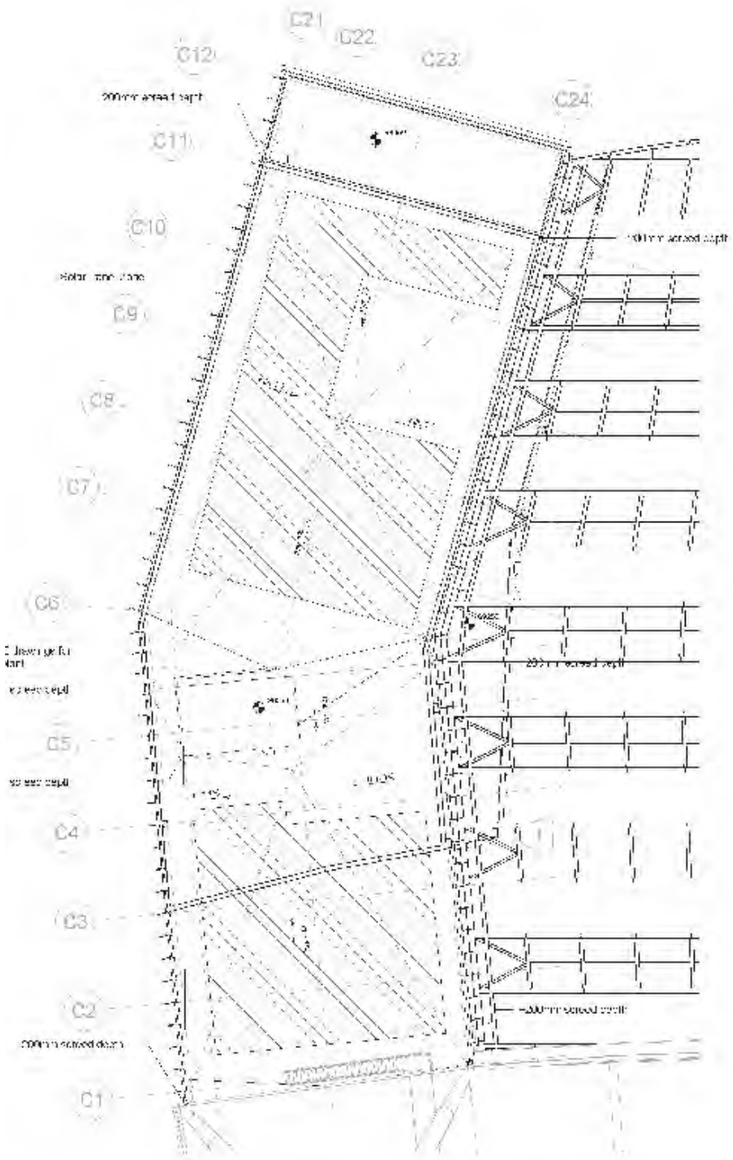


Workspace
Plant & Riser
Circulation
WCs

Workspace
Plant & Riser
Circulation
WCs

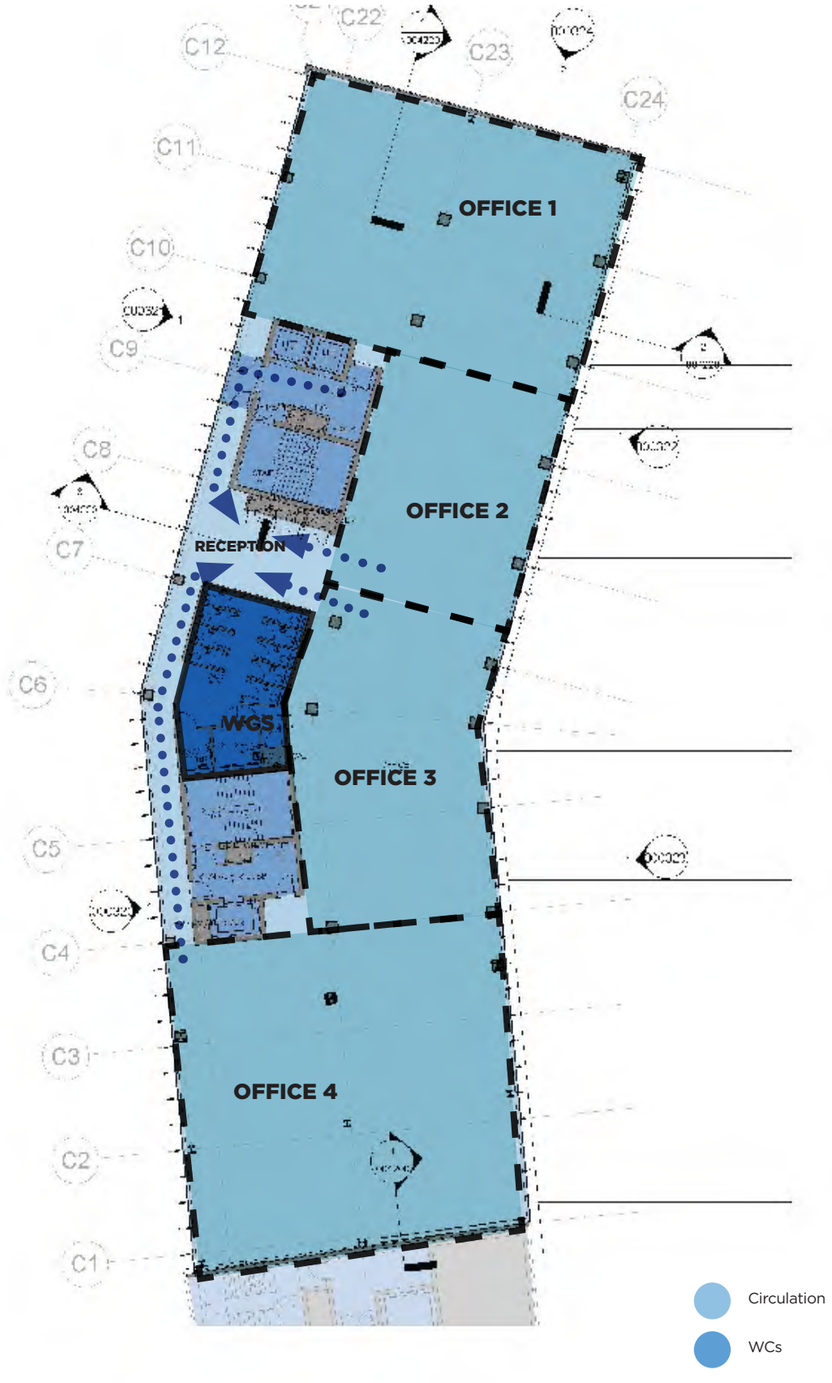
POPULOUS

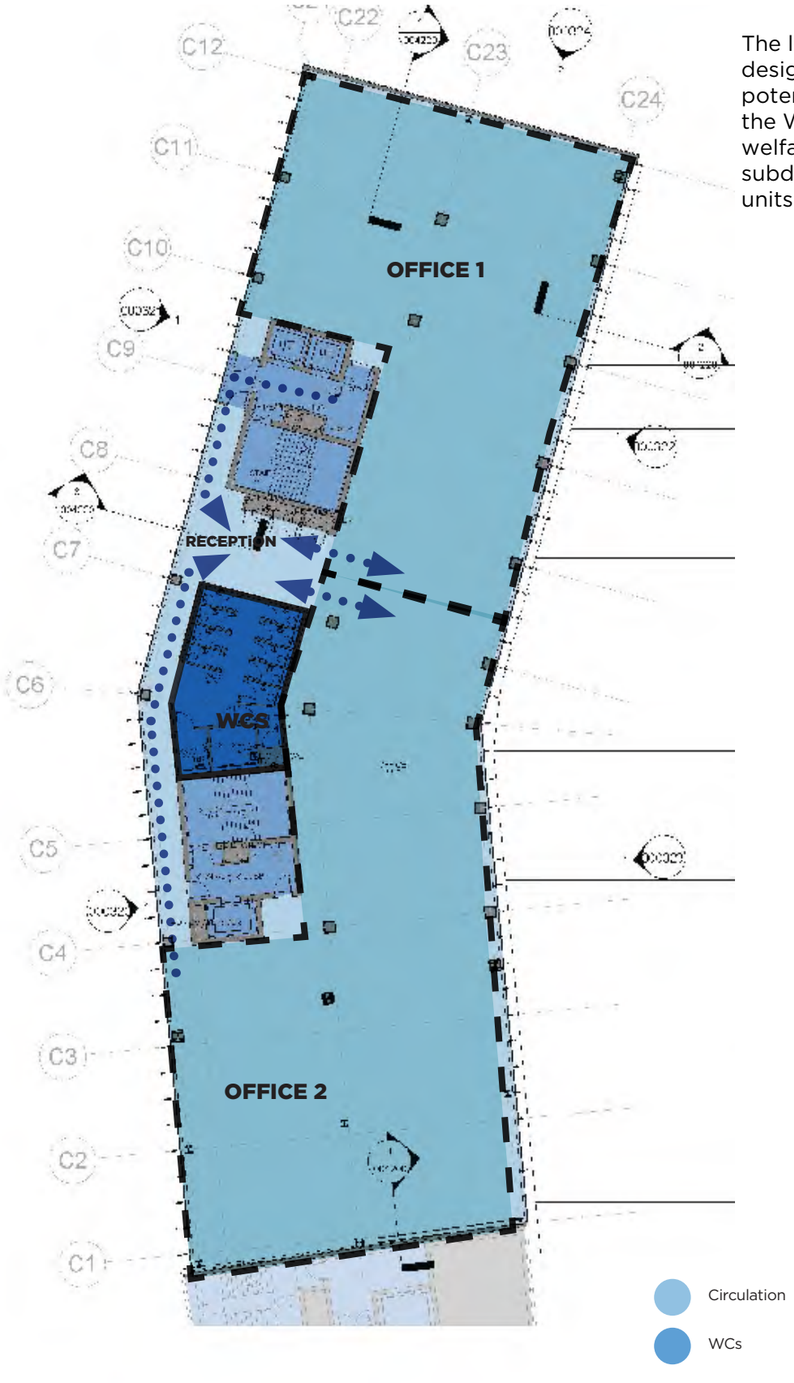
COMMERCIAL - ROOF



POPULOUS

COMMERCIAL - WORKSPACE DIVISION OPTIONS





The layout of the workspace level's have been specifically design to cater to a range of potential layouts, to suit potential future occupiers. With very minor alterations to the WC layouts it would be feasible to offer a central welfare space of reception and WC per floor and subdivide the office space into either 2 or 4 Workspace units.



HOTEL ARCHITECTURE

4.3



HOTEL INTRODUCTION

This Design and Access Statement focuses on the new 401 key hotel which forms part of the Manchester City Football Club North Stand expansion.

In addition to the hotel, the North Stand development comprises the expansion of the North Stand within the Stadium, the design of a new commercial building, and the development of City Square, a new destination which features food and beverage offerings and is covered by a translucent membrane roof structure.

WATG as specialist hotel design architects have been appointed as sub consultants to Populous Architects for the design of the hotel.

The hotel is directly linked into the Etihad Stadium North Stand and is driven by its own distinctive demand generators at the Etihad Campus as part of an ongoing masterplan redevelopment of the area, creating a new quarter of the city with the Etihad Campus at its heart, transforming the area to a “must-go” destination for the city of Manchester. The hotel is intended to become a “must-stay” leisure offering, serving more than just the football market, but also music and social events.

The hotel brief from the client was essentially to consider:

- Approximately 90% occupancy
- The hotel must be a distinctive offerring to serve existing and future demand at the Etihad Campus.
- The ‘look and feel’ of the hotel in context of the MCFC vision

New jobs and social enterprises are expected to be created as a result of the hotel development.

The scale of the hotel has been determined in the context of the expansion to the Stadium and the new commercial building. Food & Beverage (F&B) and restroom facilities within the hotel building have been scaled to accommodate the expected large crowds that will be congregating in City Square on match days and concert events as well as the daily number of visitors expected for the hotel.



Aerial view of the hotel in the foreground with Stadium, City Square and commercial building in the background

HOTEL PROJECT INFORMATION

2.1 EXISTING SITE AREA

The hotel sited on the northeast side of the football stadium is connected to the North Stand with the existing service road retained. The external finish to the Hotel consists of glazed curtain walling and metal cladding. The cladding finish is sympathetic to that of the exterior football stadium finish.

Refer to the later sections of this report for the layout site plan, building plan and elevation drawings plus the area schedule and room schedule.

The new Hotel and North Stand expansion should be viewed in the context of the existing complex of buildings and infrastructure, to understand that it will form part of the development of contemporary buildings recently completed within the vicinity of the stadium.

2.2 HOTEL PLANS

The Hotel height is 9 levels with podium levels ground to first at 4.8m and first to second at 5.8m. Above this from the second to the eighth floor are the guestroom levels at 3m floor to floor heights. The top two floors, levels seven and eight are slightly different to the guest floors below and accommodate a double-level VIP “Presidential” suite - refer to the attached plans in the appendix.

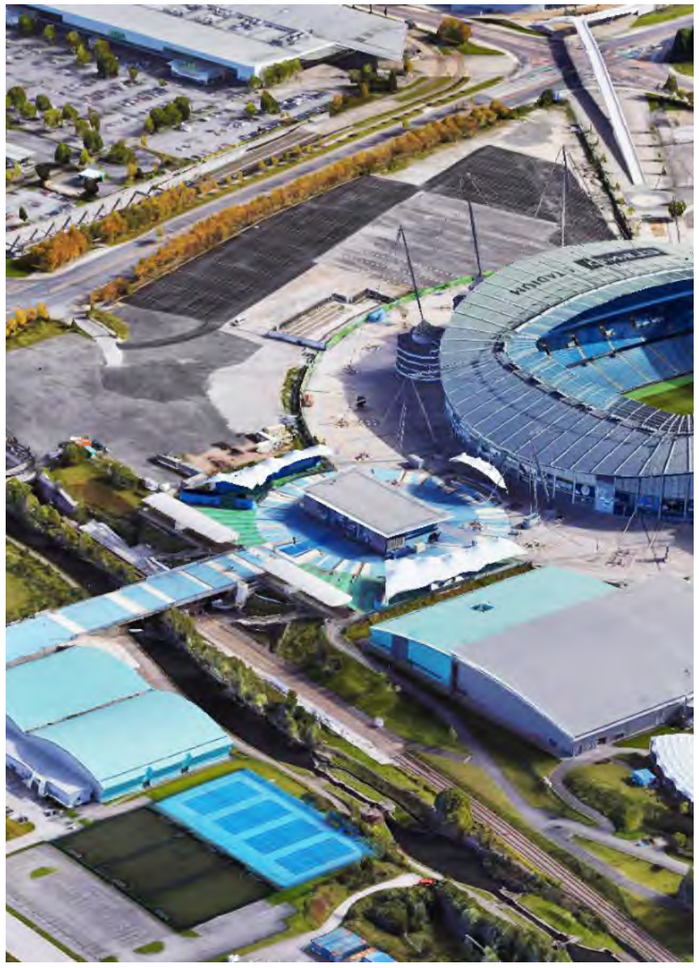
2.3 GROUND FLOOR LEVEL

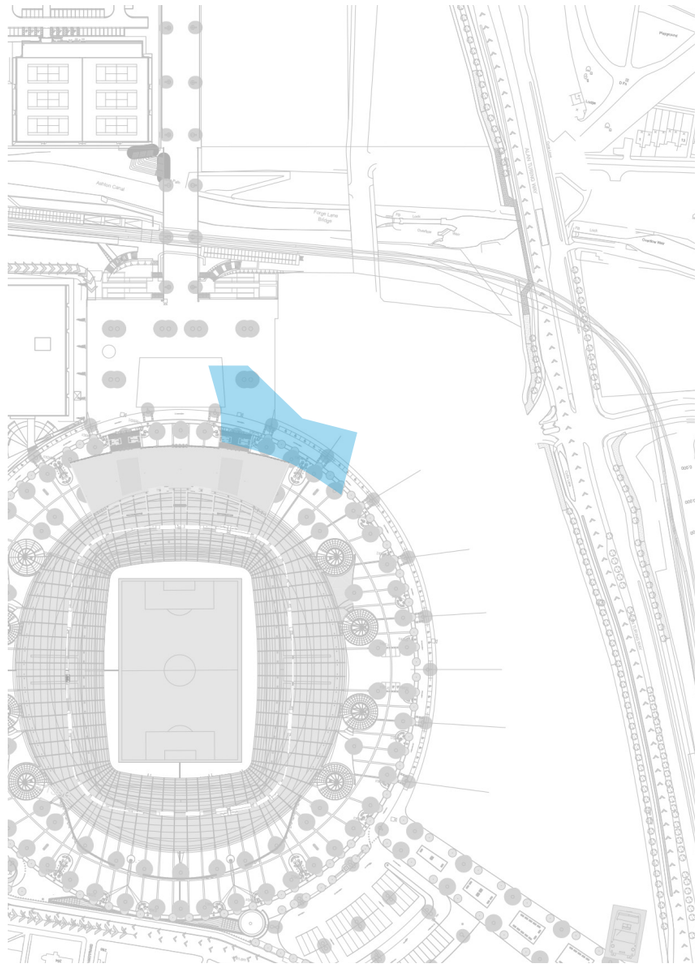
The scope area for the ground floor is designated into three areas; the food and beverage unit facing City Square to the west is to be ‘shell and core’, with no finishes as part of the base build. The other two F&B units to the north and south are to be partial fit-outs. The remaining areas forming front of house (FOH) and back of house (BOH) to the Hotel are fully base build.

The front of house (FOH) consists of the arrival entrance lobby and FOH office, the back of house (BOH) consists of loading dock, storage, BOH offices etc forming the requirement for a functioning hotel. The materiality of the F&B units is to be modern and industrial in feel and appearance and finished with vibrant colours and decor.

2.4 FIRST FLOOR LEVEL

The scope area for the first floor is split into two areas, with the All Day Dining (ADD) restaurant forming partial fit-out works and the remaining spaces being designated part of the full base build works. In addition to the ADD the first floor consists of guest gym, BOH kitchen and ancillary rooms, staff facilities including changing, dining plus lounge area, and plantrooms.





2.5 SECOND FLOOR & ABOVE

The scope area for the second floor and above is for full base build consisting of guestrooms - a mixture of standard rooms, deluxes, suites and accessible rooms. The top two guestroom floor levels are different to those below. The seventh floor has a Presidential suite over two levels. The east wing stops at the seventh floor level, leaving the west wing to continue up to the top eighth floor level of the hotel.

2.6 MATCHDAY SUITES (CONVERTIBLE ROOMS)

As part of the North Stand expansion, at high level there are ten matchday suites connected via corridor to the hotel.

It is proposed that these suites function as normal hotel suites on non-match days, serviced by the hotel. On match days the suites are to be converted to spectator boxes, supplied with food and drinks and the beds are to be put in storage, converting these suites into premium matchday facilities.

2.7 GUESTROOM PROVISION

The initial proposal for the formation of the guestrooms was to use a modular off-site construction system; this has now been ruled out and replaced with a traditional method of construction. The overall cost, programme and insurance cover required resulted in client decision for the option of the prefabricated guestrooms to be ruled out. Note however the bathrooms for the guestrooms are likely to be pods manufactured off-site after which they will then be brought to site and craned into position.

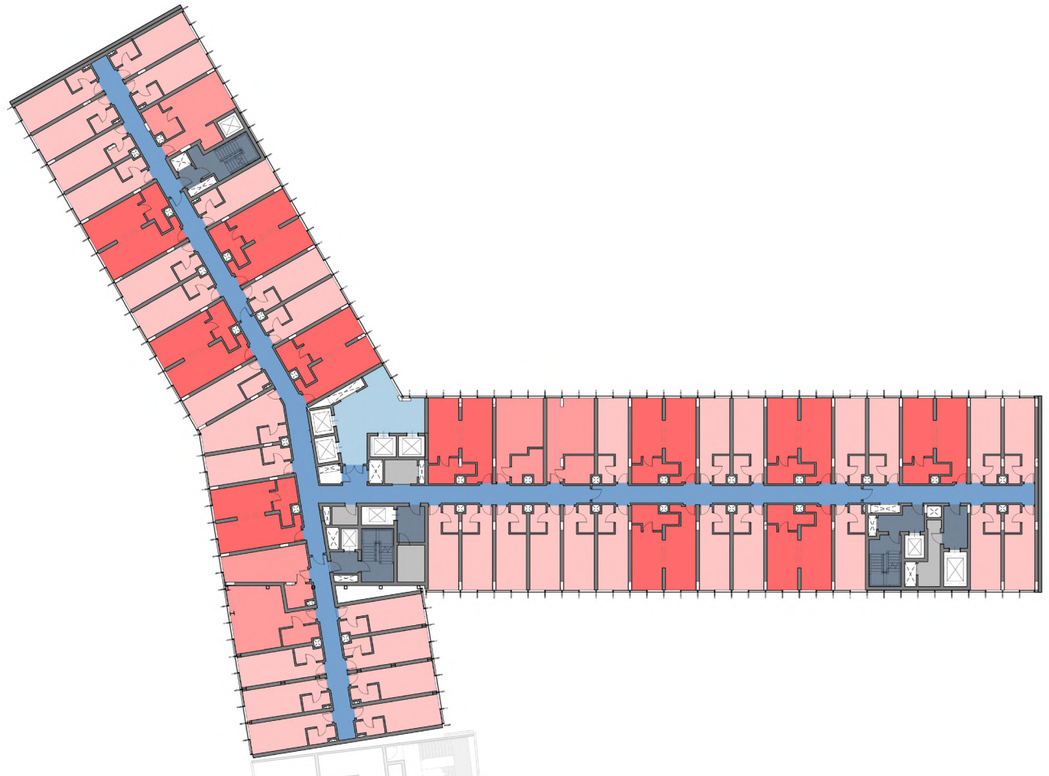
It should be noted that within the overall room count 5% have been designed as wheelchair accessible, these will be convertible from deluxe suites, with grab rails and other aids to be removed when not required. The intention is for these rooms to be a high-end hospitality product.

Guestrooms are to be provided with the latest LV technology.

STAGE 3

Lv		Total	Standard / twin	Deluxe / accessible	Suite	Presidential
NORTH STAND		10			10	
8	Floor Plan E	27	25	2	-	1
7	Floor Plan D	45	26	6	12	
6	Floor Plan C	54	34	7	13	-
5	Floor Plan B	67	64	3	-	-
4	Floor Plan A	66	63	3	-	-
3	Floor Plan A	66	63	3	-	-
2	Floor Plan A	66	63	3	-	-
1	Podium	-	-	-	-	-
0	Podium	-	-	-	-	-
		401	**338**	**27**	**35**	**1**

Hotel guestroom schedule



Hotel Floorplan - Level 6

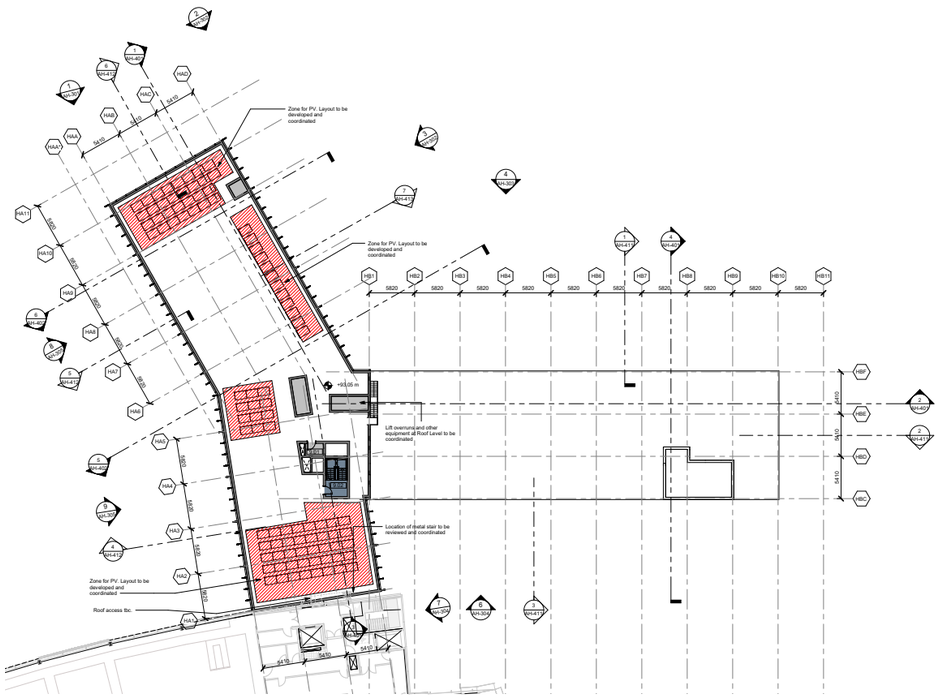
2.8 LANDSCAPING & SUSTAINABILITY

The hotel and the adjacent buildings are located on the fringe of the centre of Manchester in a semi-urban setting that is reflected by its existing hard and soft landscape features which are made up of robust material that contrast against the metallic elements of the football stadium which dominates the skyline.

Sustainability measures applied to the hotel externally include a large number of photovoltaic solar panels at roof level to help reduce the energy load for the hotel. Where possible existing services from the stadium plantroom will be connected to and utilised by the hotel.

Other regimes in place will include the waste strategy for the daily removal of waste from the hotel to facilities already existing within the existing Campus facility. The recycling of cans, bottles etc. As well as food waste being transported to an existing facility on a daily basis.

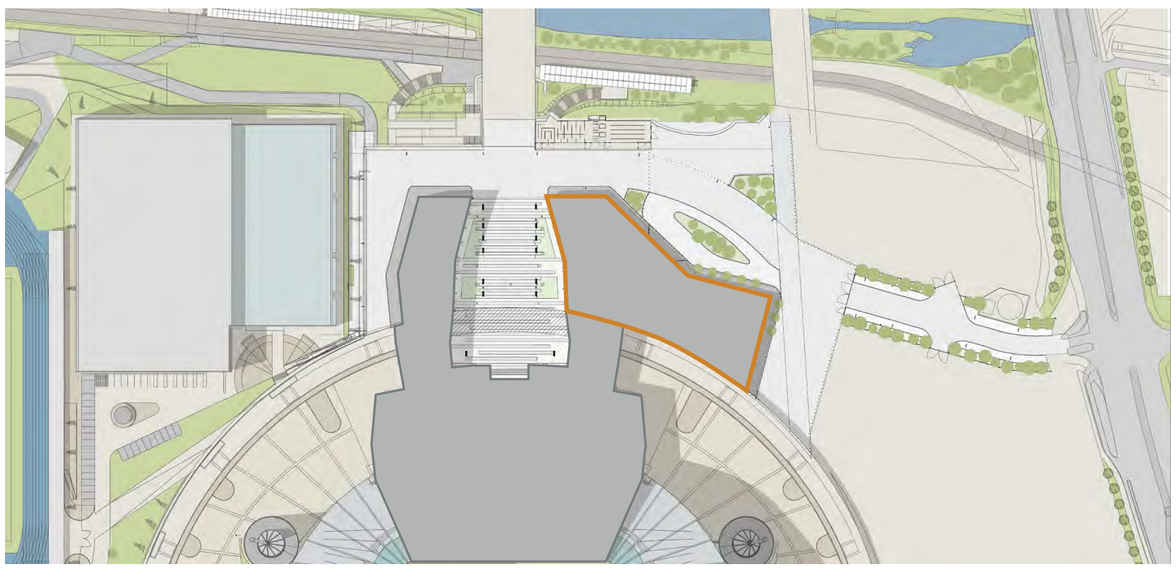
The hotel dirty laundry is to be partially outsourced, with the main linen laundry being carried out off-site. A minimal laundry is located within the hotel for guest's personal items.



Roof Plan with Solar Panels



View of the Hotel from the north, approaching from Joe Mercer Way



Landscape Plan

2.9 HOTEL FACADE - EXTERNAL APPEARANCE

The hotel external appearance will be contemporary with the finish being predominantly glazed curtain walling, pressed metal cladding and stacked masonry blocks cladding on a metal framing system.

The curtain walling system is currently proposed to be a capped, glazed stick system, with projecting splayed rippling aluminium fins as a feature, matching those on the commercial building opposite.

It is proposed that terrorist bomb blast protection to the facade will involve the use of secondary glazing as part of the design, against external as well as internal blast.

The hotel north and east flank walls are to be clad at the upper levels in LED displays, mirrored on the north flank wall of the commercial building, giving a striking visual experience on the arrival along Joe Mercer Way.

The lower levels wrapping around the hotel and commercial buildings will be clad in brick.

2.10 CANOPY STRUCTURE

The overhead canopy to City square is to be formed with an ETFE cushion membrane on a steel structure with two continuous side edge gutters, one of which is connected to the hotel facade at third floor level; the gutters are to also double as maintenance walkways.

2.11 FACADE MAINTENANCE & REPLACEMENT STRATEGY

It is expected that various techniques will be employed for access, maintenance, cleaning and replacement for external elements, particularly at high level. Included are the use of a fall arrest mansafe system for working at roof level, an abseil anchor point system for cleaning of the facade, the possible use of davits with hoist bucket for access to the facade thus bypassing the intrusion of the projecting facade fins. The central core service lift is to be installed with an extended 'top hat' ceiling for the transport of large items, such as glazing panels, to high level.

2.12 ROOF LEVEL

There is to be a limited amount of plant at the roof level; as stated earlier the area is to be given over to photovoltaic solar panels. Access to the roof is to be via the BOH staircase.

As part of the fire strategy at high level over the top of the fire staircases automatic opening ventilators (AOV's) connected to the fire alarm system are to be employed for keeping the staircase below clear of smoke.

2.13 LOCAL SITE CONTEXT

The location of the hotel is not within any conservation area, there are no listed buildings or tree preservation orders that would affect the design outcome of the hotel, however there are historical connotations that have influenced the formation of the hotel, such as the Ashton Canal which is close to the site.

The external rippling vertical fins to the facade and the grid form of the curtain walling is reminiscent of water and the Victorian warehouses that typified the region in the past.

The hotel's connection is not just with the past but also with the present; its unique adjacency to the high profile Etihad Stadium, the proposed indoor arena nearby and the continuing extended redevelopment of the area gives a special importance to the hotel being part of this exciting new district for the City of Manchester.



Northeast view of the hotel with the main entrance in the distance and the VIP drop-off in the foreground

3.0 HOTEL - ARRIVAL DROP OFF

With the external approach to the hotel, the arrival drop off entrance is particularly important, as this is the first experience the guest has of the hotel. The landscaping is a major part of this experience; its design is to be visually interesting reflecting the existing context and location with regards to the flora and hardscape and external art. This hotel is targeted firmly at the leisure market, existing and future visitors to the Etihad Campus and is thus distinctive in its offerring, as such, guests arriving should feel excitement and a sense of something special about staying at the hotel.

The canopy is to cover at least two cars or taxis and also provide pedestrian covered space to protect guests from inclement weather. The VIP lobby drop-off further along the facade to the north is to be provided with semi landscape screening for privacy and a sense of exclusivity.

Telescopic or protection bollards plus low level landscaping are to form part of the security defensive strategy for the protection of the building.

Outside seating and social gathering spaces are to be provided adjacent to the F&B outlets, kept separate from the carriageway and passing pedestrians. This will create an extension to the guest catering experience of the hotel as well as creating social interaction in front of the building.

The traffic vehicular movement of cars arriving at the drop off is to be efficient so that guest are dropped off or collected as quickly as possible.



Northeastern view showing the hotel entrance drop-off

4.0 HOTEL FACADE CURTAIN WALLING & FINS

The predominant finish to the hotel facade is double glazed curtain walling. The type of glass installed is to be confirmed to ensure the correct thermal coefficient and solar reflectance grading are met. In conjunction with the glazing there are pressed aluminium horizontal spandrel panels with mini continuous louvres that admit fresh air and separately exhaust stale air from the guestrooms.

The ground and first floor podium levels have similar louvres to the glazed curtain walling to the major spaces.

In addition to the glazed curtain walling and spandrels there are undulating fins securely fixed to the hotel structure, centred externally along the guestroom partition walls.

The setting out of the undulation to the fins will create the illusion of a wave form profile.



Glazed Curtain Walling and adjacent projecting fins

5.0 HOTEL - LOBBY AREA

The hotel lobby area will have a welcoming atmosphere, bright with artificial lighting supplemented by natural daylighting, spaces for relaxing and waiting prior to checking in, arrival of taxi for departure or just a gathering social space where guests can pass the time or wait for friends to arrive ahead of a big event.

On entry to the lobby the location of the reception desk and lifts and restroom plus access to the connected F&B outlet are immediately apparent to cater to the needs of those arriving, whether it is to check-in, go directly to their rooms having previously checked in, grab something to eat or use the restrooms.

Finishes and materiality for the lobby area is to be to the interior designer's detail and specification and directional brief from MCFC, however it is to be durable, easily maintainable, and also appear complementary to the architecture detailing of the hotel drop-off external facade.

The hotel lifts are to be controlled by a computerised system that recognises the most appropriate lift car from the bank of lifts that will minimise guest waiting times, whether within the lobby area or at other floor levels.

5.1 HOTEL - RECEPTION

The hotel reception desk is placed strategically to provide visual overview of the entrance doors, the banks of lifts, the guest staircase, hotel F&B outlet and restroom entry thus there is visual security and observation of all the elements of a functioning front-of-house (FOH) hotel lobby area, this will enable reception staff to react immediately to an incident and pre-empt other situations to provide the best possible service to the guests and their experience at the hotel.

A FOH office is located next to the reception desk and will provide office functions while being kept out of sight from the general public.



Hotel Lobby



Hotel Reception

6.0 HOTEL - F&B OFFERING

The F&B outlets, though still to be confirmed, are varied in the type of food and drink offered; self service, grab and go, with the ground floor units being more casual and focused on City Square, with a more formal contemporary seating arrangement at the first floor restaurant. Operational flow and service to be provided from the main kitchen at the first floor level which serves both the guest restaurant and staff dining.

Ground floor F&B units facing City Square as well as the hotel arrival are likely to be contemporary and industrial in appearance with unadorned structural and masonry walls. Lighting of the spaces to be bright and contrasting with its surroundings, a design logic may be implemented by use of focused feature lights to structural elements as well as task lighting of the bars and seating areas.

Sufficient restroom provision will be provided to the north and south of the main F&B units facing City Square, serving the regular large crowds of supporters and revellers within City Square. Final interior design and provisions to the F&B units to be agreed with MCFC and the appointed interior designer.

Furniture and decorative items are yet to be confirmed, but may follow a modern style to create a contemporary ambience reflecting this new destination. Flooring finish is also still to be confirmed with the appointed interior designer but currently the intended finish is to be hard wearing impact polished concrete, with structural components also to be left in their natural finish with a view of producing an industrial appearance.

Exposed mechanical services ducts and electrical conduits surface fixed to concrete structure are to form part of the decor as well as having a functionality. Contemporary suspended light fittings, choice of FF+E furniture etc are to be carefully considered as part of the overall concept of the fit-out.

In addition to the open plan food court F&B offering facing City Square and the all-day restaurant at the first floor level, there is also to be a more intimate F&B offering which will be more geared towards drinks; outside of events and matchdays these units are expected to cater for evening after-work and weekend social gatherings.

Live sport video screens, signed photos of Manchester sports and music celebrities could form part of the decor, providing a local dimension and a draw for visitors as the place to see and be seen.

The hotel back of house has been designed to service the ground floor F&B units in addition to the main hotel. A service corridor extends from the BOH goods arrival service dock at the far end of the hotel. Final interior design and provisions to the F&B units are to be agreed with MCFC and the appointed interior designer.

Separate mini kitchens are to be provided to the ground floor F&B units, with kitchen size and any ecology units to be agreed with the operators and appointed kitchen and MEP consultants.

The first floor restaurant is to be a more formal hotel all-day dining and bar, with decor and finish by the appointed interior designer. The restaurant has an outside terrace which provides an alternative dining experience to that inside the restaurant and ground level F&B units, it also has pride of place giving a unique viewpoint overlooking City Square while being protected from the elements by the dramatic semi-transparent canopy that covers the whole of City Square.

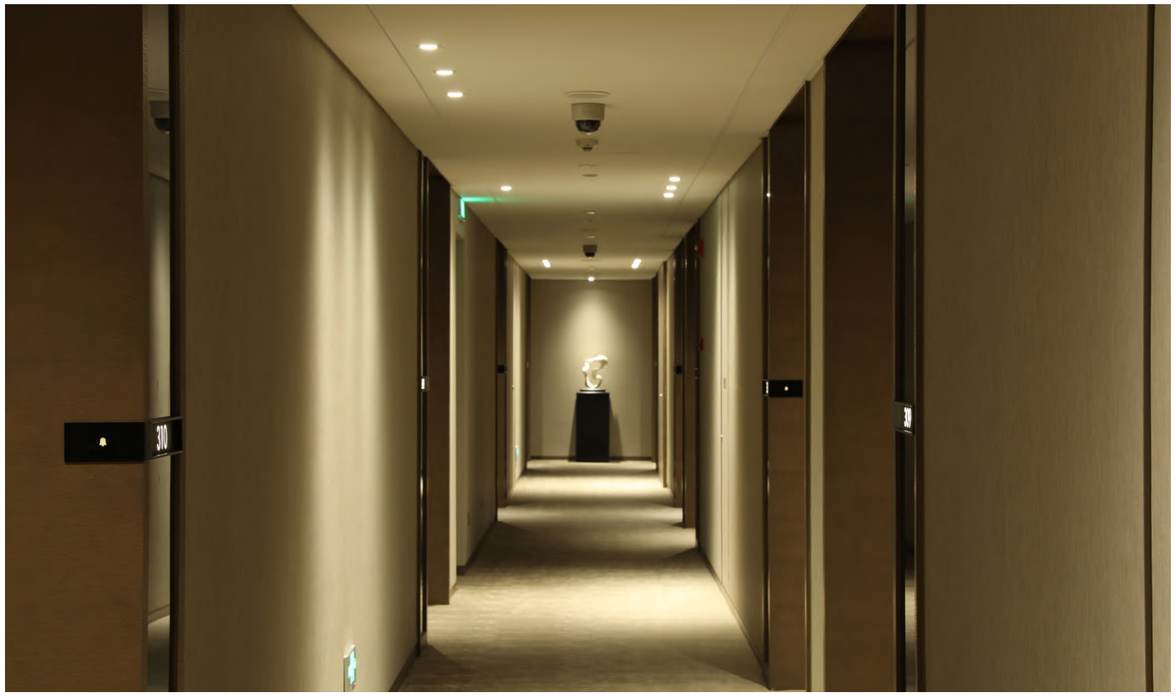
Internally, the all-day dining area will provide a more private guest experience from the ground floor F&B units. The first floor restaurant will be serviced directly from the main kitchen which is also on the first floor.

7.0 HOTEL - GUESTROOM CORRIDOR

Final design of guestroom corridors will be to the interior designer’s detail and specification.



Possible Guestroom Corridor



Possible Guestroom Corridor

8.0 HOTEL - GUESTROOMS

Final design of guestrooms will be to the interior designer's detail and specification.

There are various types of guestrooms to accommodate the expected differing type of guest, type of rooms include: standard single room with twin or queen bed, deluxe, assisted persons room, suites and a presidential suite. Total number of keys is 401, which includes ten matchday suites situated in the football stadium north stand. A number of the rooms and suites are to have interconnecting doors allowing a double unit to be let to a family group for example, or for a helper alongside an assisted room.

Walls to be formed with high impact acoustic plasterboard insulated drylining on metal steel frame. Room entry doors to be solid core timber with timber frames.

Floor finish to be carpet rolls or timber planks to ID detail and specification, similar FF+E to be to ID detail and specification.

Ventilation duct work to be concealed in a high level bulkhead which is routed to one side of the room and across the top of the window.

Audio-visual equipment is to be provided within the guestrooms taking advantage of the latest technology. This LV equipment can be complex, therefore a specialist LV equipment consultant is to be appointed who is to liaise with the MEP consultant and architect and interior designer to ensure the smooth installation of the equipment.

Technology to be provided can include LED/LCD televisions, audio system, guest AV connectivity panel for laptops, further connection with the hotel wifi system allowing tracking of guest invoices as well as general internet connectivity, automation of blinds and lighting, media player, automatic alarm clock or audio system with wakeup etc.

Final interior LV provision to the guestroom to be agreed with MCFC and the appointed interior designer.

As there are different room types there are also different room finishes and LV provision, e.g. that for the suites maybe to a higher specification resulting in a different more sophisticated ambiance than the standard guestrooms.

Standard rooms are to be bright in appearance with contrasting simple colours forming the backdrop to fixtures furnishings and equipment (FF+E).

Plywood pattressing is to be applied as backing to the plasterboard where secure fixing required; i.e. all FF+E fittings, wall vanity sink units, bedhead, WC, mirror and shower fixtures.

Room acoustic detailing to be considered against flanking, impact and airborne sound through the walls to be given a high priority as noise has the potential to have a significant negative effect on the guest experience. Floor finishes may be acoustic resilient timber flooring or rolled, easy to maintain carpeting. The use of these material provides a level of resistance to impact sound.

The bathrooms are planned to be fabricated off site in the form of pre-plumb pods, this will result in quicker on site installation and at the same time provide the bathrooms with a factory quality finish.



Guestroom Offering



Guestroom Offering

The standard guestroom bathrooms will predominantly have showers instead of bathtubs, with a single hand basin.

As with the bedroom area being different for the type of unit, the bathrooms in the suites will have a higher specification than standard guestrooms in terms of finish and fixings, as well as the increased size, accommodating a bathtub in addition to the shower, and potentially a second hand basin.

9.0 STADIUM - HOTEL/MATCHDAY SUITES

As part of the North Stand development there are ten matchday suites connected to the top floor of the hotel. Their construction are outside WATG scope of works, with factors such as quality of views out to the pitch, acoustic soundproofing of walls etc, are led by the main architect, Populous.

It is proposed that these suites function as normal hotel suites on non-match days, serviced by hotel housekeeping. On match days the suites are to be converted to spectator boxes, supplied with food and drinks and the beds are to be stored away within a designated space.

One or more of the suites to be DDA compliant with the assisted fittings etc being removable or folded away for regular guestroom or matchday use.

Final interior design layout and provisions to be agreed with MCFC and the appointed interior designer.

10.0 HOTEL - GYMNASIUM

The fitness experience is an important consideration for many guests staying at a hotel, and here this is lent extra importance considering the location of the hotel neighbouring a world-famous stadium. The facility is likely to be exclusive to hotel guests, and to be designed reflecting the balance between functionality and aesthetics. Timber floor finish will be used throughout with cardiovascular equipment, free weights and warm-up stretching areas incorporated. An equipment store room will be located at the far end of the gym as well as a washroom - it is assumed most guest will shower and change in their rooms, allowing more space to be given over to gym equipment and activities.

Impact rubber flooring to be provided where necessary and wall finishes to be sympathetic to the gym, potentially using vibrant bright colours. Unlike many hotels where the gym is small and tucked into the basement, here the location on the first floor allows panoramic views and a great deal of natural lighting.

Artificial lighting in the gym is to be bright without resulting in glare, with wall mirrors to be provided within the stretching and free weight area. Video interactive TV screens to be provided on appropriate running treadmills and other equipment.

A small reception desk and fitness instructor station near the entrance to the gym is to be provided plus clean complementary towels, drinking fountain and repository for the return of dirty towels.

Final interior design and provisions to the gym to be agreed with MCFC and the appointed interior designer.



Hotel Gym Offering

11.0 HOTEL - BACK OF HOUSE OFFICES

The BOH administrative area is an open plan office which will facilitate better interaction between staff and the different departments; this will lead to better productivity and hopefully better working relationships between staff.

The office location to the north east of the building will be lit with a combination of the natural extensive full height curtain walling and appropriate artificial lighting. Some office and other functions remain as cellular rooms, rooms without windows are to be provided with sufficient lighting levels to maintain a positive atmosphere.

Thermal comfort in the office is to take into consideration the large amount of external glazed curtain walling to the north of the office which is to be double glazed. The heat generated from the occupants and the office workstation computers is also to be considered in determining the thermal levels within the administration areas.

Floor finish to be timber lino or carpet tiles, wall finish to be painted skim coated blockwork, doors to be generally timber with painted metal frames.

The open plan layout allows breakout spaces for informal gathering and presentation in a relaxed atmosphere, where training can also to be provided.

Power and LV requirements are to be confirmed with the MEP consultant for the various BOH service facilities that are required for a functioning hotel such as: Rooms division, Sales and marketing, Catering division, Human resources, Finance department, IT Department, etc.

Final interior design and provisions to be agreed with MCFC.



BOH Open Plan Office Offering



BOH Staff Relaxation Area

12.0 HOTEL - STAFF FACILITIES

Employee facilities consist generally of separate male and female locker rooms which are to include toilets and showers, staff restaurant and lounge area. The quality of provision for the staff is to be comparable to that for front of house guest restrooms.

A separate WC with wheelchair access is provided near the entry to the locker rooms. The locker rooms will incorporate an integrated plumbing system (IPS) with vanity mirror, electrical hair and hand dryers to be provided.

Staff cafeteria and lounge is located next to and serviced from the main kitchen, easily and quickly accessed from the staff entrance and uniform issue on the ground floor. Finishes are to be of sufficient quality matching what would be expected for FOH provision. An outside terrace area is provided as part of the staff well-being.

13.0 HOTEL - KITCHEN

The main kitchen on the first floor is to principally serve the adjacent all-day dining (ADD) restaurant. The kitchen is to be fully functional with areas for bulk cooking, preparation areas and finishes areas plus storage and pot wash. The layout to be efficient allowing for clear movement and quick service to the restaurant. Note also in addition to serving the ADD restaurant also provides for room service and the staff dining area.

Cleanliness and hygiene are obviously major consideration in the preparation of food within the kitchen; though partly a management and operational issue, the design of equipment surfaces is to be stainless steel for durability and ease of cleaning, suspended ceiling to be as recommended for catering facilities to ensure no dust etc will descend on food preparation areas. Walls to be finished in hygienic material such as White-rock. Floor finish to be vinyl with turn-up skirting which is complementary to the wall finish. Insulated walk-in freezers and refrigerators to be provided as agreed with kitchen consultant. The installation of drainage grease trap or the use of detergent to be confirmed with the kitchen consultant.

Level and type of lighting plus extraction of steam and stale air plus air change rate and any other kitchen service requirements to be agreed with the MEP and kitchen consultants.



BOH Staff Facilities



Hotel Kitchen

14.0 HOTEL - LOADING DOCK

The loading dock area is located to the east of the main hotel building, the east is also the main direction from which guests will approach the hotel if arriving by taxi or car, however the external architectural design allows for the screening of the loading dock from the guest approaching the hotel both visually and acoustically. The largest expected size of vehicle is a transit van.

This pedestrian staff entrance is also to be via this side of the building; staff entry to the hotel building is monitored by security staff stationed at the back of house entrance and loading dock. The staff cycle store is also located by this entrance, within the hotel building.

Three sealed loading docks are proposed; two for the off-loading and on-loading of goods; the third for the removal and recycling of waste. Note the collection of waste is to be a daily occurrence, at a convenient time and transported to an existing waste recycling compound elsewhere within the Etihad Campus.

The loading dock is not provided with a raised area therefore an electrical dock leveller is to be provided for on and off loading as necessary. The exterior dock doors are to be electrically operated, insulated overhead metal doors finished in a contrasting colour to their surrounding. Operation is to be controlled from the receiving office. An external intercom is to be provided adjacent to the dock doors connected to the receiving office.

Protection bollards, crash rails and corner guard rails to be provided for protection and security of the building.

A bib tap is to be provided for wash-down of carts and trolleys as well as the refuse area.



Loading Dock

15.0 SITE LAYOUT

The hotel building has been sited adjacent to the stadium on the eastern side of the North Stand, and is reflected by the commercial building on the western side of the north stand. The connecting canopy between the buildings creates a sense of place to City Square below while providing shelter from rain to the crowds that will gather there. The hotel's all-day dining restaurant has an outside terrace below the canopy over City Square which will allow hotel diners using the terrace to be sheltered from the weather while viewing and experiencing the social activity of City Square below.

16.0 EVENT DAY SECURITY

On Event days the increase in crowds outside the hotel entrance will require front of house hotel staff to be more vigilant in observing the coming and going of individuals entering the hotel who may have no justifiable reason for being on the hotel premises. A hotel security strategy should be devised and implemented as part of the hotel operations.

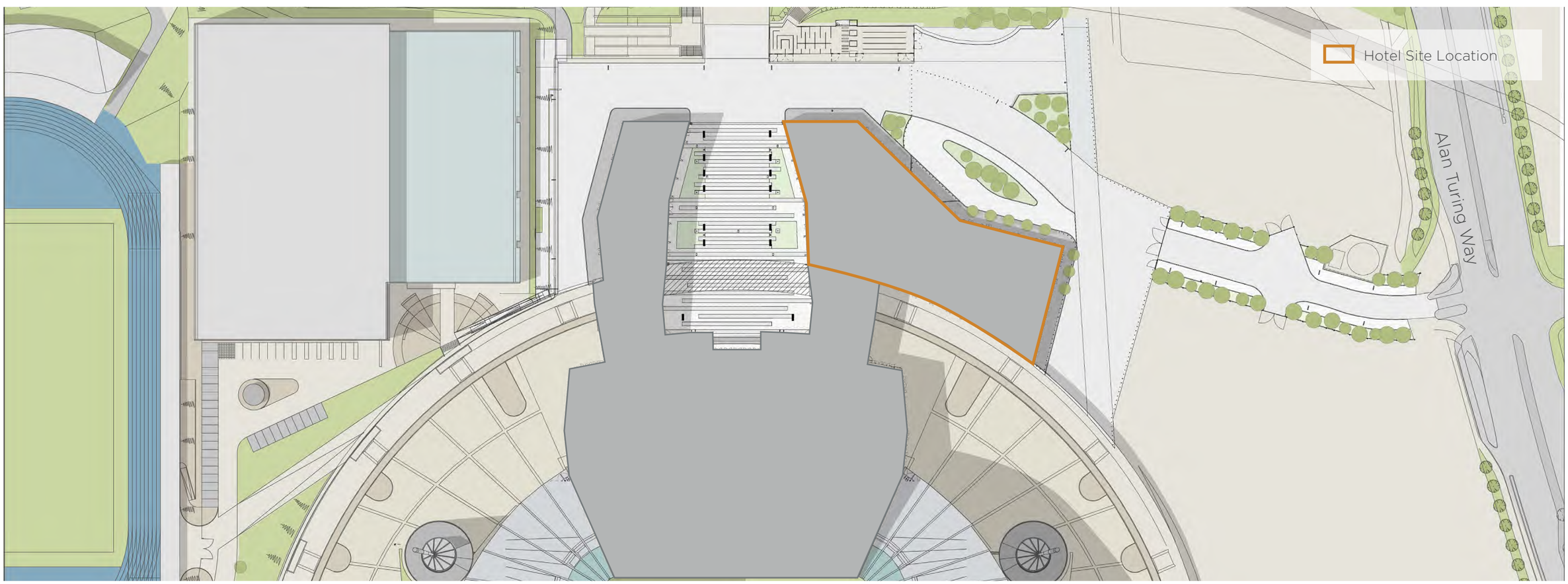
17.0 SITE ACCESS CONTROL

Site access to the hotel and the rest of the North Stand development will be via the existing routes; the tramlink, local bus services, the pedestrian route via Joe Mercer Way, and taxi and cars from Alan Turing Way.

On days when matches and other major events are not taking place, taxis and coach drop-offs are to be allowed near the hotel entrance. During major events at the Etihad Campus a different regime is to be put in place with coach and taxi drop-off stationed further away from the hotel entrance due to the large number of pedestrians forming a crowd in the area.

On match days and event days electrical buggies will be positioned at appropriately located stations on site to transport partially ambulant persons to and from the hotel entrance as needed.

'Blue light' emergency access to the hotel is to be via the existing service "ring road" as well as around the perimeter of the development. Additional access to the area is provided by the new access road from Alan Turing Way.'

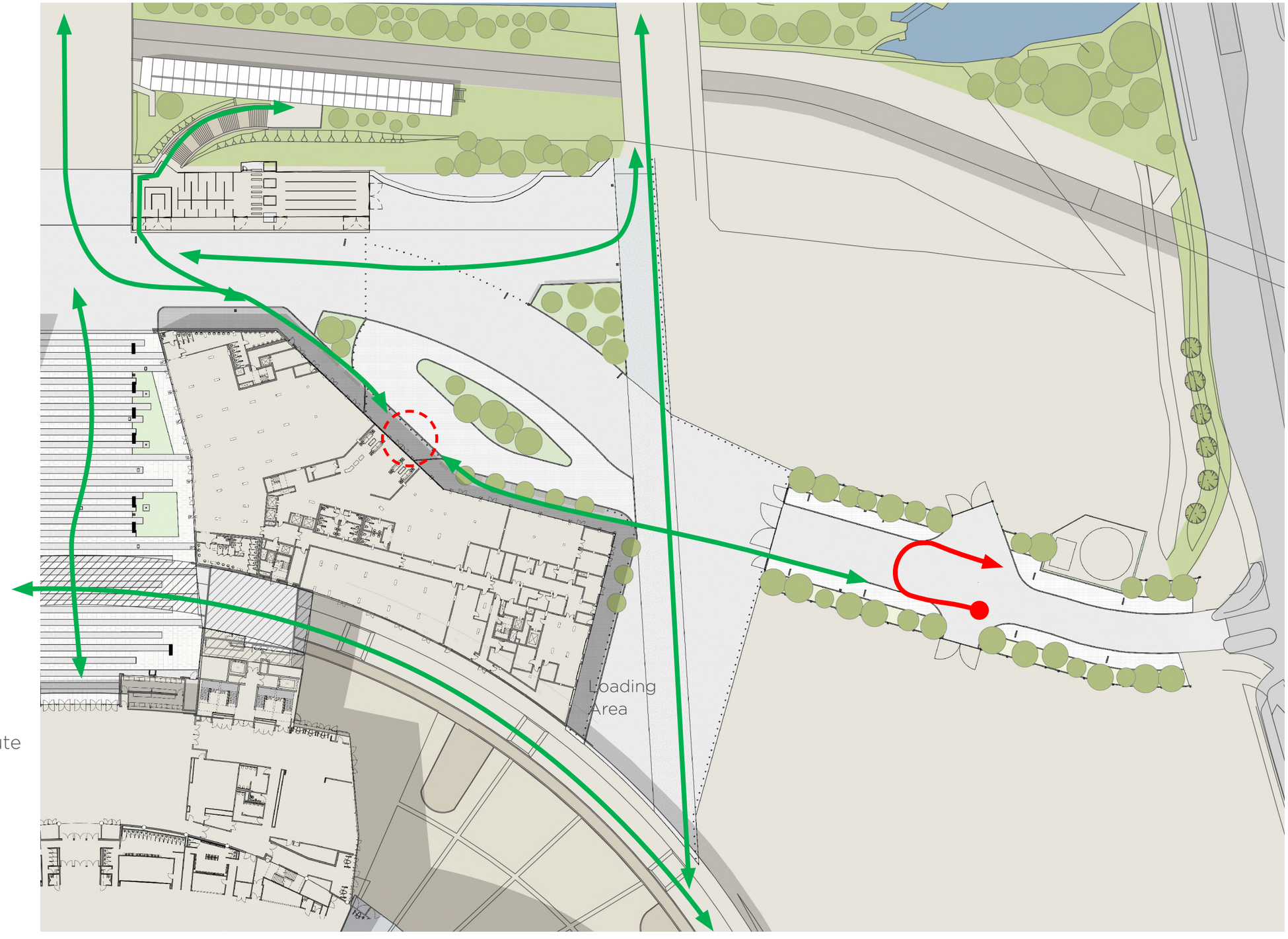


Site plan showing the hotel northeast of the North Stand development with main access to the right

HOTEL ACCESSIBILITY - PROPOSAL



HOTEL ROADS MAJOR CAMPUS EVENTS



Pedestrian Route

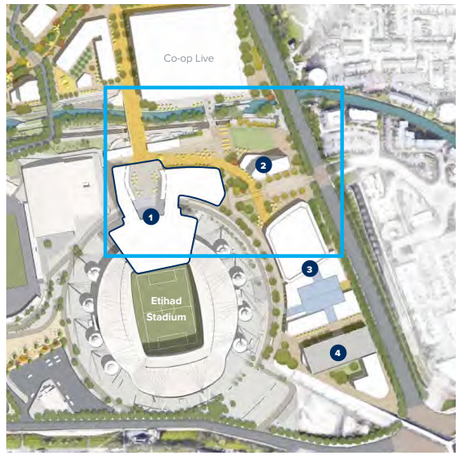
Car Route

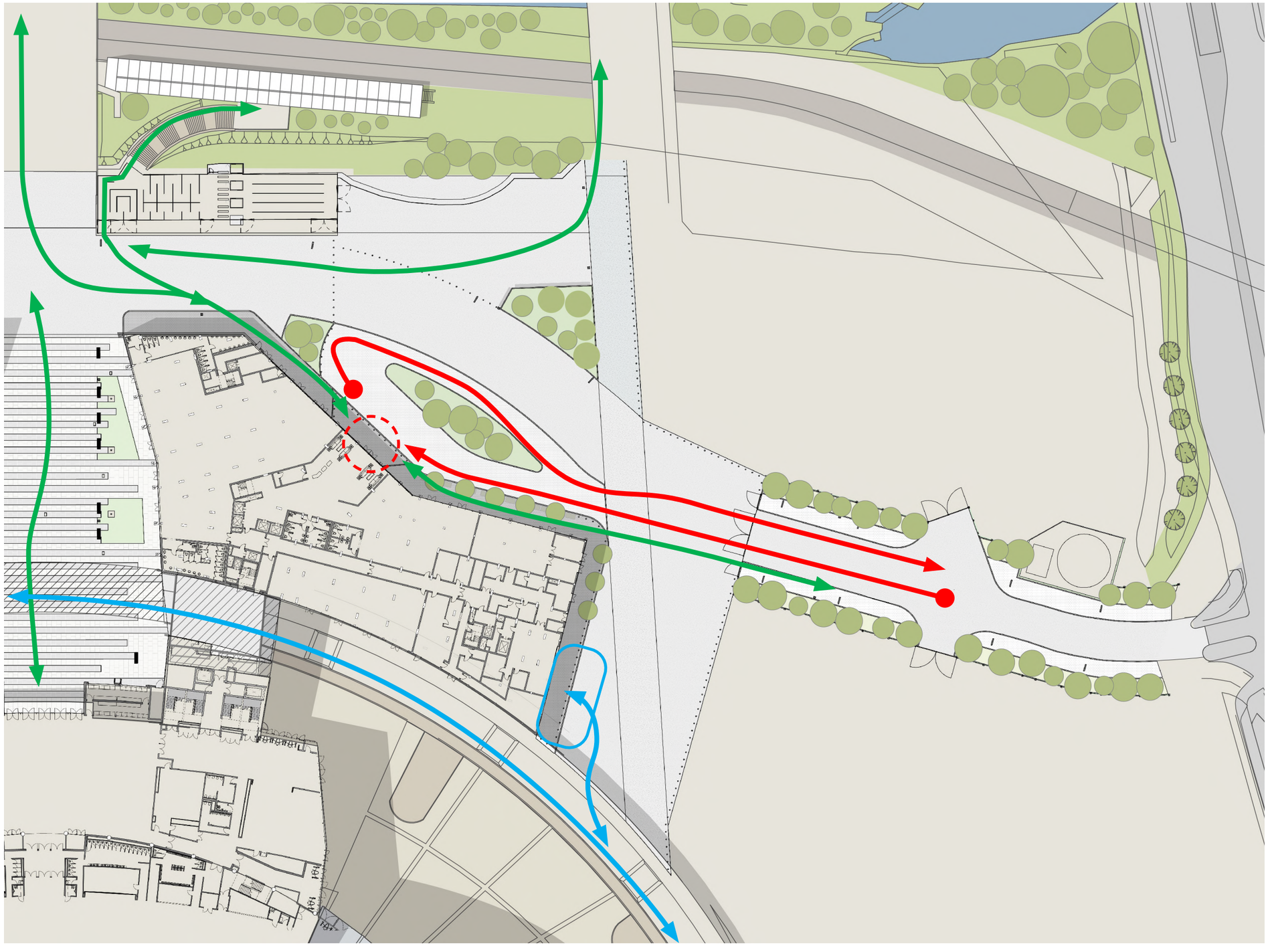
Drop-Off

Service Route

Deliveries

HOTEL ROADS OUTSIDE OF MAJOR CAMPUS EVENTS





- Pedestrian Route
- Car Route
- Drop-Off
- Buggy Route
- Buggy Zone
- Service Route
- Deliveries

HOTEL GROUND FLOOR

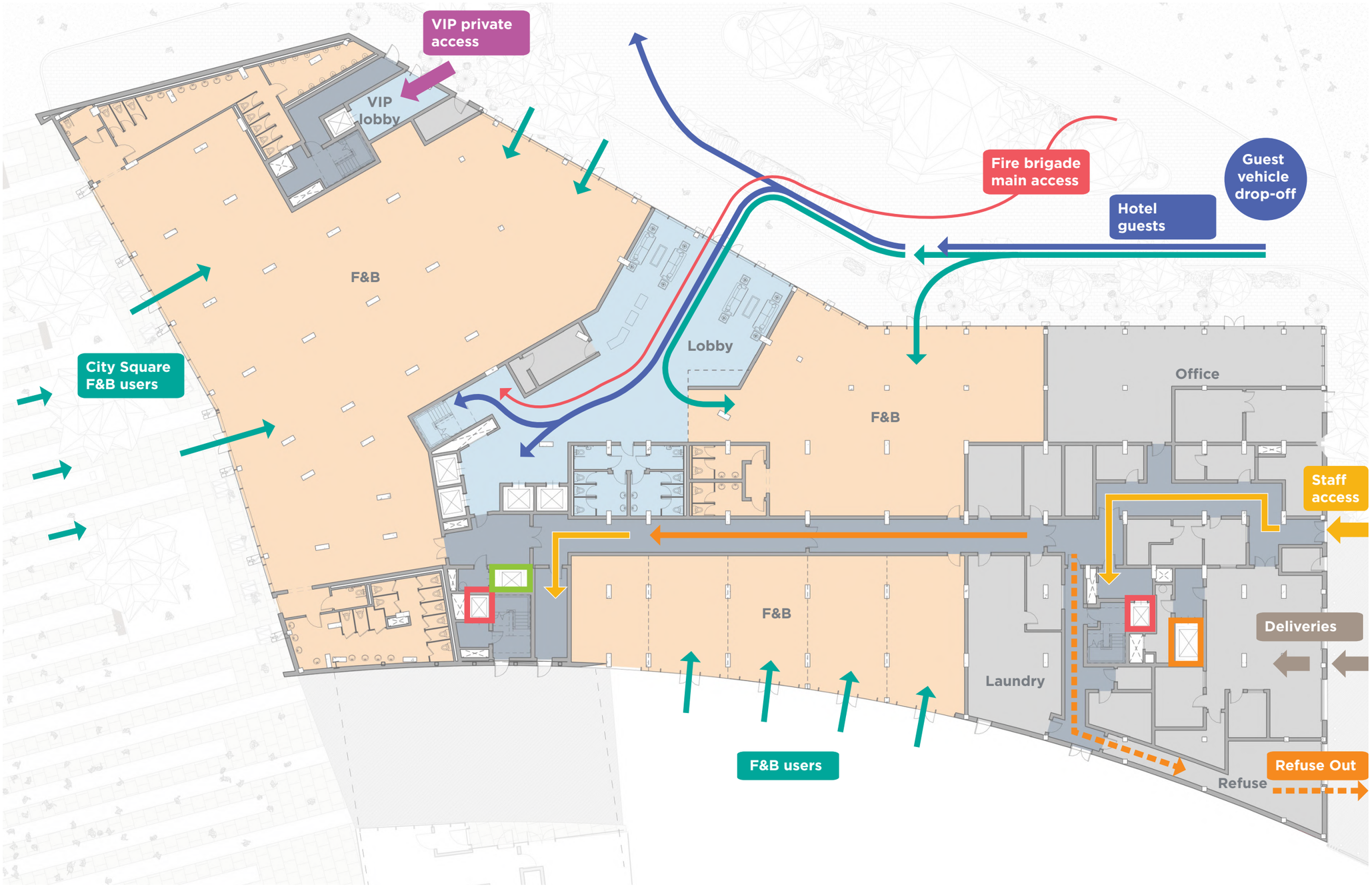
BOH Circulation
City Square F&B
Hotel Back of House
Hotel Public Spaces



Number		Area(m²)
0.01	CORRIDOR CORE 4	16.38 m²
0.02	STAIR CORE 4	16.39 m²
0.03	VIP LOBBY	18.13 m²
0.04	BUILDING ENTRANCE FACILITY	7.36 m²
0.05	FRONT OFFICE	15.03 m²
0.06	LOBBY	236.25 m²
0.07	LOBBY WC	39.63 m²
0.08	GOODS LIFT LOBBY	3.58 m²
0.09	FIRE LOBBY CORE 2	4.22 m²
0.10	STAIR CORE 2	13.44 m²
0.11	FIRE ESCAPE CORRIDOR	16.12 m²
0.12	HV DISTRIBUTION	21.52 m²
0.13	ENW HV	22.32 m²
0.14	BOH CORRIDOR	207.66 m²
0.15	OPEN PLAN OFFICE	121.19 m²
0.16	CLEANING SUPPLY STORE	20.31 m²
0.17	HOUSEKEEPING MANAGER	13.89 m²
0.18	HR TRAINER	10.5 m²
0.19	HR DIRECTOR	8.54 m²
0.20	INTERVIEWS	5.35 m²
0.21	HR	8.6 m²
0.22	BIKE STORE	17.18 m²
0.23	LOST & FOUND	8.1 m²
0.24	SURVEILLANCE OFFICE	9.6 m²
0.25	SECURITY CONTROL ROOM	9.96 m²
0.26	BUILDING ENTRANCE FACILITY	5.23 m²
0.28	HOUSEKEEPING UNIFORM ISSUE	13.53 m²
0.31	PARTIAL LAUNDRY	68.99 m²
0.32	STAIR CORE 1	11.96 m²
0.33	FIRE LOBBY CORE 1	8.7 m²
0.34	HOUSEKEEPING	7.36 m²
0.35	GOODS LIFT LOBBY	7.41 m²
0.36	LAUNDRY CHUTE	4.09 m²
0.37	PURCHASE	15.46 m²
0.38	TEMP DRY STORE	13.79 m²
0.40	BEVERAGE STORE	11.84 m²
0.41	RECEIVING	9.16 m²
0.42	REFUSE	51.23 m²
0.43	LOADING DOCK	87.66 m²

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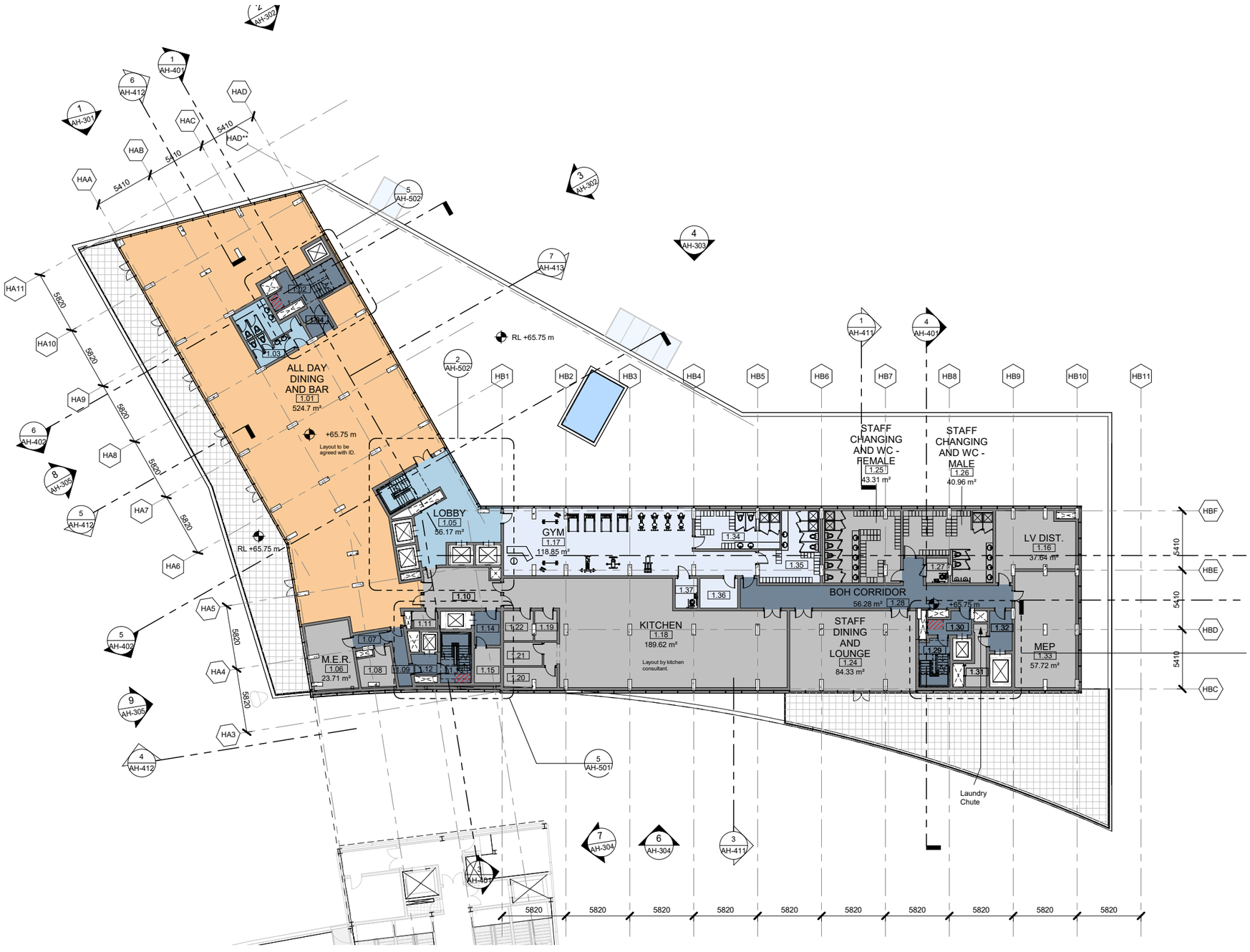
HOTEL GROUND FLOOR CIRCULATION



- Hotel guests
- F&B users
- VIP
- Staff
- Staff clean corridor
- Staff dirty corridor
- Deliveries
- Fire brigade
- Firefighting lift
- Staff lift (dirty goods)
- Staff lift (clean goods)

0 1 5 10m

HOTEL LEVEL 1



BOH Circulation

Gym

Hotel Back of House

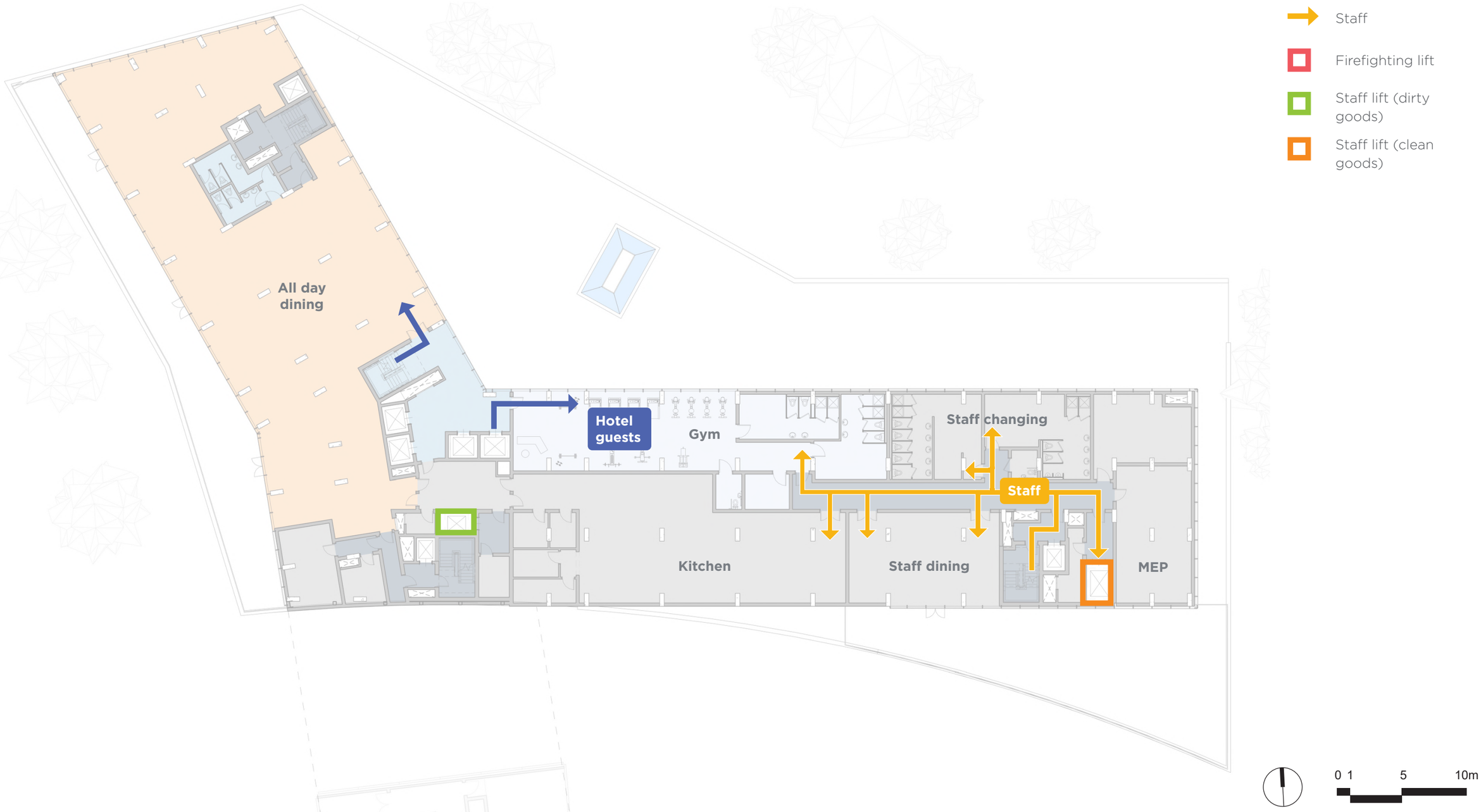
Hotel F&B

Hotel Public Spaces

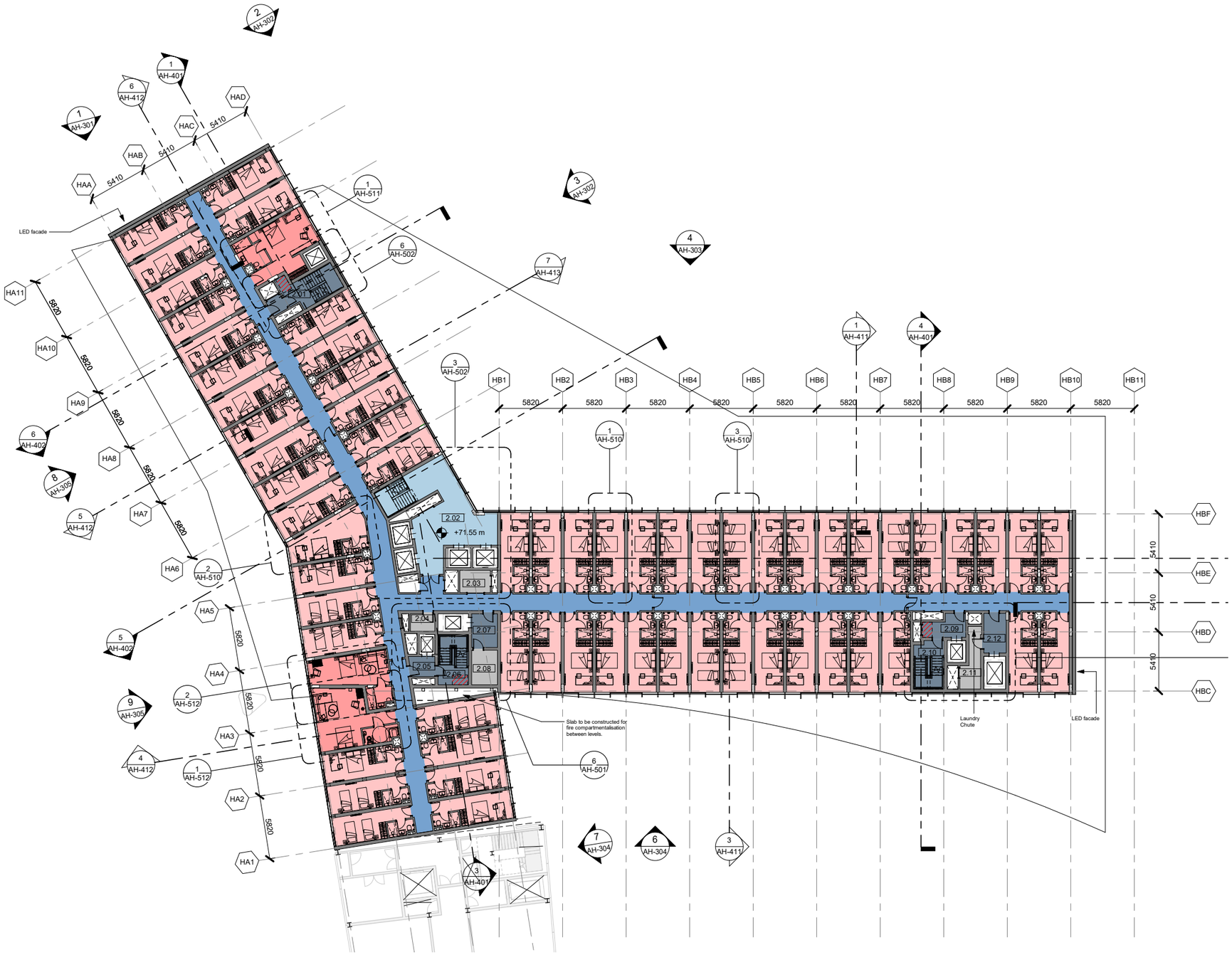
Number		Area(m²)
1.01	ALL DAY DINING AND BAR	524.7 m²
1.02	STAIR CORE 4	16.39 m²
1.03	ALL DAY DINING WC	22.13 m²
1.04	CORRIDOR CORE 4	5.78 m²
1.05	LIFT LOBBY	56.17 m²
1.06	MAIN EQUIPMENT ROOM	23.71 m²
1.07	BOH CORRIDOR	3.74 m²
1.08	TELECOMMS ROOM	9.51 m²
1.09	FIRE ESCAPE CORRIDOR	6.35 m²
1.10	BOH CORRIDOR	24.42 m²
1.11	STORE	3.58 m²
1.12	FIRE LOBBY CORE 2	4.22 m²
1.13	STAIR CORE 2	12.79 m²
1.14	GOODS LIFT LOBBY	7.27 m²
1.15	MEP INTERFACE ROOM	7.48 m²
1.16	LV DISTRIBUTION	37.64 m²
1.17	GYM	118.85 m²
1.18	KITCHEN	189.62 m²
1.19	STORE	5.37 m²
1.20	DISH WASH	8.57 m²
1.21	POT WASH	7.44 m²
1.22	CHIEF CHEF OFFICE	7.19 m²
1.24	STAFF DINING AND LOUNGE	84.33 m²
1.25	STAFF CHANGING AND WC - FEMALE	43.31 m²
1.26	STAFF CHANGING AND WC - MALE	40.96 m²
1.27	STAFF CHANGING AND WC - DISABLED	4.45 m²
1.28	BOH CORRIDOR	56.28 m²
1.29	STAIR CORE 1	11.96 m²
1.30	FIRE LOBBY CORE 1	7.02 m²
1.31	HOUSEKEEPING	8 m²
1.32	GOODS LIFT LOBBY	7.41 m²
1.33	MEP	57.72 m²
1.34	GYM MALE WC	25.76 m²
1.35	GYM FEMALE WC	28.44 m²
1.36	GYM STORE	9.25 m²
1.37	GYM ACCESSIBLE WC	5.41 m²

0 2 10 20m

HOTEL LEVEL 1 CIRCULATION



HOTEL LEVEL 2

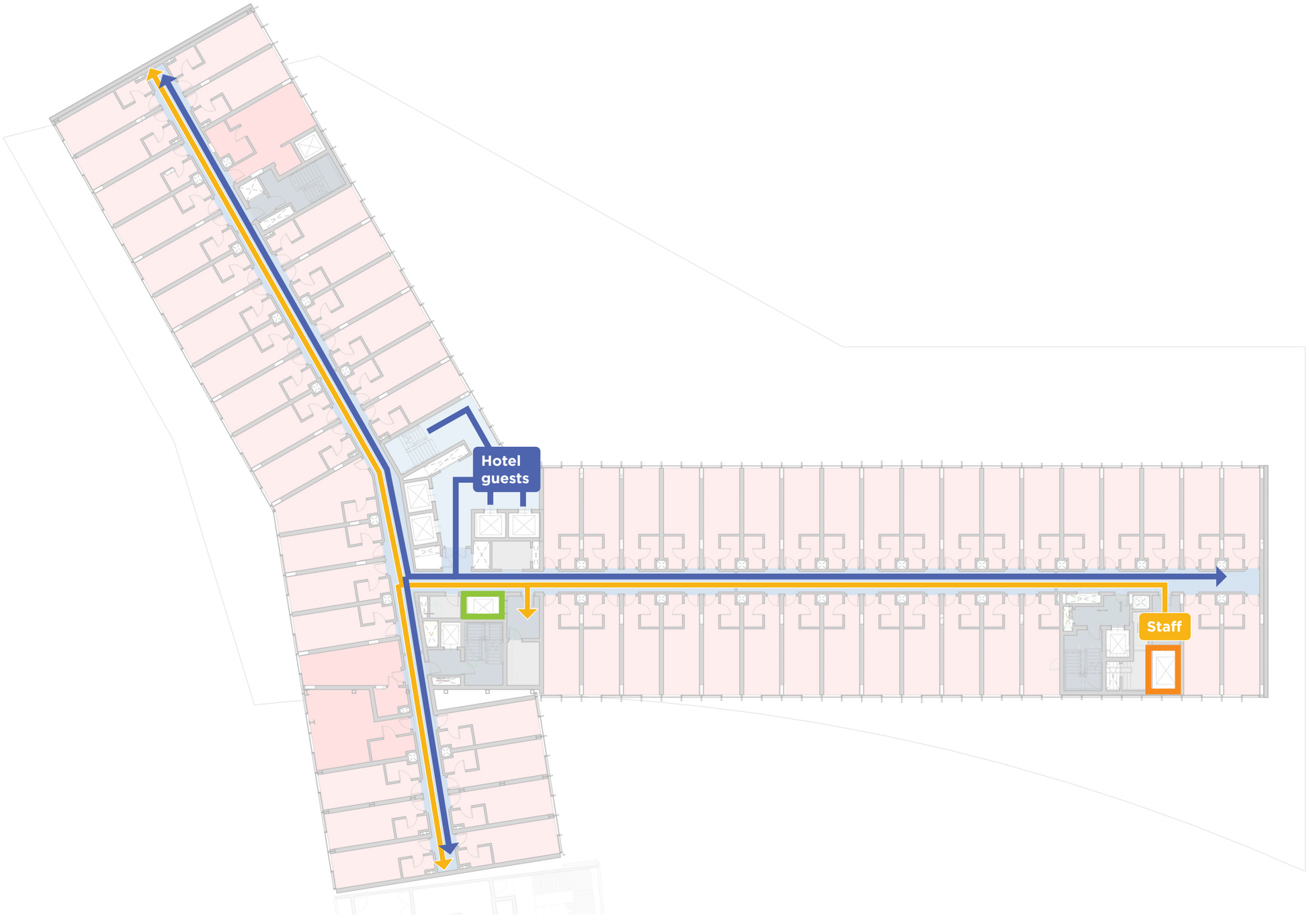


- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Hotel Back of House
- Hotel Public Spaces

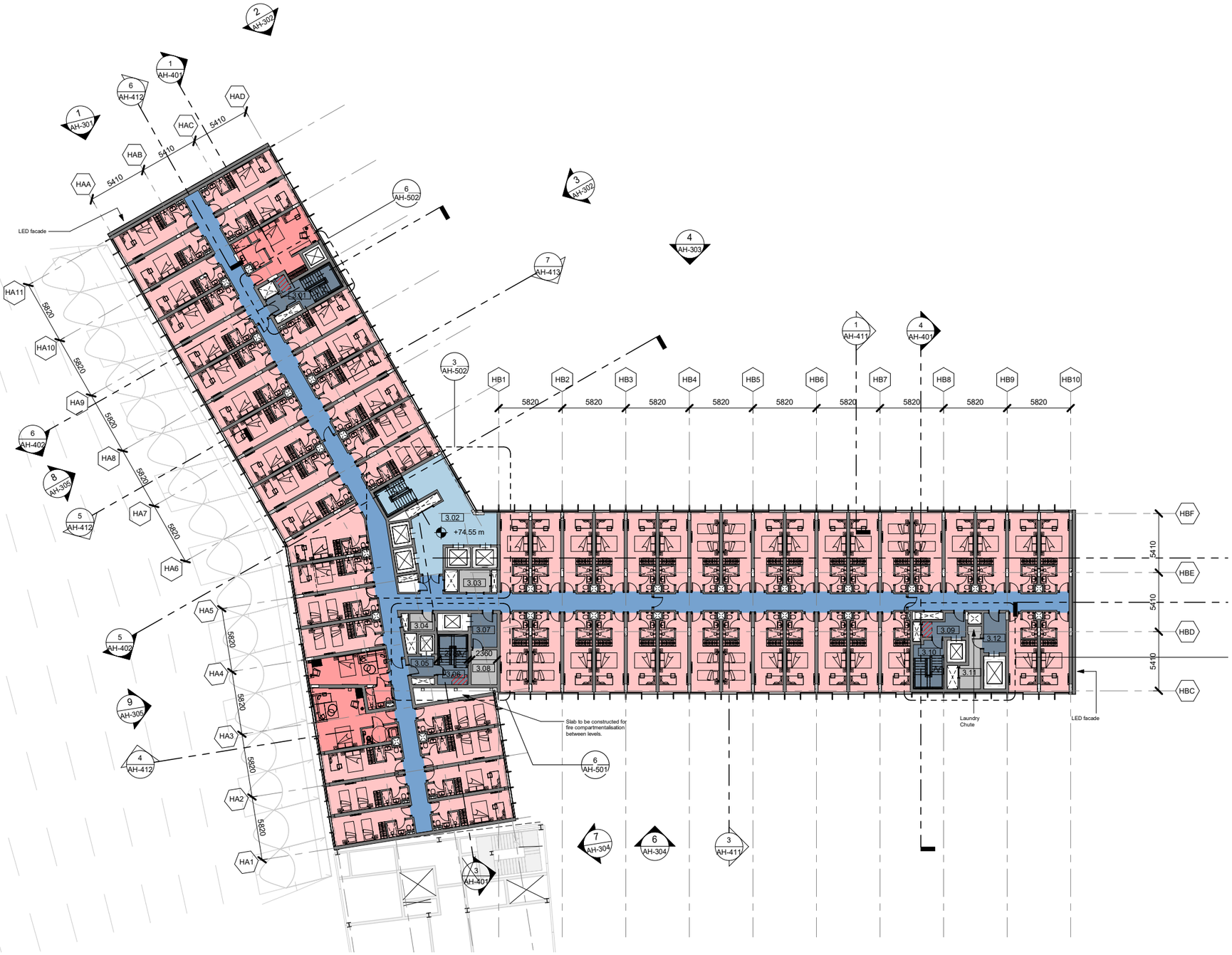
Number		Area(m²)
2.01	STAIR CORE 4	16.39 m²
2.02	LIFT LOBBY	55.04 m²
2.03	TELECOMMS ROOM	5.71 m²
2.04	STORE	3.58 m²
2.05	FIRE LOBBY CORE 2	4.22 m²
2.06	STAIR CORE 2	12.79 m²
2.07	GOODS LIFT LOBBY	7.27 m²
2.08	HOUSEKEEPING	7.48 m²
2.09	FIRE LOBBY CORE 1	7.08 m²
2.10	STAIR CORE 1	11.96 m²
2.11	HOUSEKEEPING	8 m²
2.12	GOODS LIFT LOBBY	7.46 m²

0 2 10 20m

HOTEL LEVEL 2 CIRCULATION



HOTEL LEVEL 3

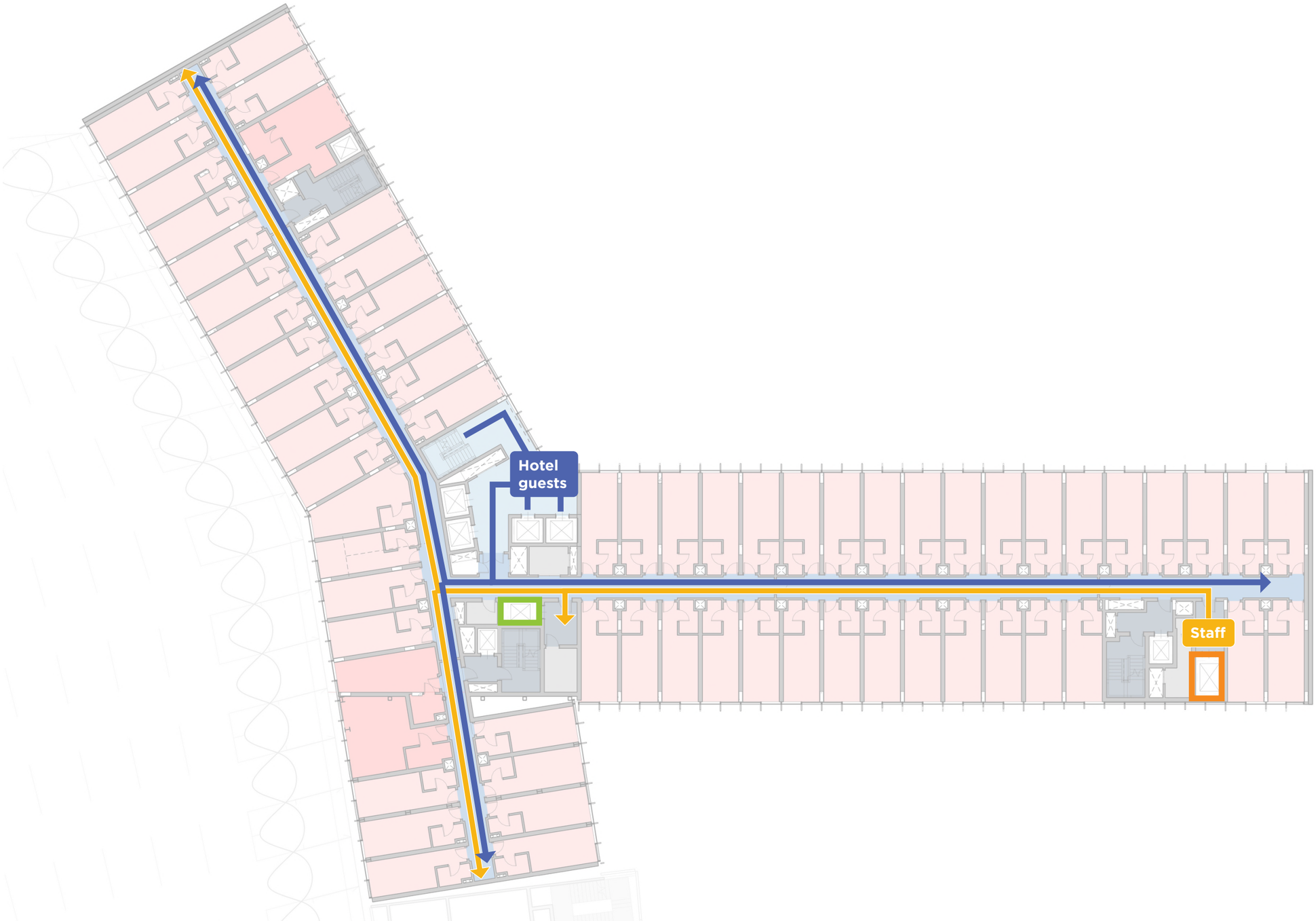


- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Hotel Back of House
- Hotel Public Spaces

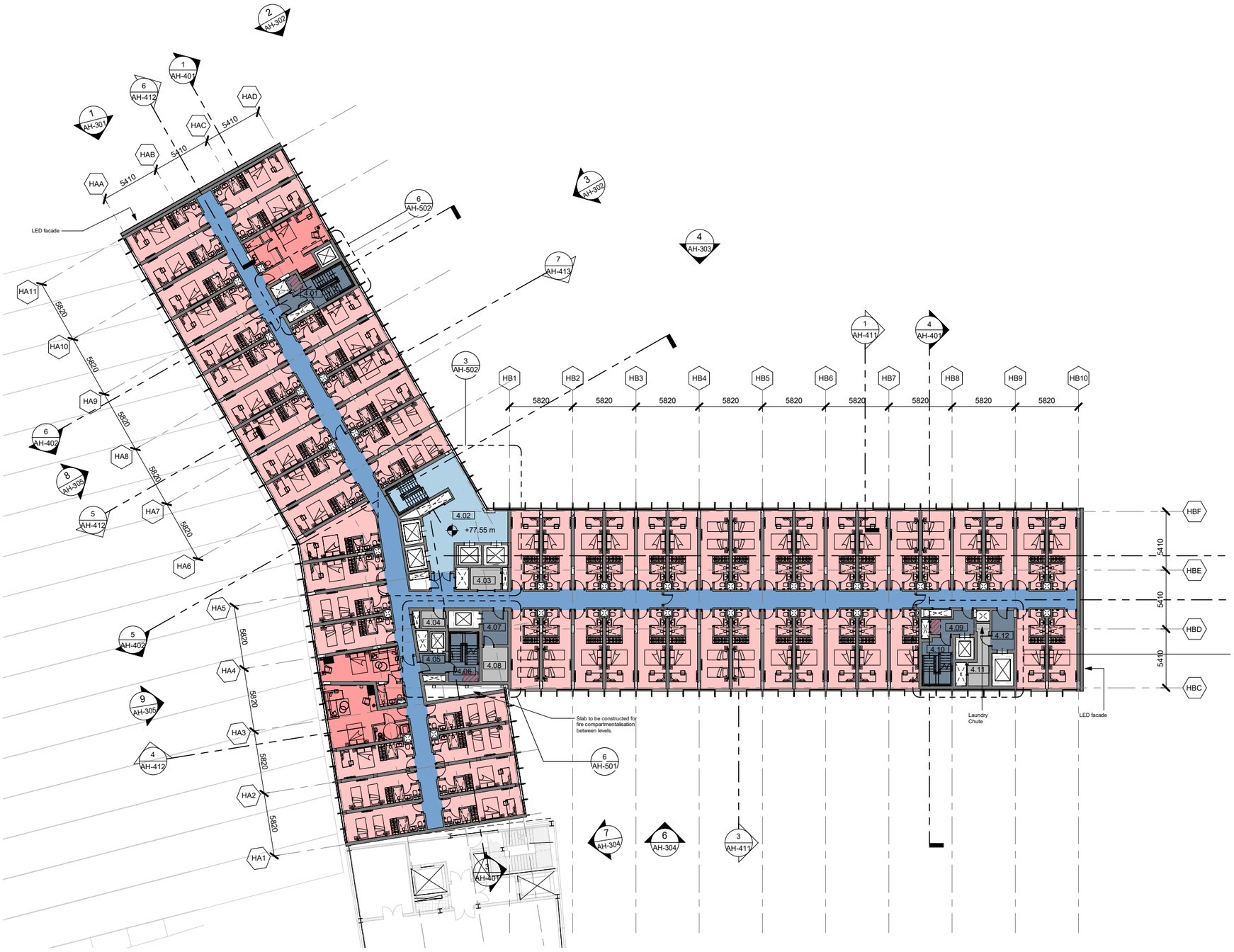
Number		Area(m^2)
3.01	STAIR CORE 4	16.39 m^2
3.02	LIFT LOBBY	55.04 m^2
3.03	TELECOMMS ROOM	5.71 m^2
3.04	STORE	3.58 m^2
3.05	FIRE LOBBY CORE 2	4.22 m^2
3.06	STAIR CORE 2	12.79 m^2
3.07	GOODS LIFT LOBBY	7.27 m^2
3.08	HOUSEKEEPING	7.48 m^2
3.09	FIRE LOBBY CORE 1	7.08 m^2
3.10	STAIR CORE 1	11.96 m^2
3.11	HOUSEKEEPING	8 m^2
3.12	GOODS LIFT LOBBY	7.46 m^2

0 2 10 20m

HOTEL LEVEL 3 CIRCULATION



HOTEL LEVEL 4

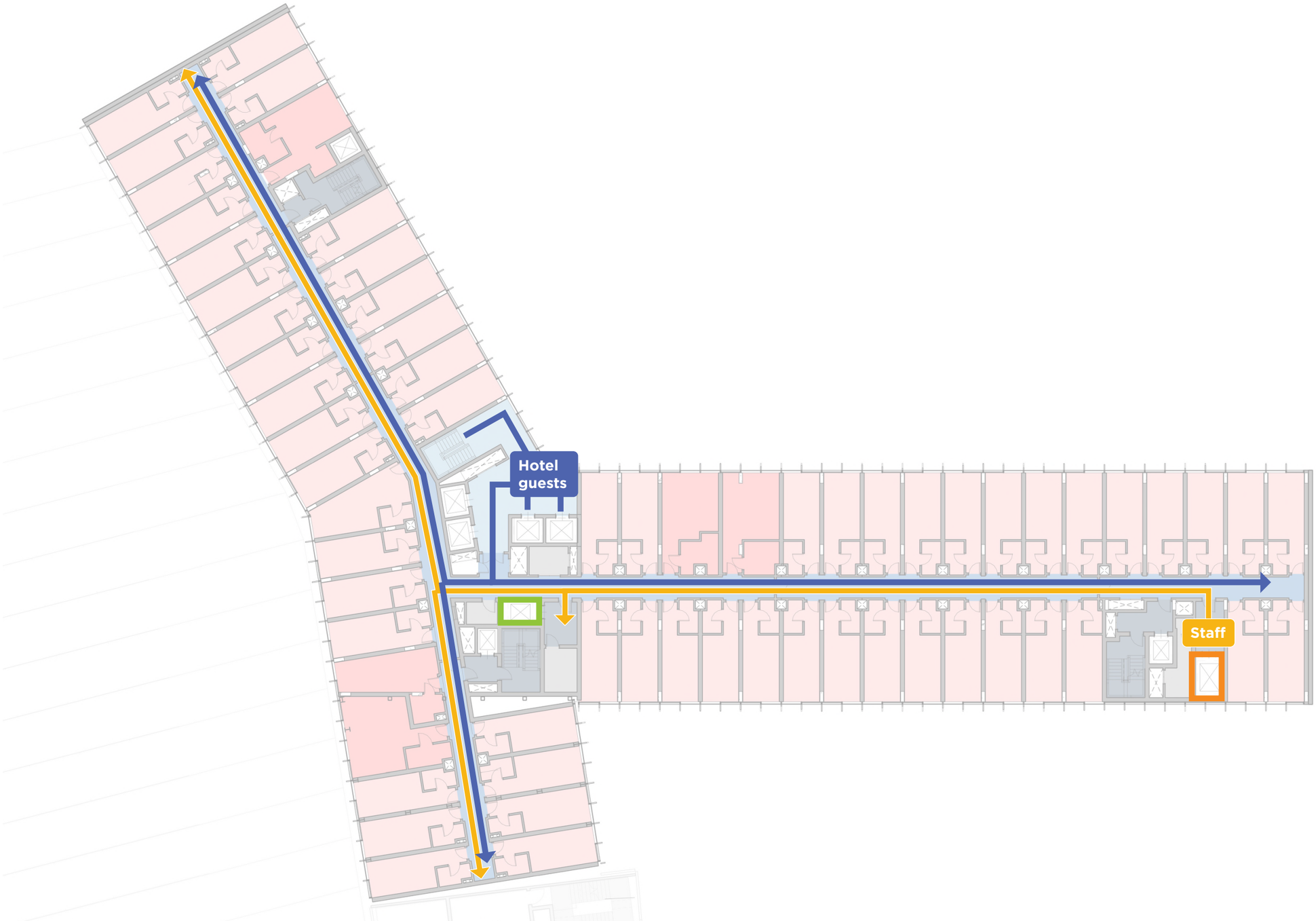


- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Hotel Back of House
- Hotel Public Spaces

Number		Area(m²)
4.01	STAIR CORE 4	16.39 m²
4.02	LIFT LOBBY	55.04 m²
4.03	TELECOMMS ROOM	5.71 m²
4.04	STORE	3.58 m²
4.05	FIRE LOBBY CORE 2	4.22 m²
4.06	STAIR CORE 2	12.79 m²
4.07	GOODS LIFT LOBBY	7.27 m²
4.08	HOUSEKEEPING	7.48 m²
4.09	FIRE LOBBY CORE 1	7.08 m²
4.10	STAIR CORE 1	11.96 m²
4.11	HOUSEKEEPING	8 m²
4.12	GOODS LIFT LOBBY	7.46 m²

0 2 10 20m

HOTEL LEVEL 4 CIRCULATION



HOTEL LEVEL 5

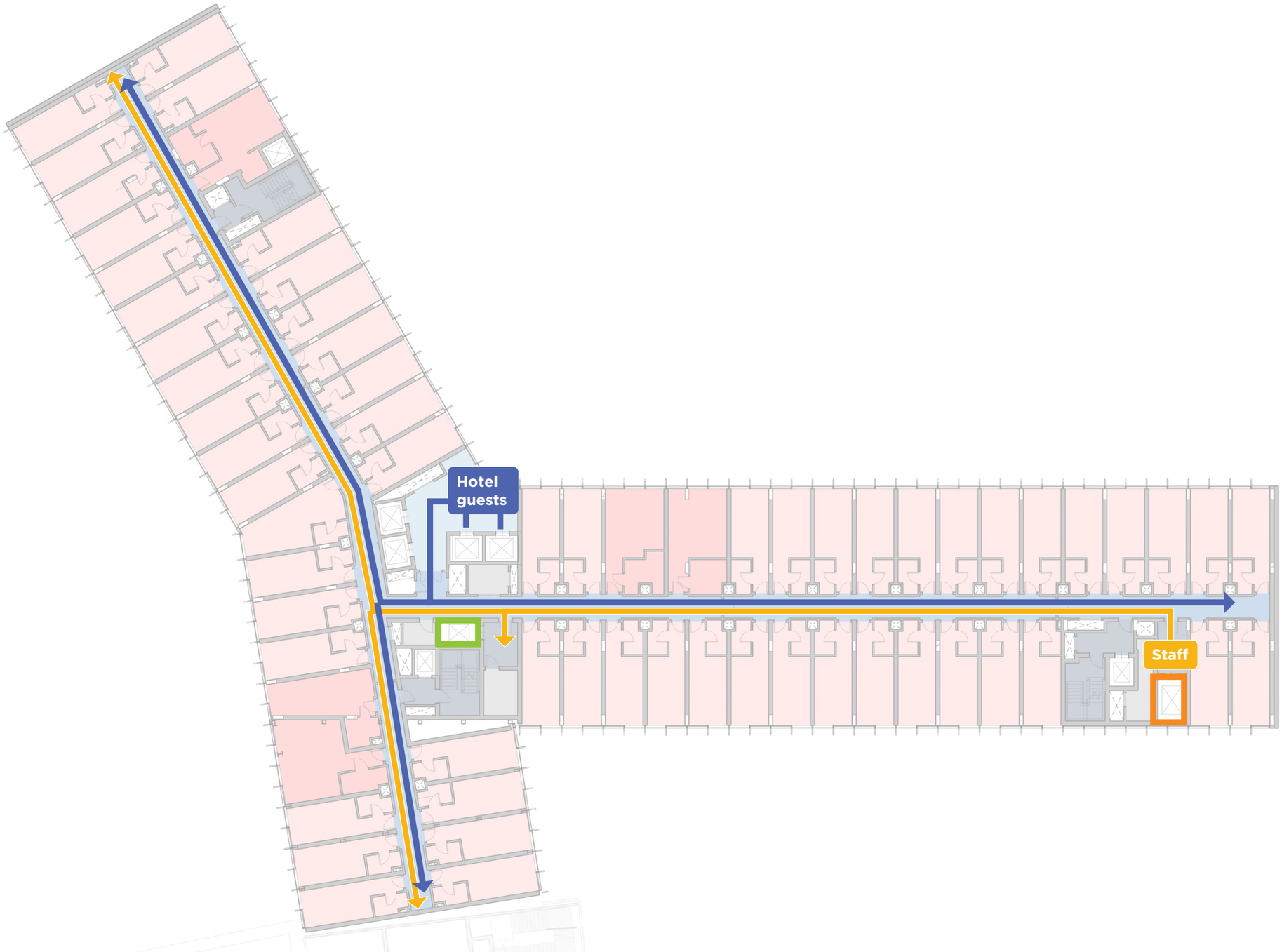


- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Hotel Back of House
- Hotel Public Spaces

Number		Area(m^2)
5.01	STAIR CORE 4	16.39 m^2
5.02	LIFT LOBBY	35.41 m^2
5.03	TELECOMMS ROOM	5.71 m^2
5.04	STORE	3.58 m^2
5.05	FIRE LOBBY CORE 2	4.22 m^2
5.06	STAIR CORE 2	12.79 m^2
5.07	GOODS LIFT LOBBY	7.27 m^2
5.08	HOUSEKEEPING	7.48 m^2
5.09	FIRE LOBBY CORE 1	7.08 m^2
5.10	STAIR CORE 1	11.96 m^2
5.11	HOUSEKEEPING	8 m^2
5.12	GOODS LIFT LOBBY	7.46 m^2

0 2 10 20m

HOTEL LEVEL 5 CIRCULATION



Hotel guests

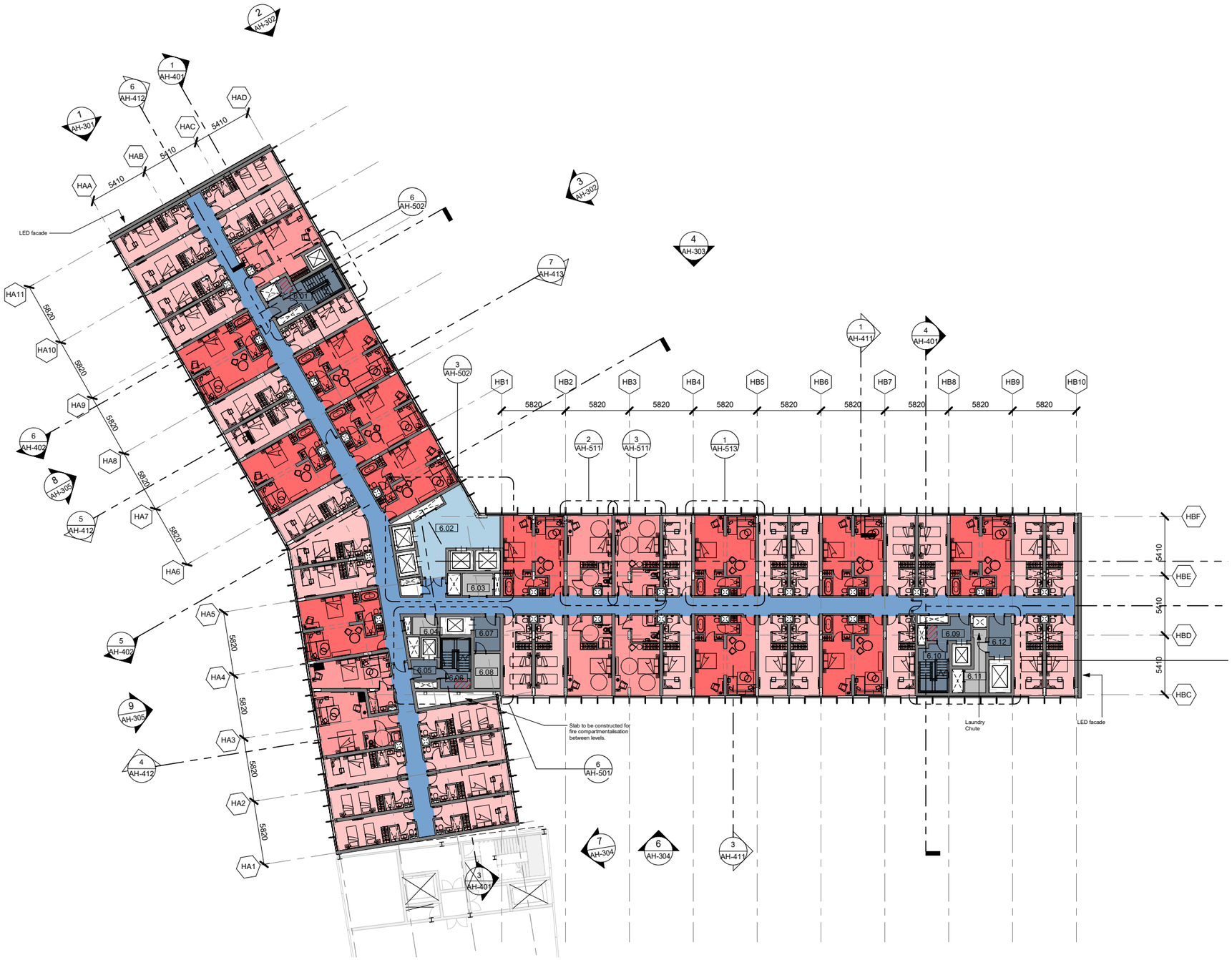
Staff

Staff lift (dirty goods)

Staff lift (clean goods)

0 1 5 10m

HOTEL LEVEL 6

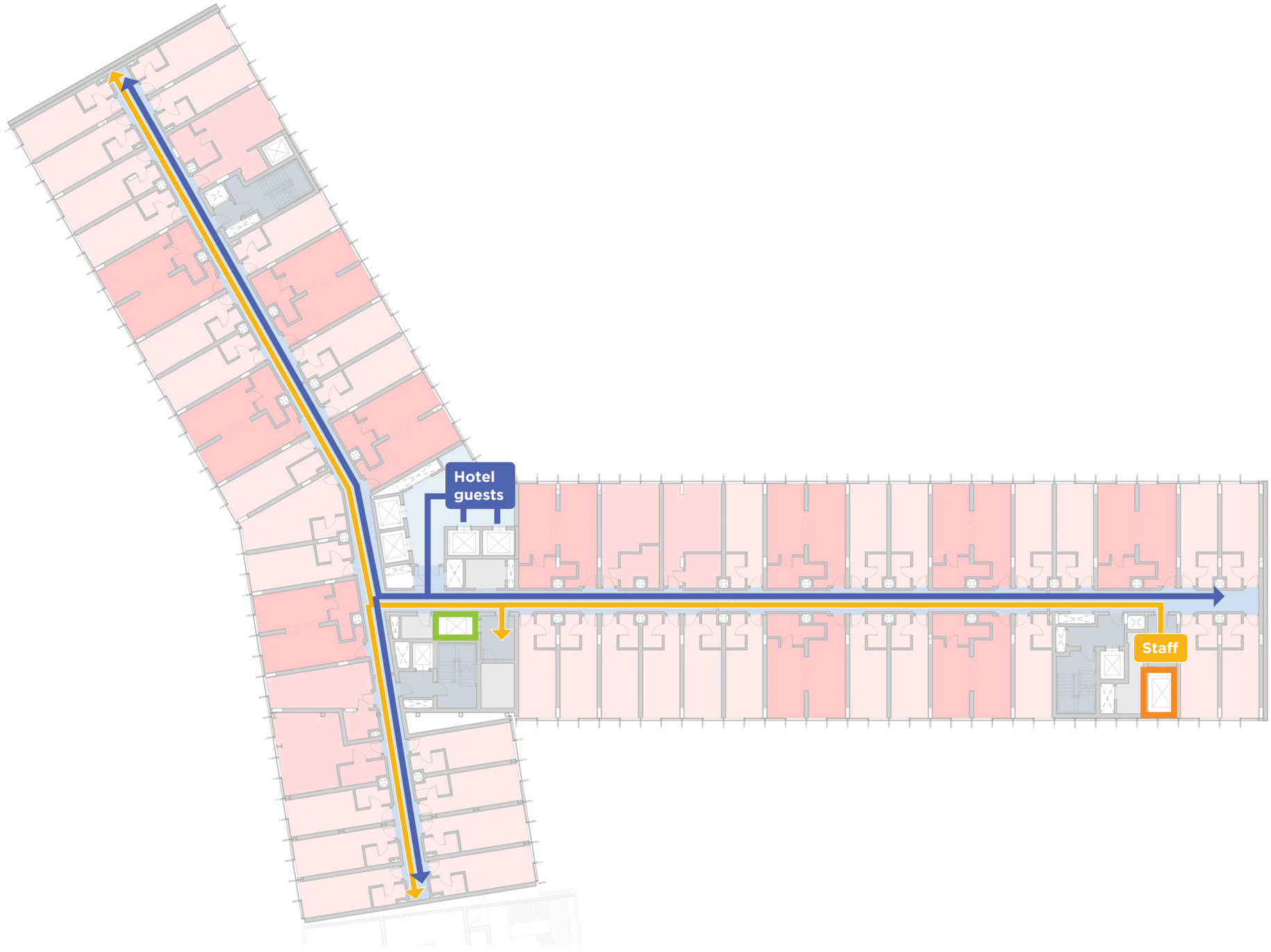


- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Hotel Back of House
- Hotel Public Spaces

Number		Area(m^2)
6.01	STAIR CORE 4	16.39 m^2
6.02	LIFT LOBBY	35.41 m^2
6.03	TELECOMMS ROOM	5.71 m^2
6.04	STORE	3.58 m^2
6.05	FIRE LOBBY CORE 2	4.22 m^2
6.06	STAIR CORE 2	12.79 m^2
6.07	GOODS LIFT LOBBY	7.27 m^2
6.08	HOUSEKEEPING	7.48 m^2
6.09	FIRE LOBBY CORE 1	7.08 m^2
6.10	STAIR CORE 1	11.96 m^2
6.11	HOUSEKEEPING	8 m^2
6.12	GOODS LIFT LOBBY	7.46 m^2

0 2 10 20m

HOTEL LEVEL 6 CIRCULATION



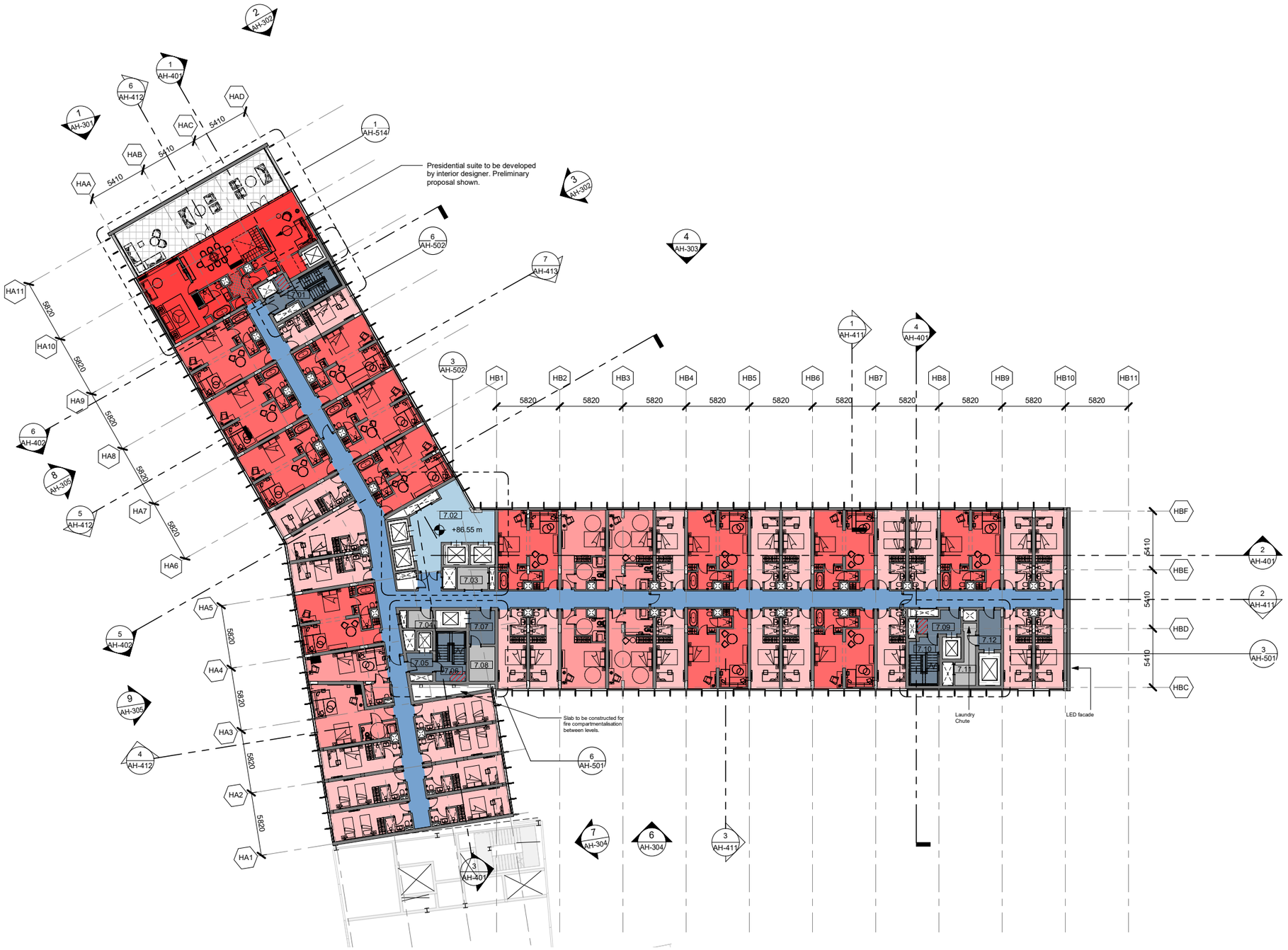
Hotel guests

Staff lift (dirty goods)

Staff lift (clean goods)

0 1 5 10m

HOTEL LEVEL 7

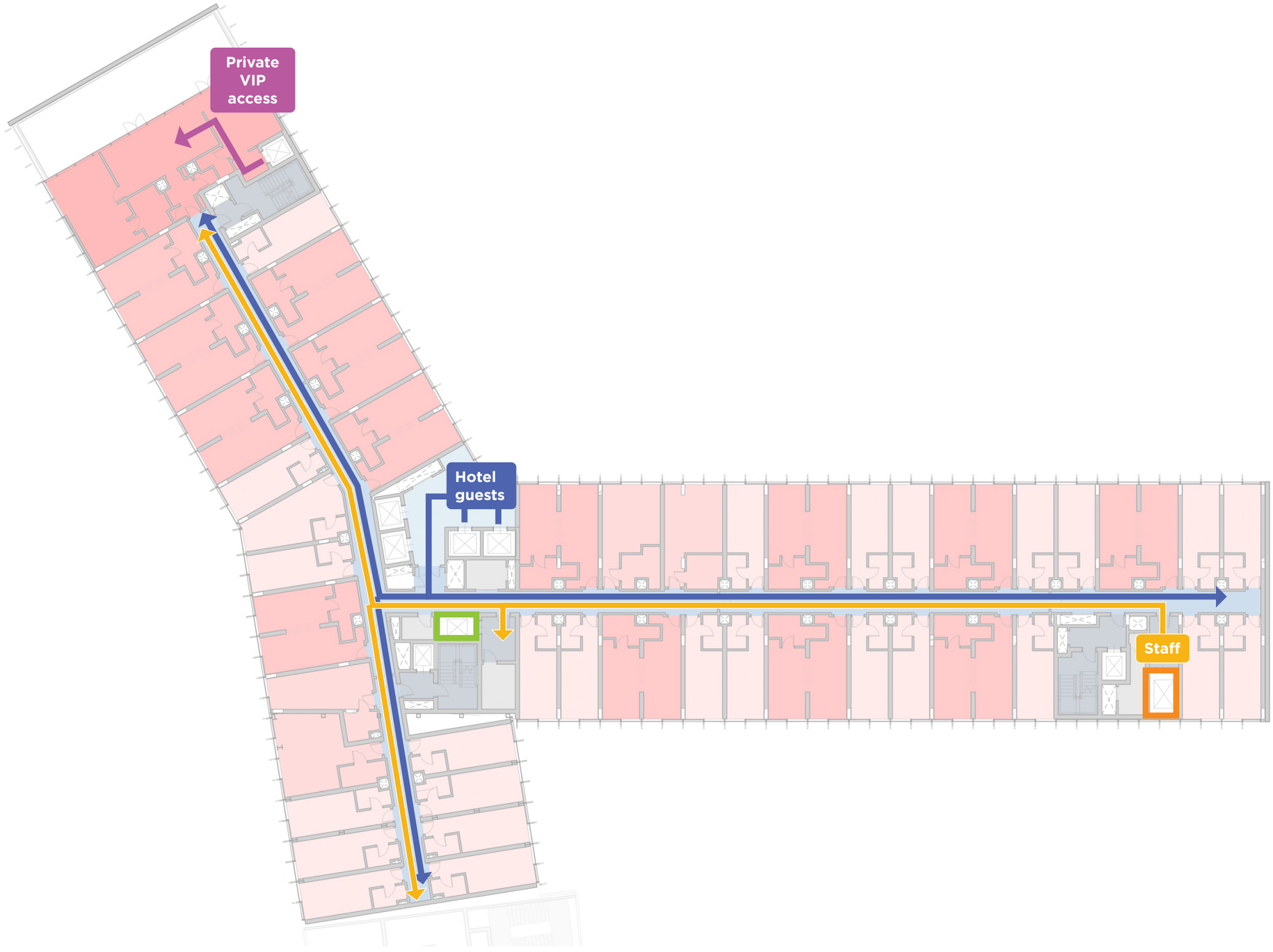


- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential
- Hotel Back of House
- Hotel Public Spaces

Number		Area(m²)
7.01	STAIR CORE 4	16.39 m²
7.02	LIFT LOBBY	35.41 m²
7.03	TELECOMMS ROOM	5.71 m²
7.04	STORE	3.58 m²
7.05	FIRE LOBBY CORE 2	4.22 m²
7.06	STAIR CORE 2	12.79 m²
7.07	GOODS LIFT LOBBY	7.27 m²
7.08	HOUSEKEEPING	7.48 m²
7.09	FIRE LOBBY CORE 1	7.08 m²
7.10	STAIR CORE 1	11.96 m²
7.11	HOUSEKEEPING	8 m²
7.12	GOODS LIFT LOBBY	7.46 m²

0 2 10 20m

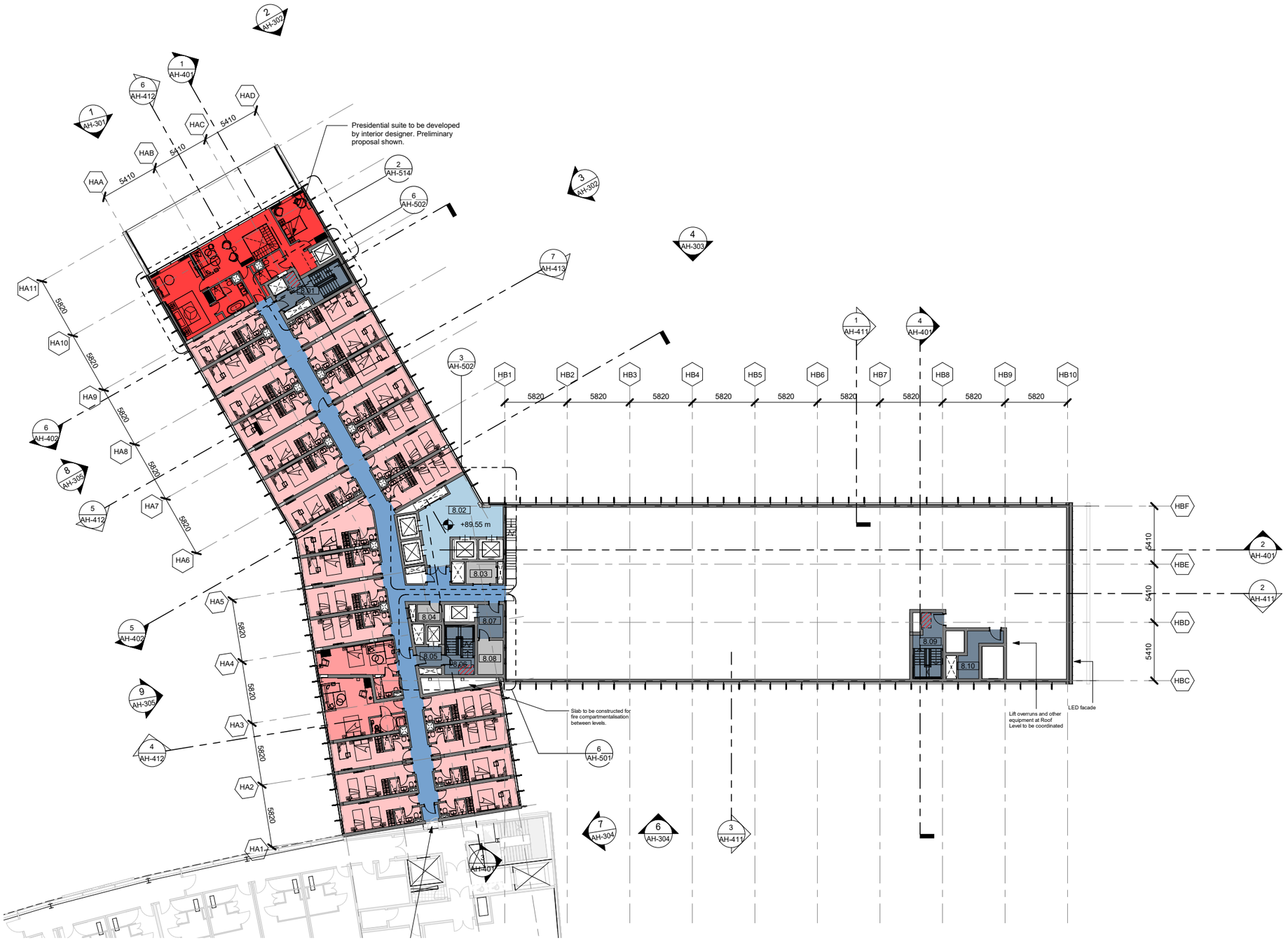
HOTEL LEVEL 7 CIRCULATION



Hotel guests
VIP
Staff
Staff lift (dirty goods)
Staff lift (clean goods)

0 1 5 10m

HOTEL LEVEL 8

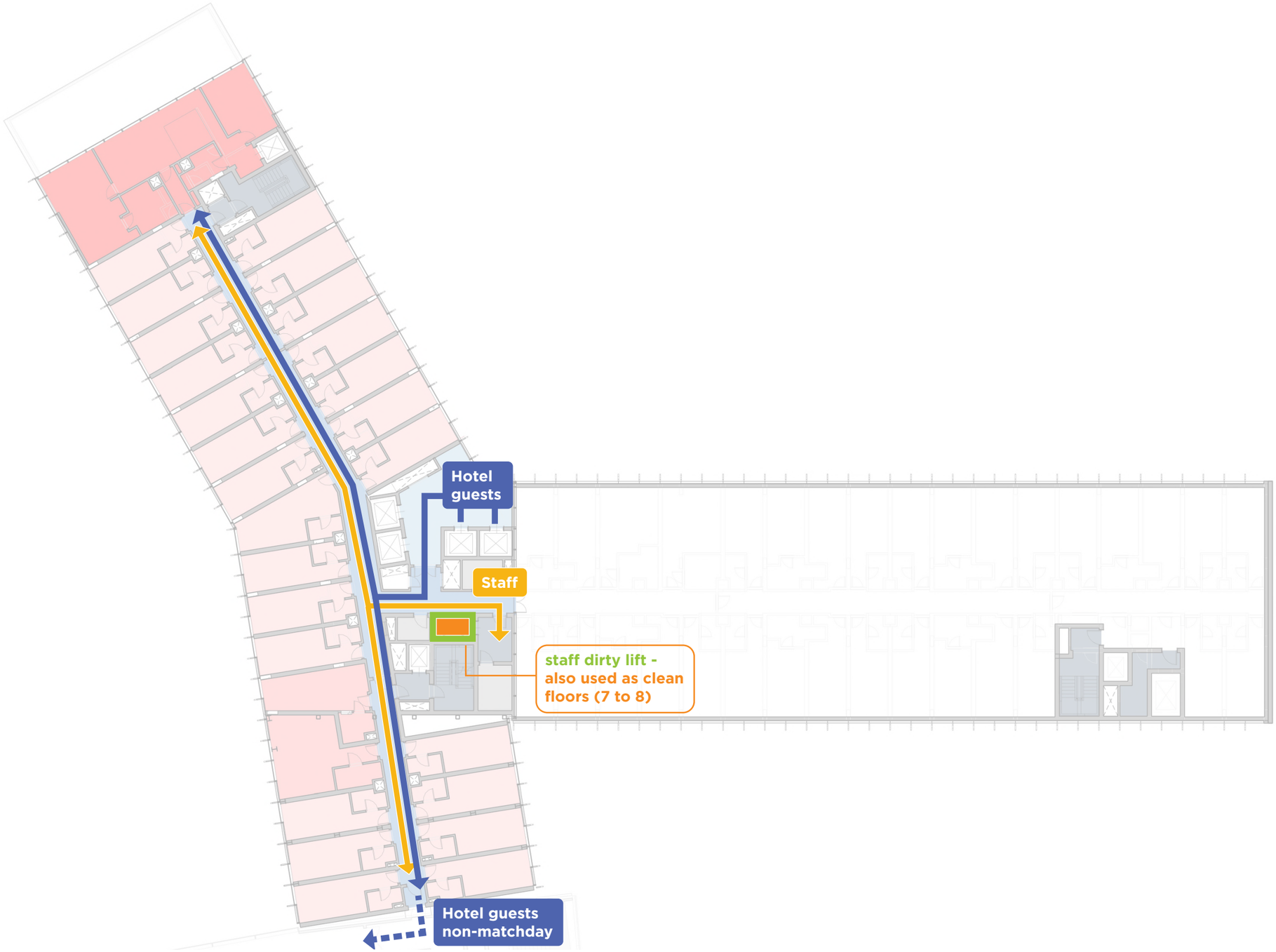


0 2 10 20m

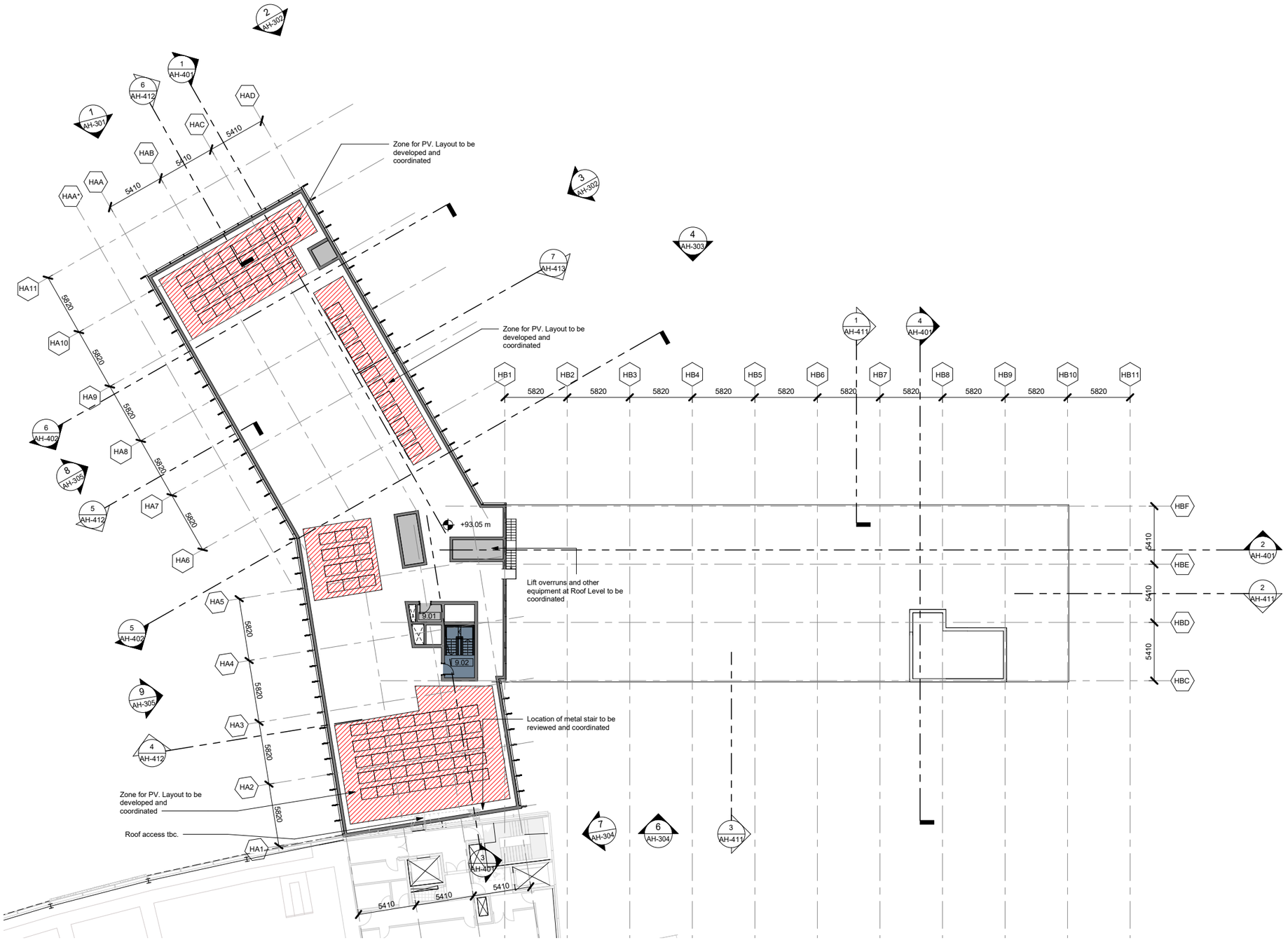
- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential
- Hotel Back of House
- Hotel Public Spaces

Number		Area(m^2)
8.01	STAIR CORE 4	16.39 m^2
8.02	LIFT LOBBY	35.39 m^2
8.03	TELECOMMS ROOM	5.71 m^2
8.04	STORE	3.58 m^2
8.05	FIRE LOBBY CORE 2	4.22 m^2
8.06	STAIR CORE 2	12.79 m^2
8.07	GOODS LIFT LOBBY	7.27 m^2
8.08	HOUSEKEEPING	7.48 m^2
8.09	STAIR CORE 1	15.31 m^2
8.10	BOH CORRIDOR	9.1 m^2

HOTEL LEVEL 8 CIRCULATION



HOTEL LEVEL 9 – ROOF

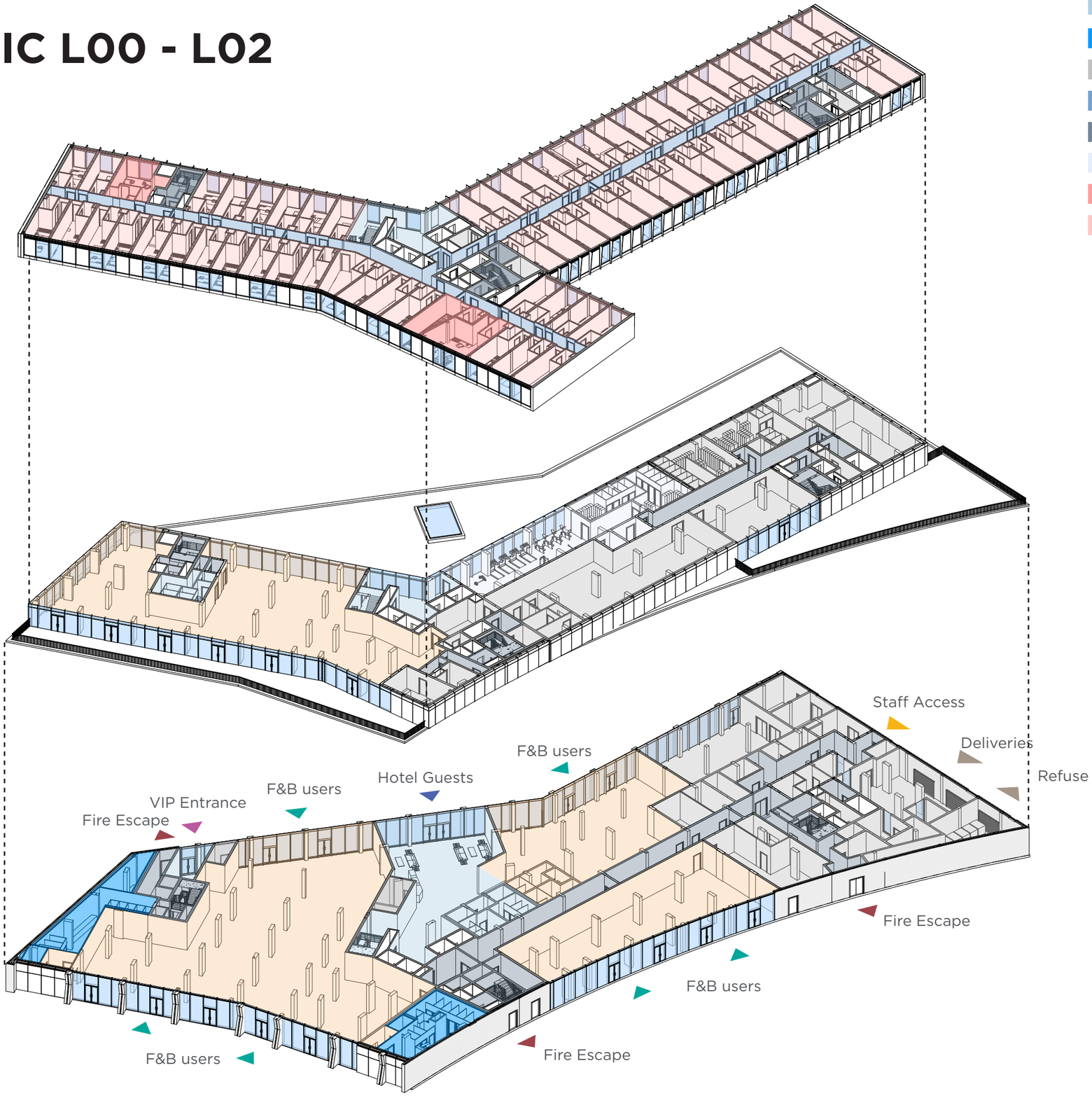


Number		Area(m²)
9.01	STORE	3.58 m²
9.02	STAIR CORE 2	13.62 m²

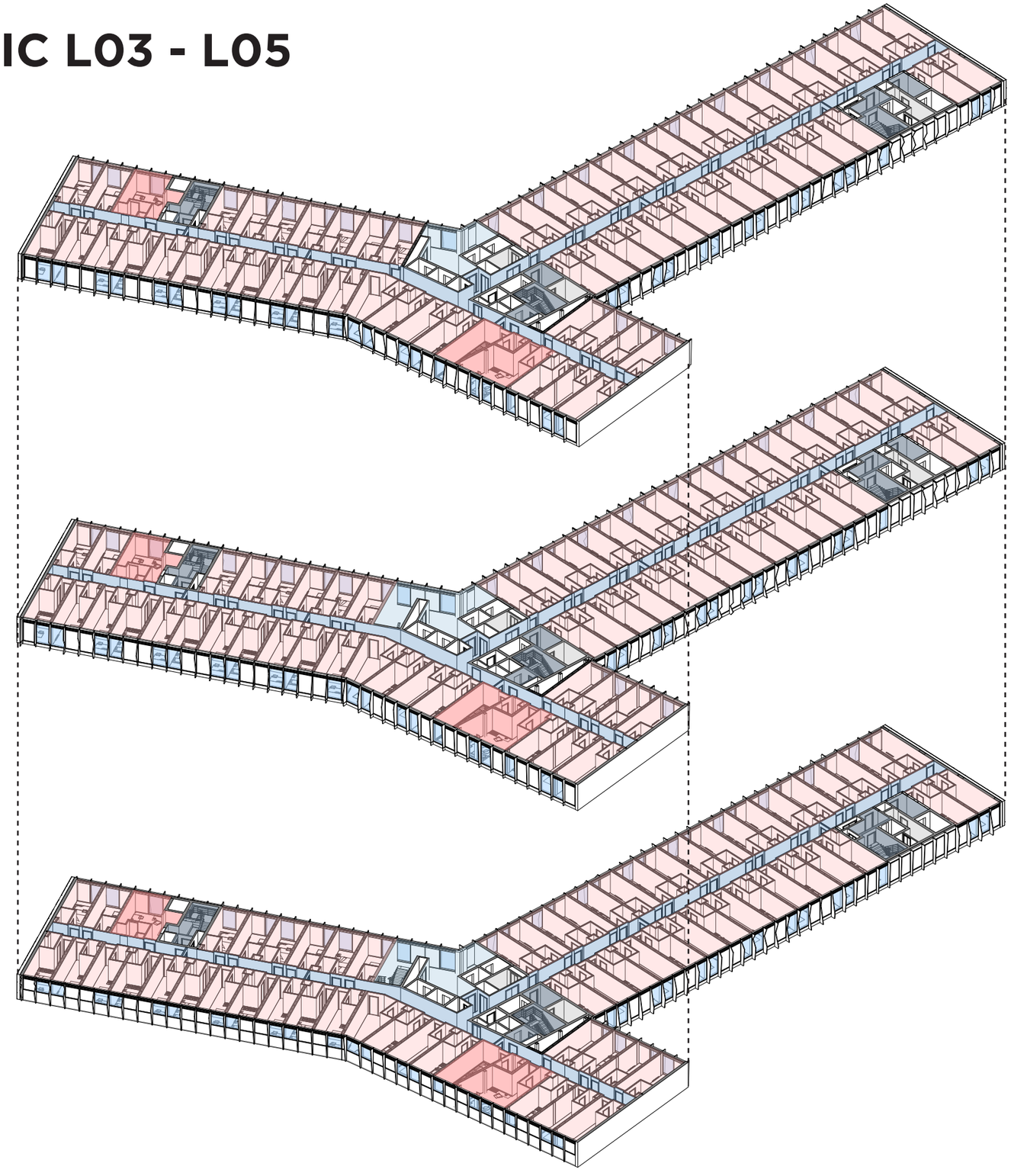
Indicative Roof top plant zone

0 2 10 20m

AXONOMETRIC L00 - L02

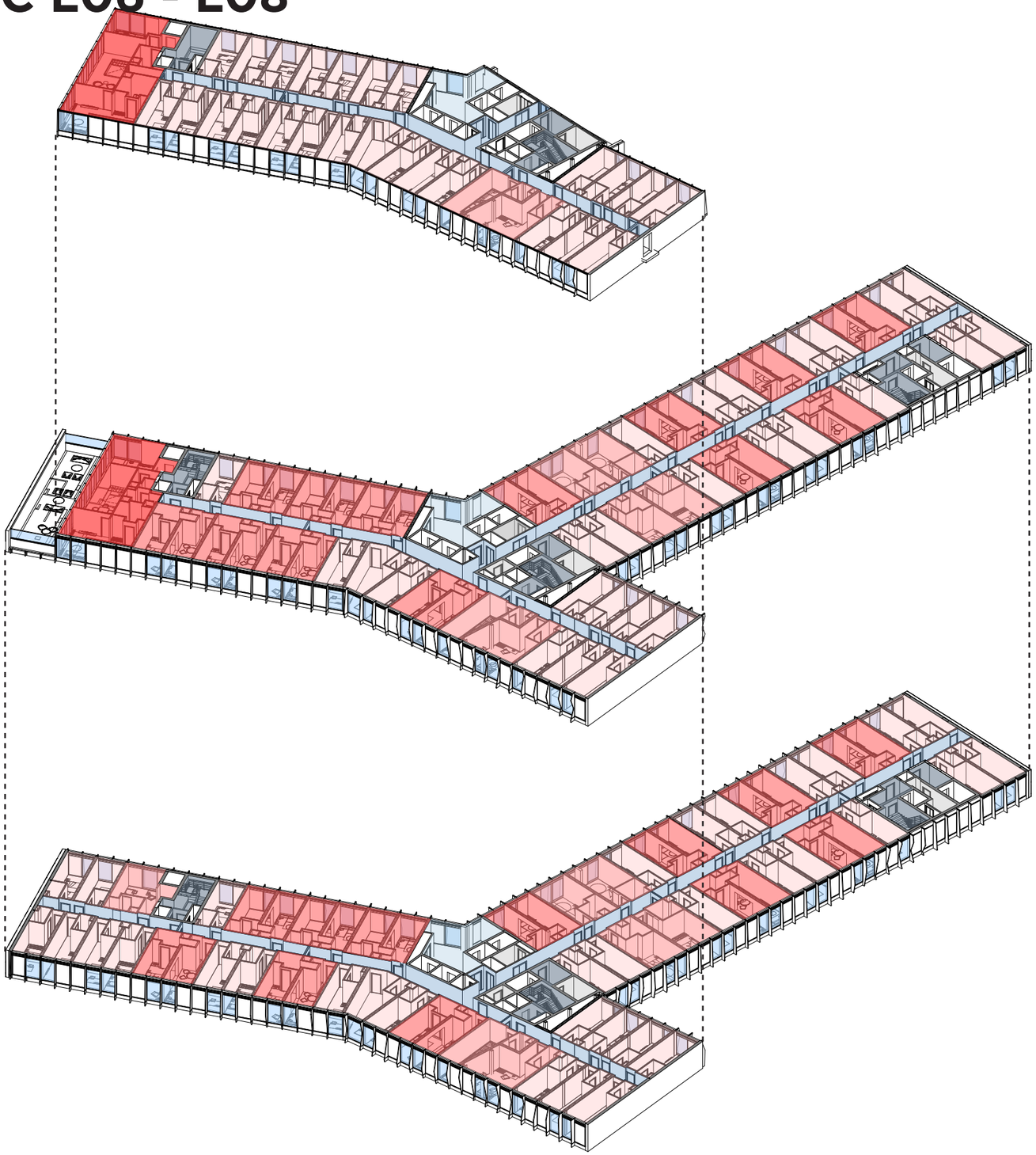


AXONOMETRIC L03 - L05

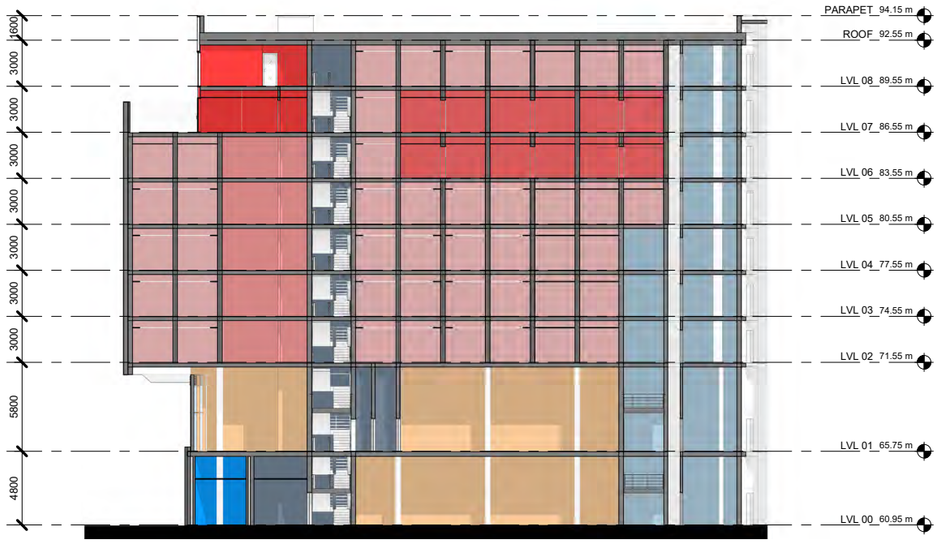


- Hotel BOH
- Hotel Public Spaces
- Circulation
- BOH circulation
- Guestroom deluxe + accessible
- Guestroom standard + twin

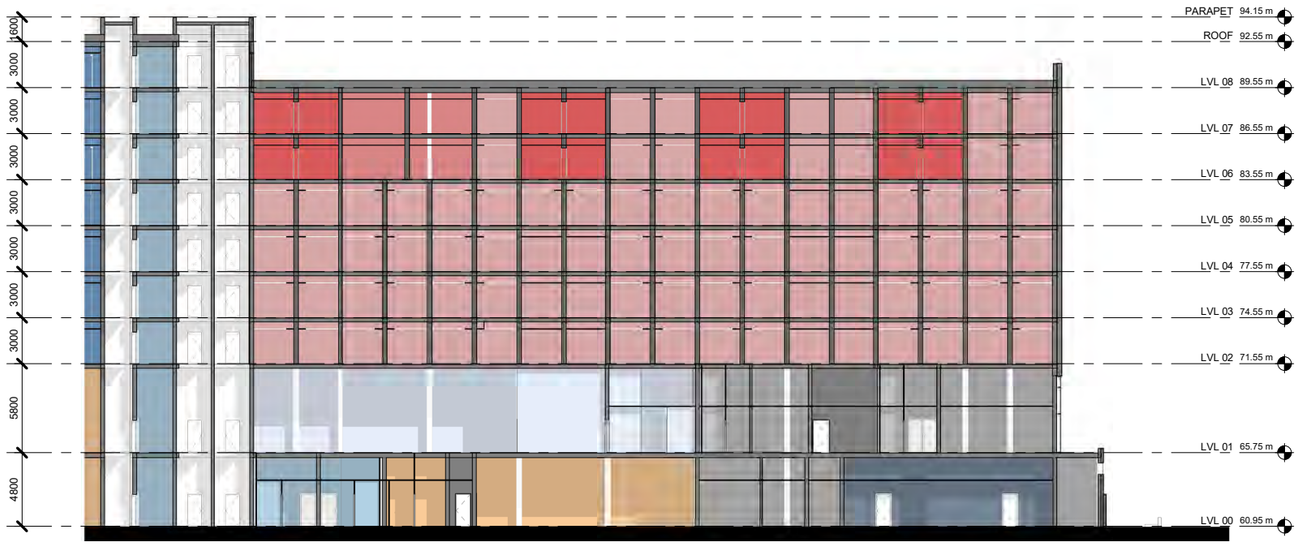
AXONOMETRIC L06 - L08



HOTEL SECTIONS

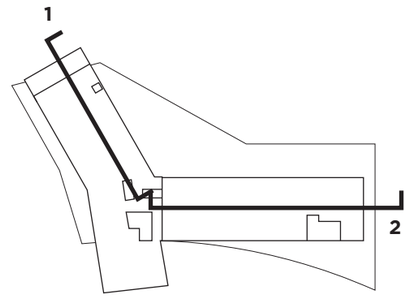


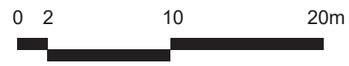
HOTEL SECTION 1



HOTEL SECTION 2

- BOH Circulation
- City Square F&B
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential
- Hotel F&B
- Hotel Back of House
- Hotel Public Spaces





HOTEL SECTIONS

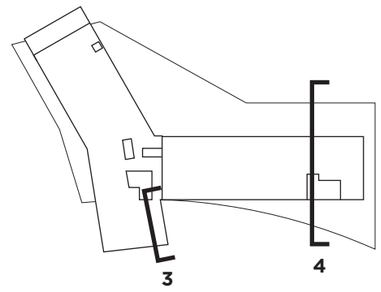


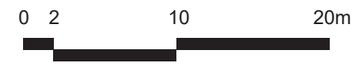
HOTEL SECTION 3



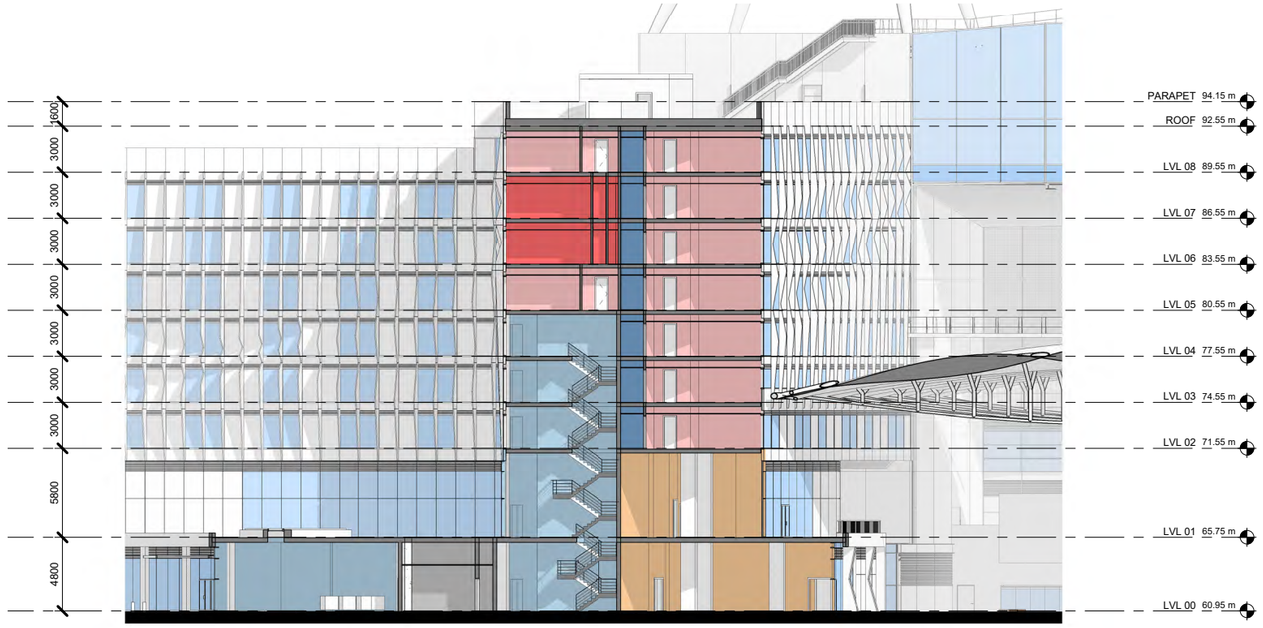
HOTEL SECTION 4

- BOH Circulation
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential
- Hotel Back of House
- Hotel Public Spaces
- Not in Scope

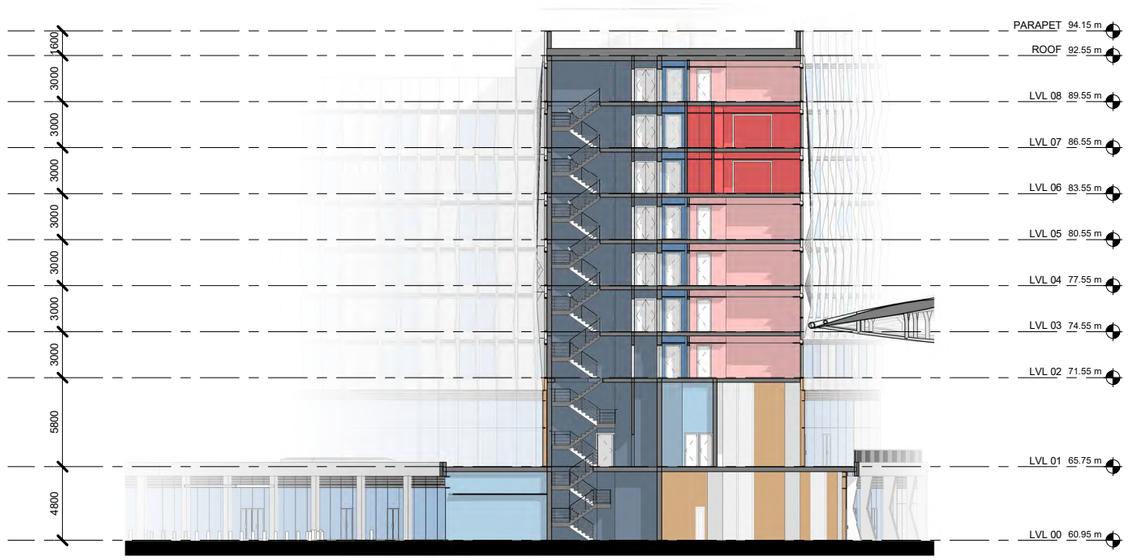




HOTEL SECTIONS

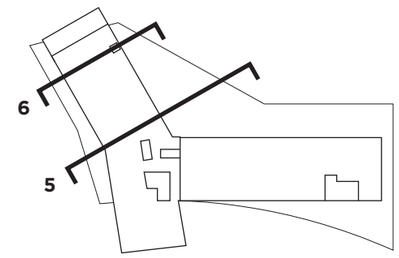


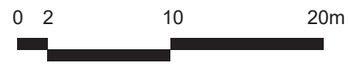
HOTEL SECTION 5



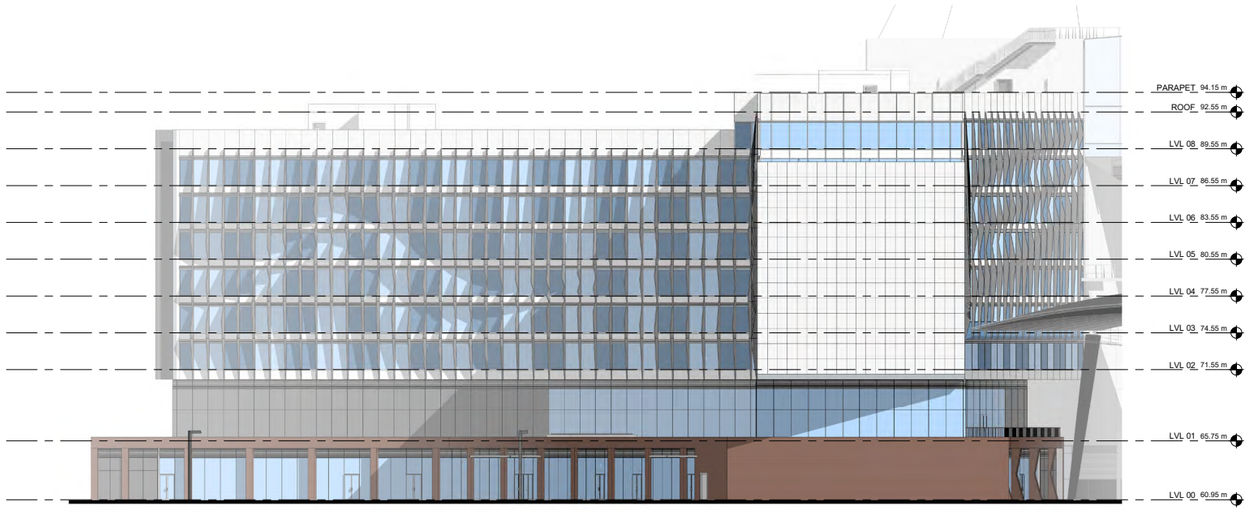
HOTEL SECTION 6

- BOH Circulation
- City Square F&B
- Circulation
- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential
- Hotel F&B
- Hotel Back of House
- Hotel Public Spaces

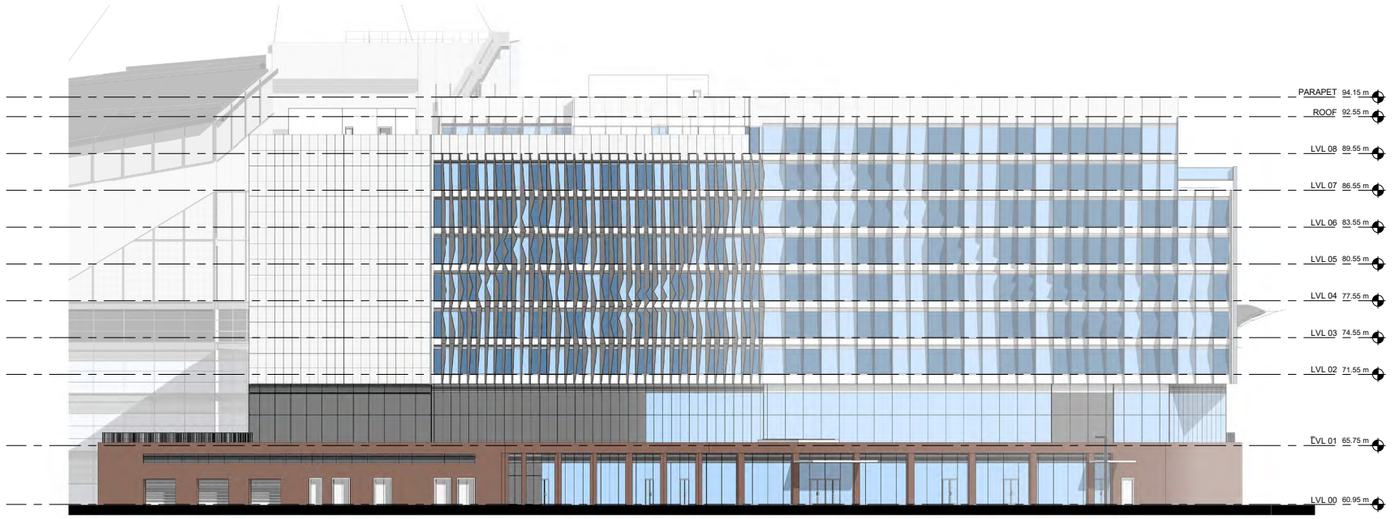




HOTEL ELEVATIONS - NORTH

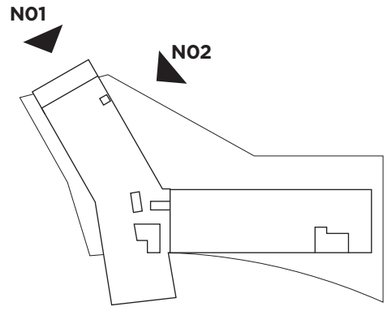


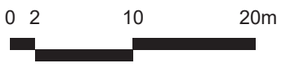
North Elevation 01



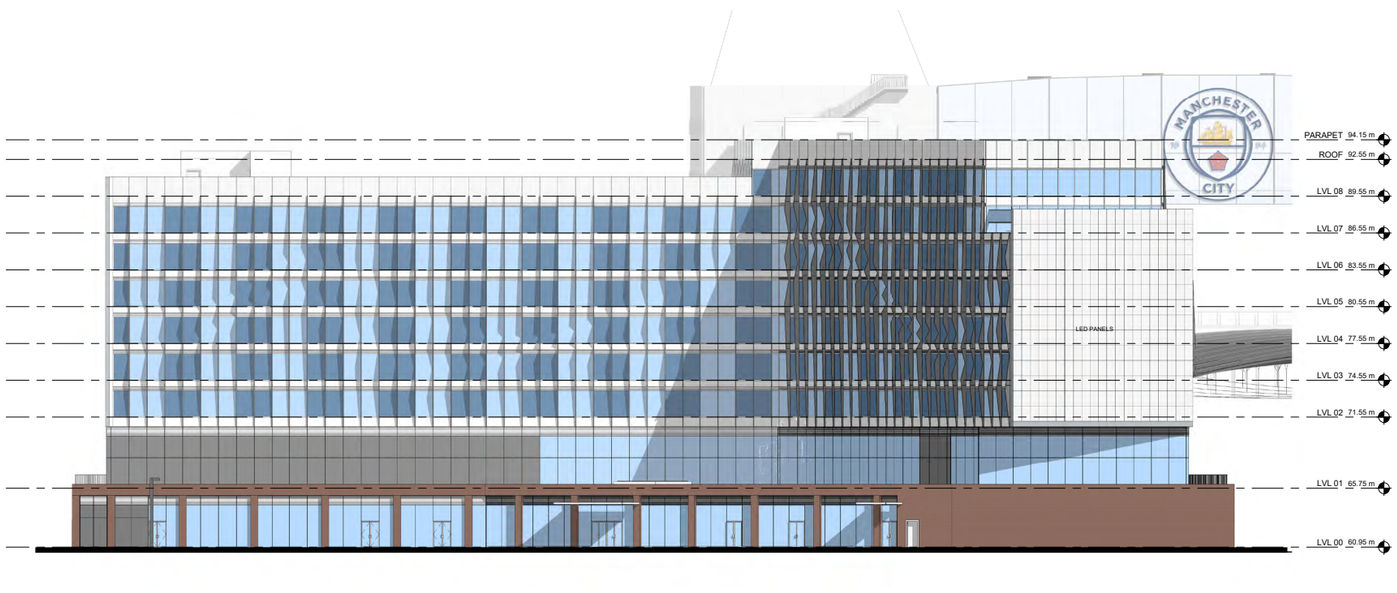
North Elevation 02

- Precast concrete cladding with brick facing
- Glazed curtain wall
- Glazed curtain wall with insulated spandrels
- Metal panel rainscreen cladding
- LED panels



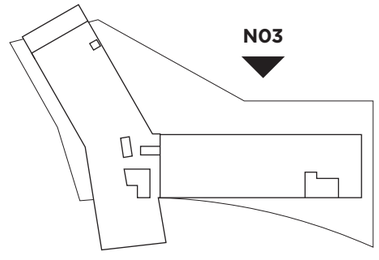


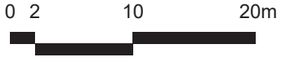
HOTEL ELEVATIONS - NORTH



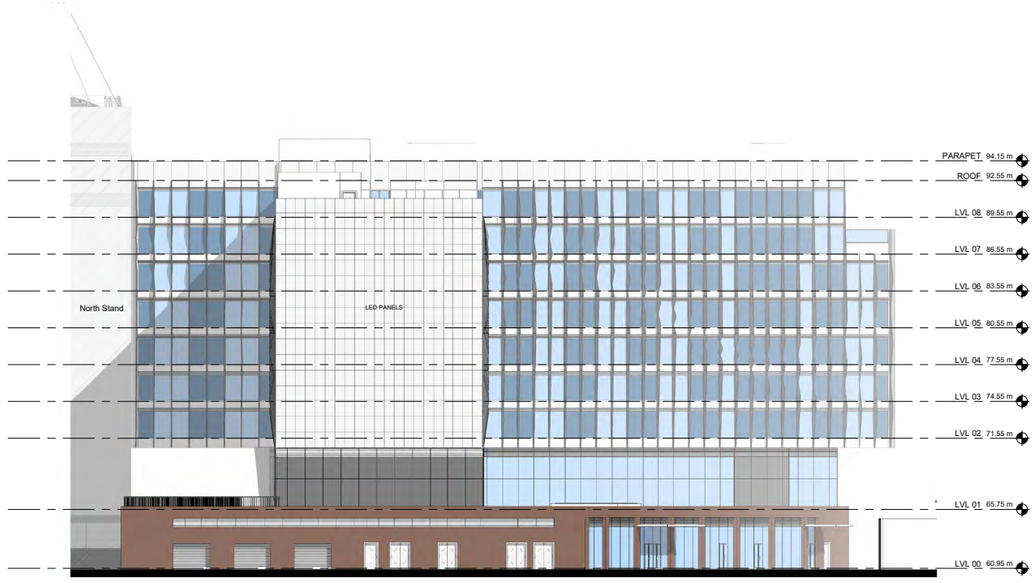
North Elevation 03

- Precast concrete cladding with brick facing
- Glazed curtain wall
- Glazed curtain wall with insulated spandrels
- Metal panel rainscreen cladding
- LED panels





HOTEL ELEVATIONS - EAST



Precast concrete cladding with brick facing

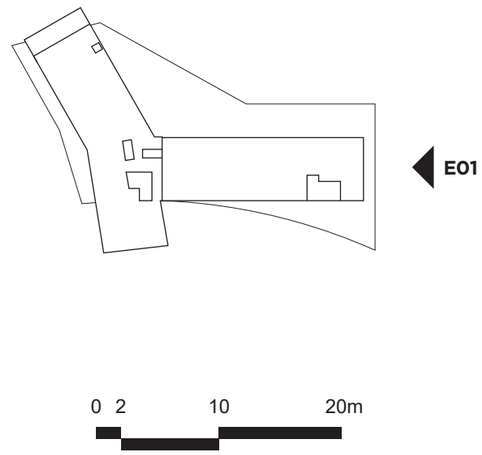
Glazed curtain wall

Glazed curtain wall with insulated spandrels

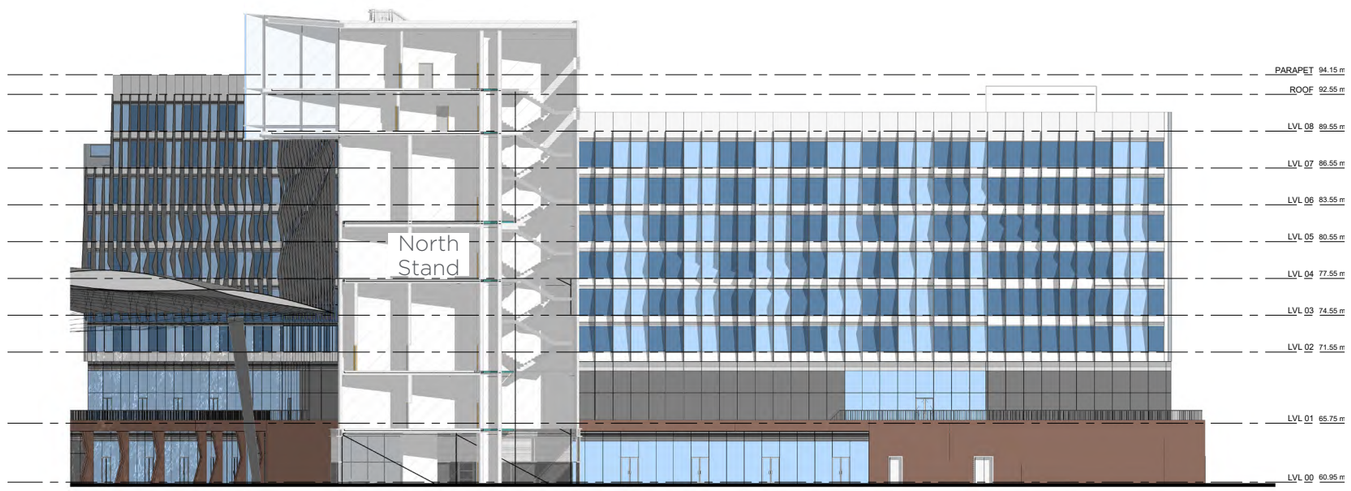
Metal panel rainscreen cladding

LED panels

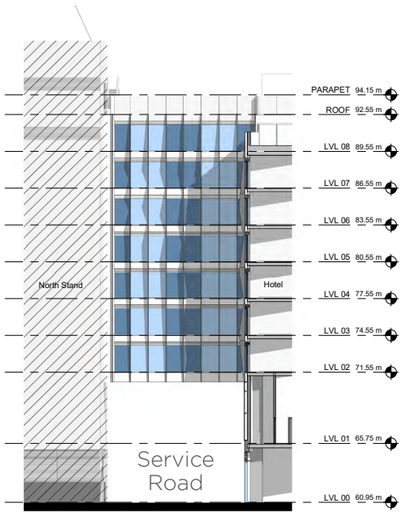
East Elevation 01



HOTEL ELEVATIONS - CITY SQUARE

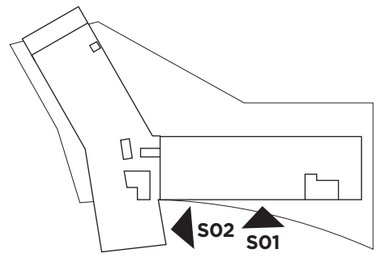


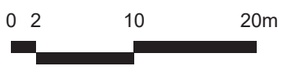
South Elevation 01



South Elevation 02

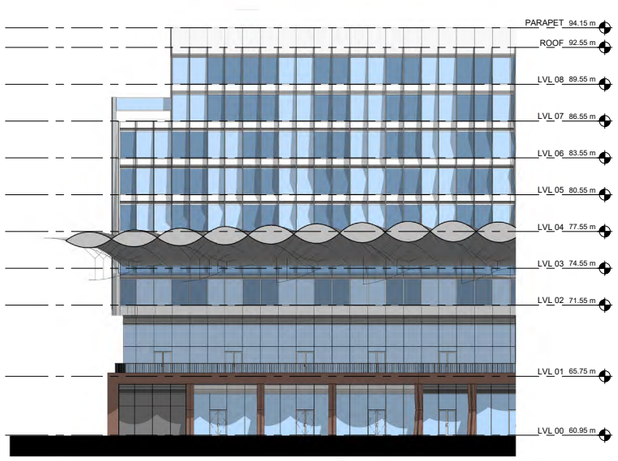
- Precast concrete cladding with brick facing
- Glazed curtain wall
- Glazed curtain wall with insulated spandrels
- Metal panel rainscreen cladding
- LED panels
- Not in Scope



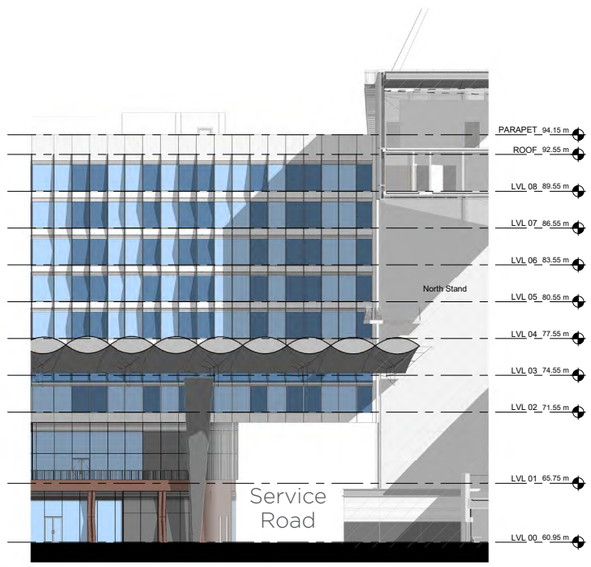


HOTEL ELEVATIONS - CITY SQUARE

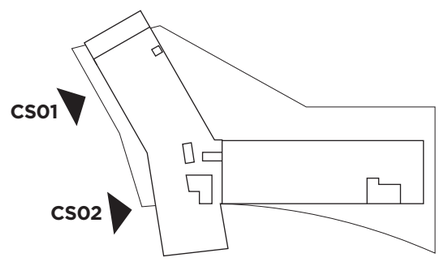
- Precast concrete cladding with brick facing
- Glazed curtain wall
- Glazed curtain wall with insulated spandrels
- Metal panel rainscreen cladding
- LED panels

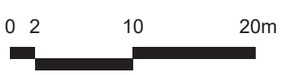


City Square Elevation 01



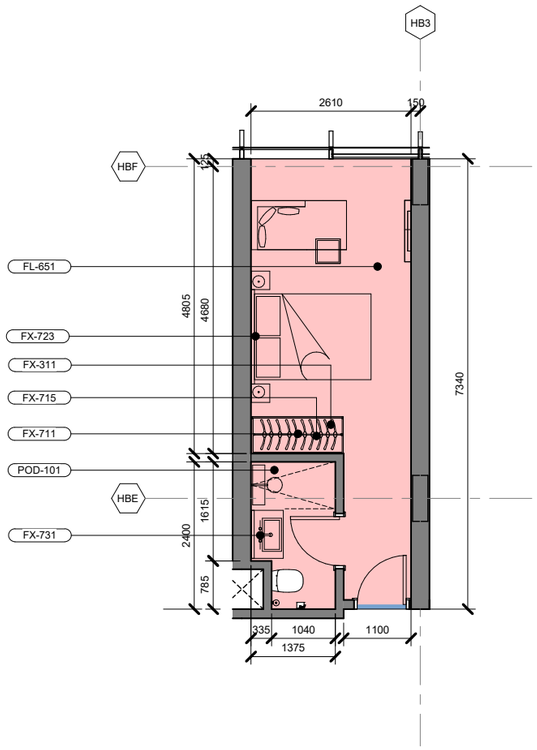
City Square Elevation 02



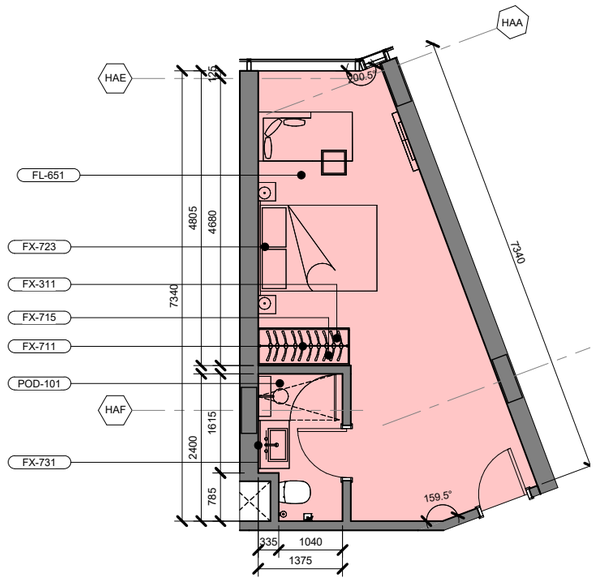


STANDARD / TWIN ROOMS

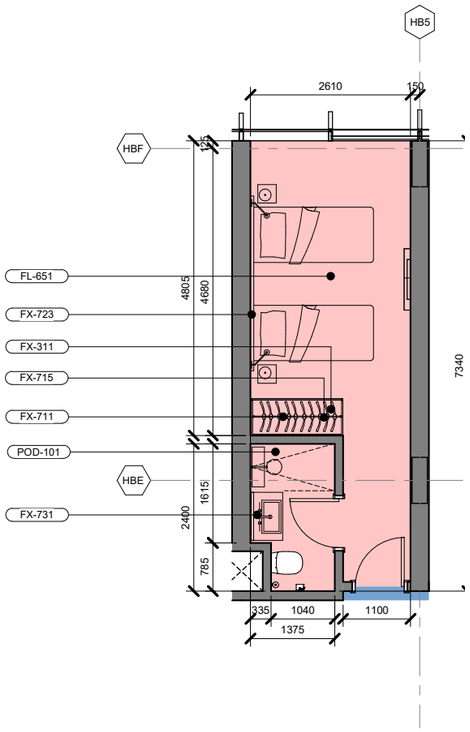
Guestroom Standard + Twin
Guestroom Deluxe + Accessible
Guestroom Suite
Guestroom Presidential



Standard Room



Standard Room

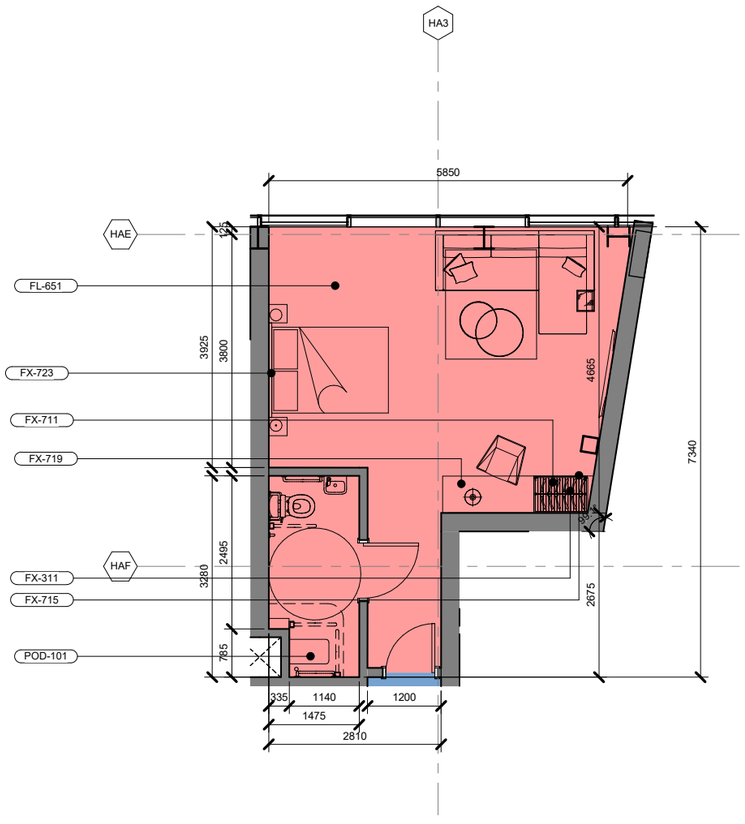


Twin Room

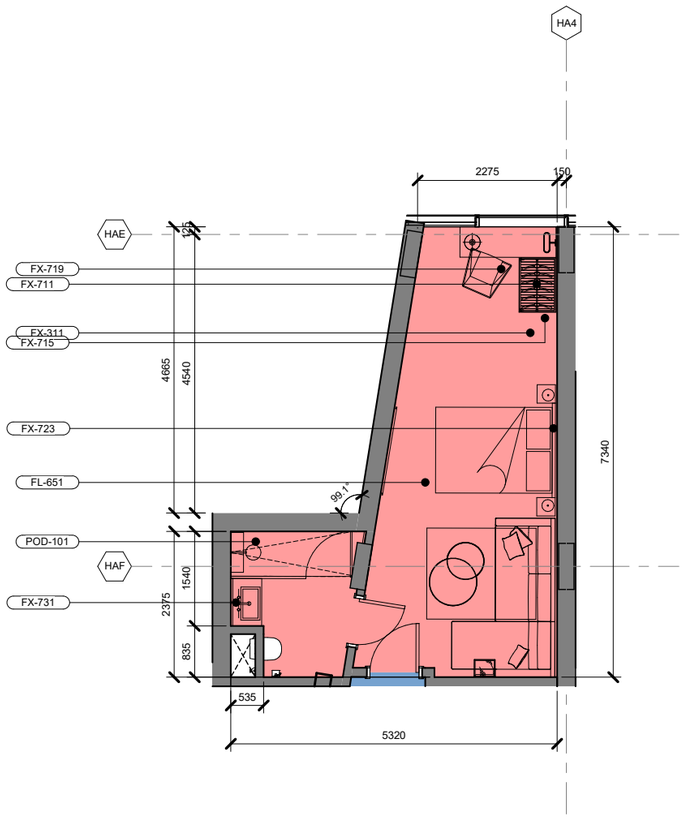
0 0.2 1 2m

DELUXE / ACCESSIBLE ROOMS

- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential



Deluxe / Accessible

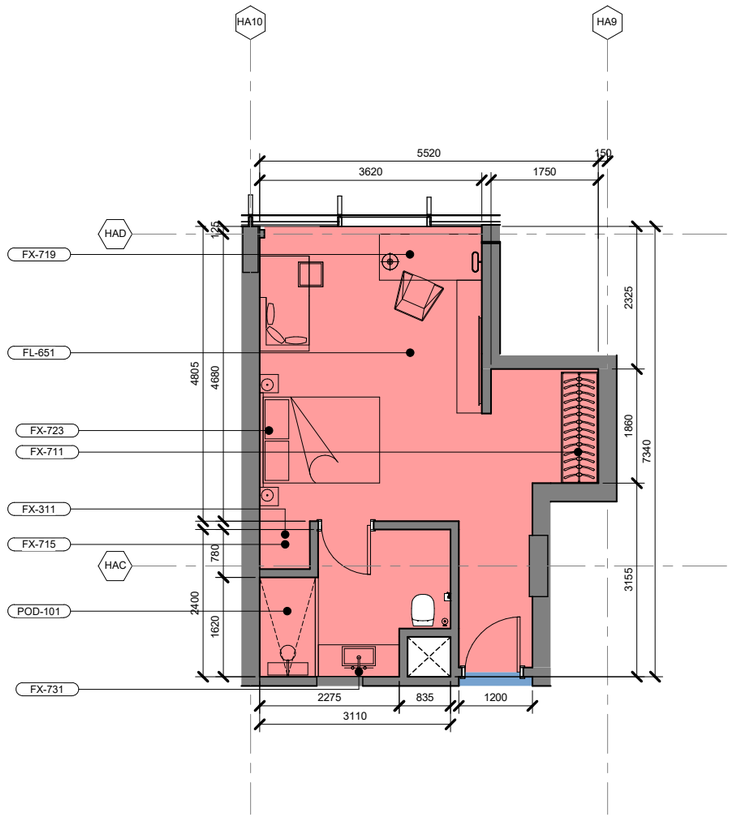


Deluxe

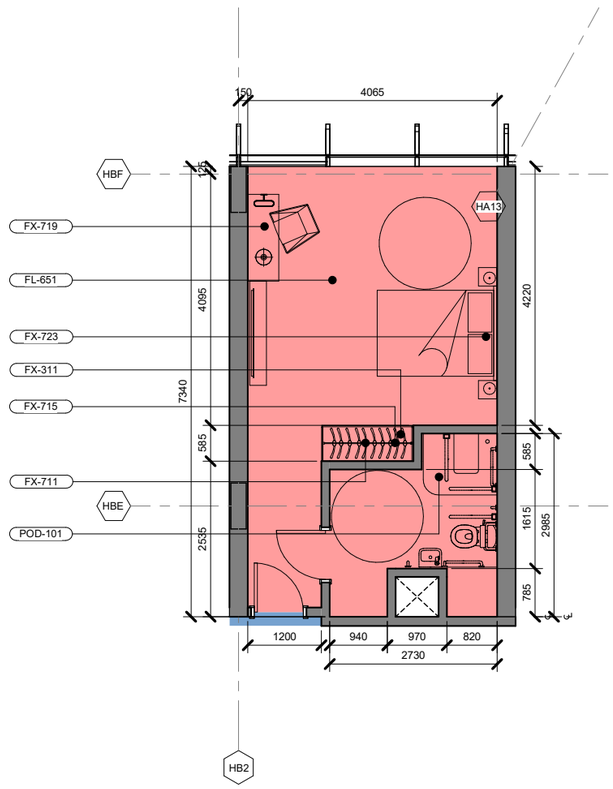
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DELUXE / ACCESSIBLE ROOMS

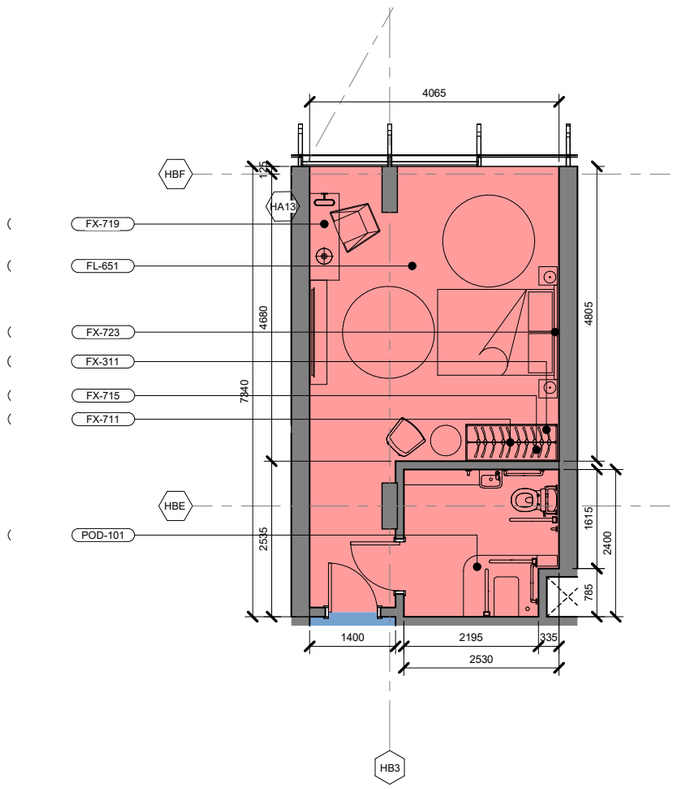
Guestroom Standard + Twin
Guestroom Deluxe + Accessible
Guestroom Suite
Guestroom Presidential



Deluxe



Deluxe / Accessible

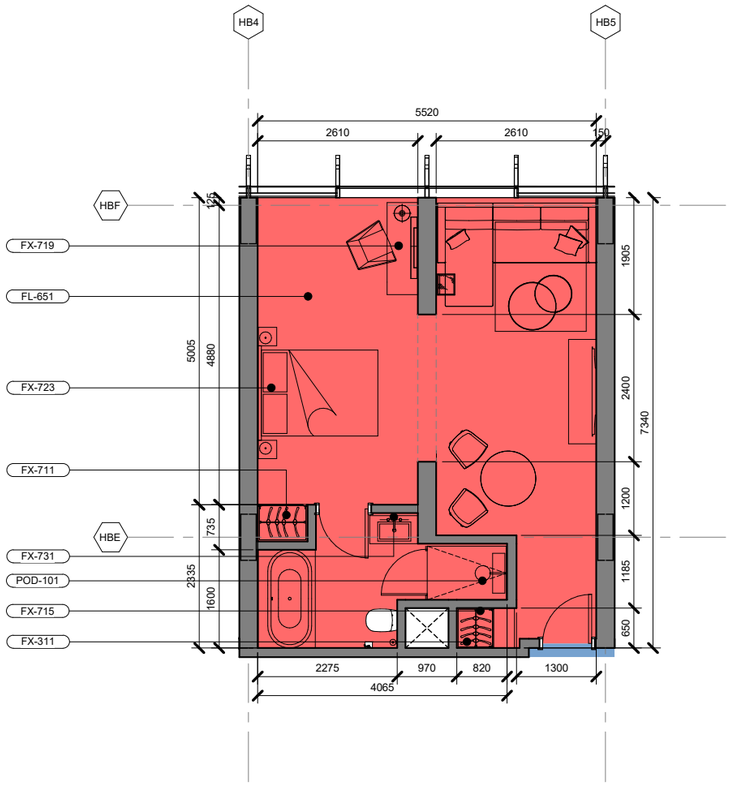


Deluxe / Accessible

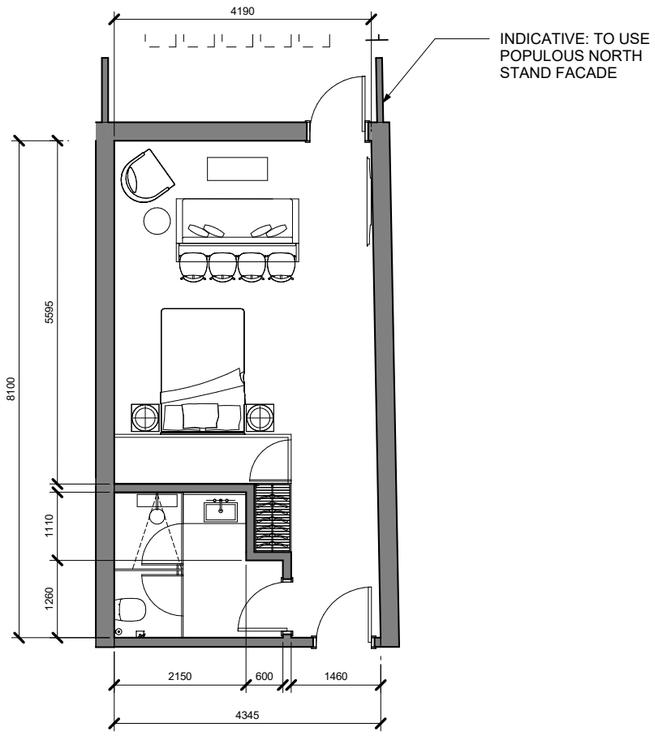
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SUITES

- Guestroom Standard + Twin
- Guestroom Deluxe + Accessible
- Guestroom Suite
- Guestroom Presidential



Suite

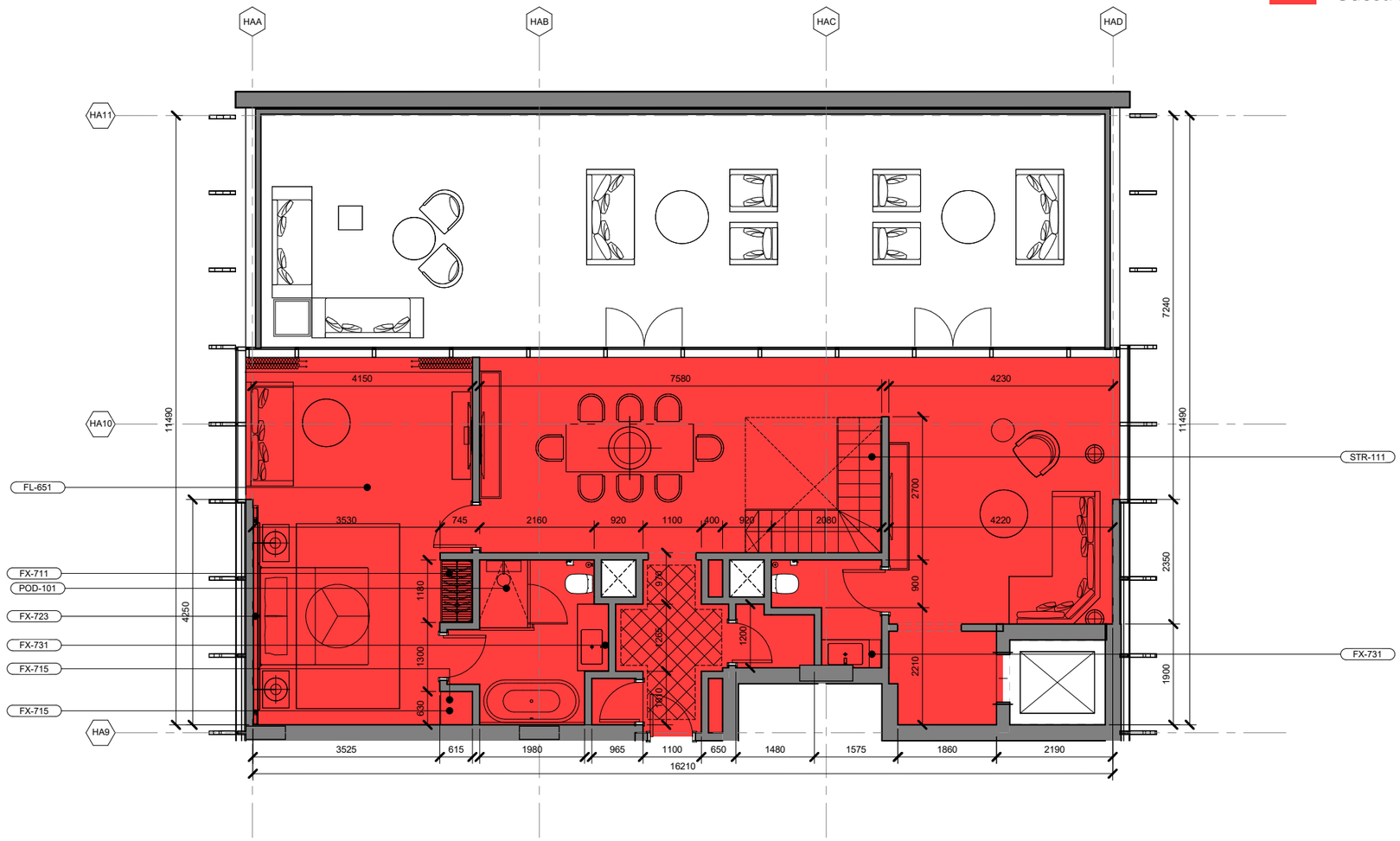


Pitch View Stadium Suite

0 0.2 1 2m

PRESIDENTIAL SUITE

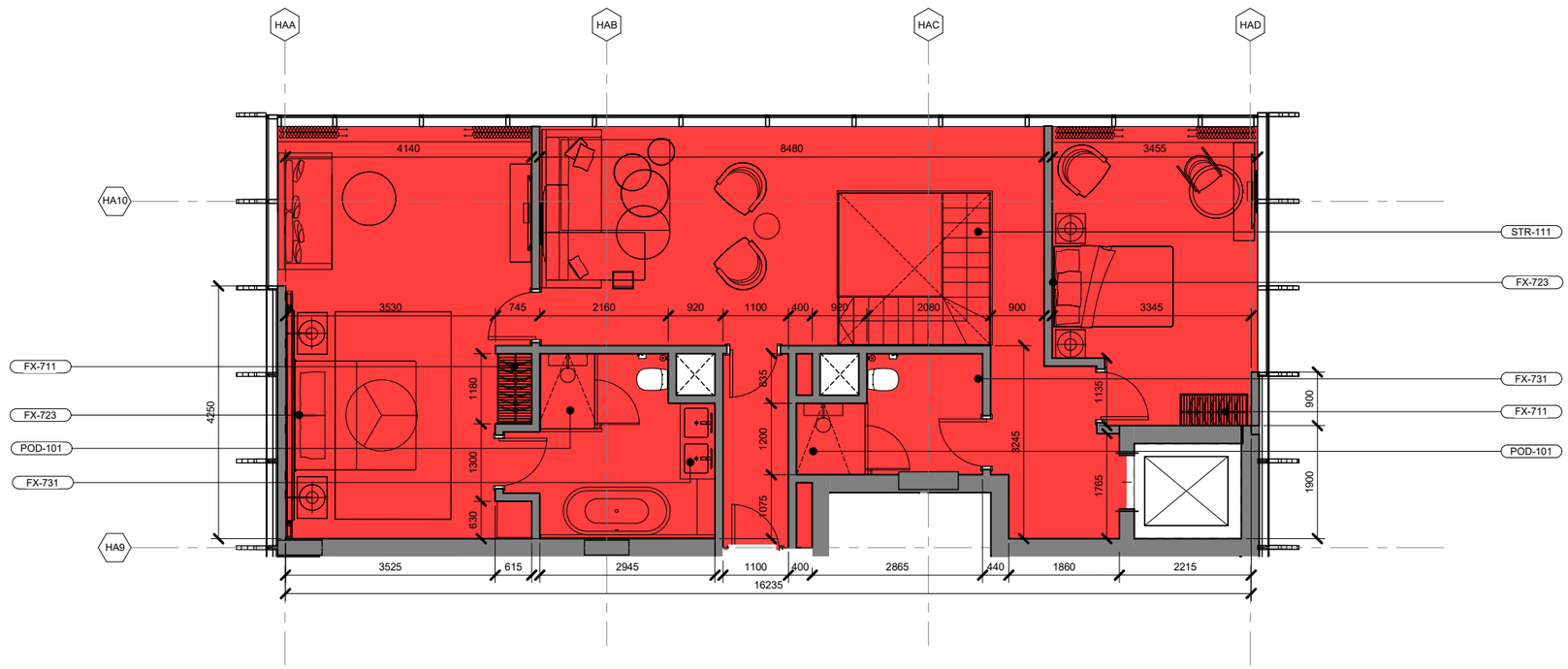
Guestroom Standard + Twin
Guestroom Deluxe + Accessible
Guestroom Suite
Guestroom Presidential



Presidential Suite - Lower Floor

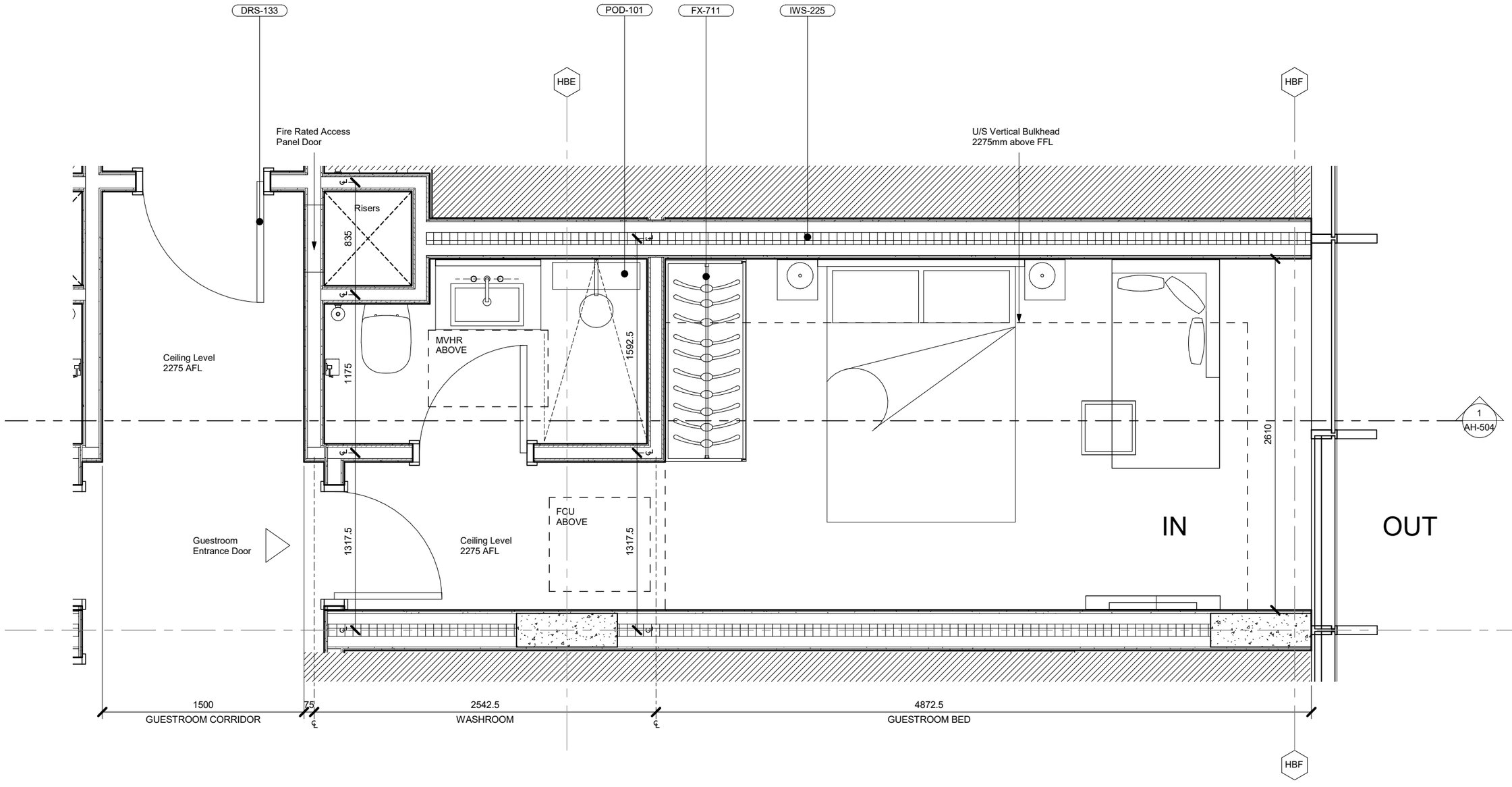
PRESIDENTIAL SUITE

Guestroom Standard + Twin
Guestroom Deluxe + Accessible
Guestroom Suite
Guestroom Presidential

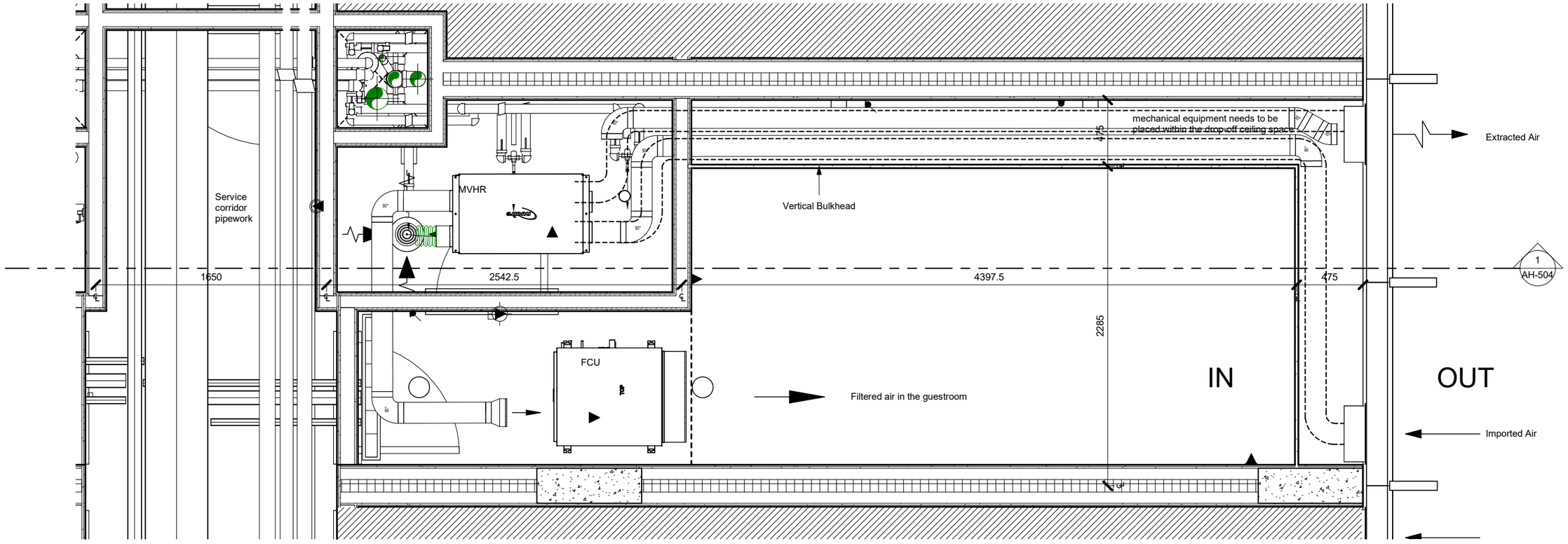


Presidential Suite - Upper Floor

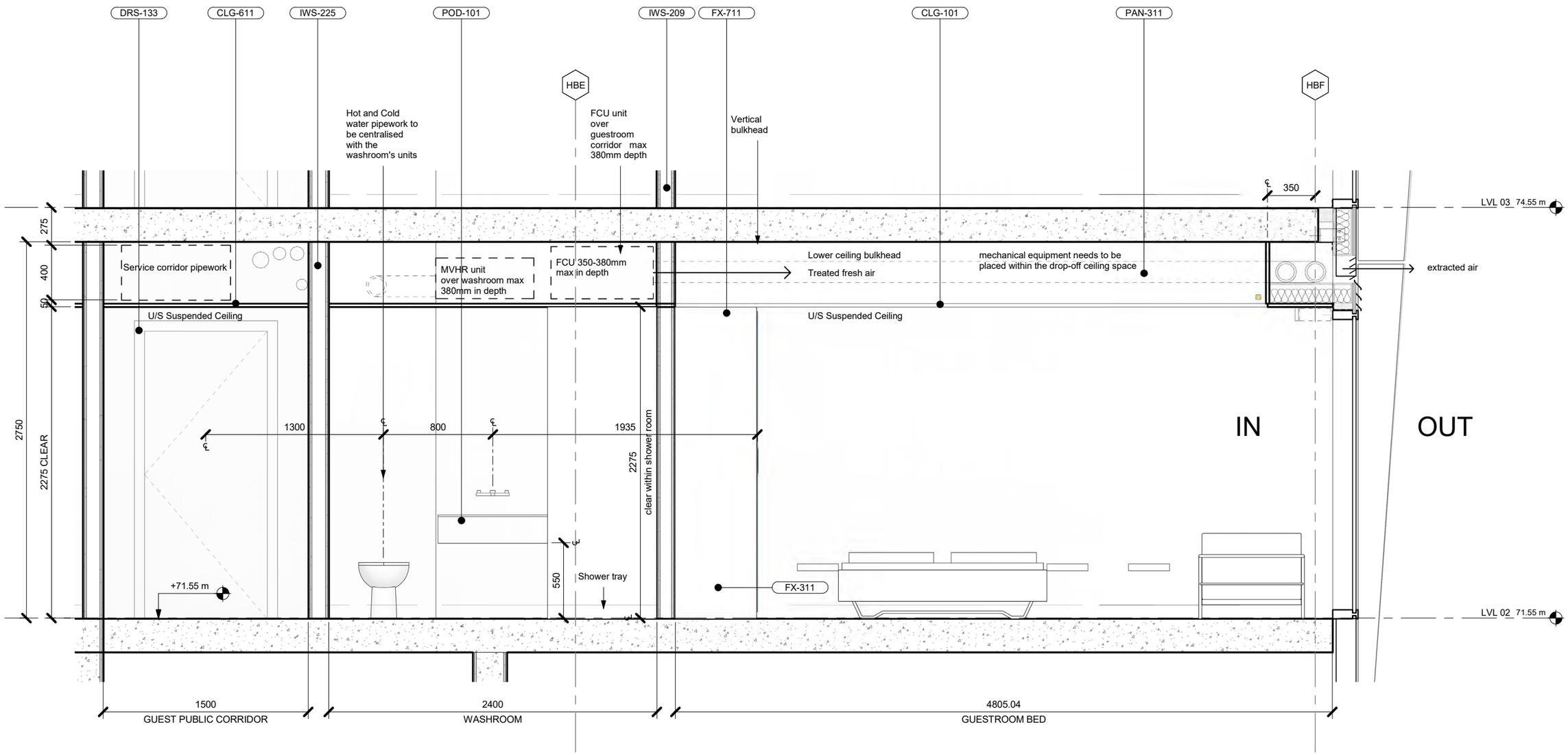
BENCHMARK GUESTROOM - PLAN



BENCHMARK GUESTROOM - CEILING-LEVEL PLAN



BENCHMARK GUESTROOM - SECTION



MCFC North Stand Hotel — WATG

227109 — 12/04/2023

SUMMARY

TOTAL NET AREA - GUESTROOMS	9,662
TOTAL NET AREA - PUBLIC AREAS INC. CITY SQUARE F&B	2,885
TOTAL NET AREA - BACK OF HOUSE	2,247
GRAND TOTAL (NET AREA	**14,794**
GRAND TOTAL (GROSS AREA)	**17,703**

GROSS AREAS PER FLOOR

Level 0	3,006
Level 1	1,731
Level 2	2,002
Level 3	2,002
Level 4	2,002
Level 5	2,002
Level 6	2,002
Level 7	1,921
Level 8	1,036

NO. OF GUEST ROOM KEY:	391
NO. OF GUEST ROOM MOD	439

GUEST ROOM MODULE SIZE	
Width	2.61
Depth	7.34
Net area of module	19.16

ESTIMATED OCCUPANCY	Percent	Occupants
Guests per room		1.50
Guestroom occupancy	80%	469
Restaurant occupancy	80%	375

1. GUESTROOM AREAS

TOTAL AREA - GUEST ROOMS	8,352
TOTAL AREA - BALCONIES	0
CIRCULATION, LINEN & STORAGE	1,310
TOTAL - GUESTROOM AREAS	9,662

2. PUBLIC FACILITIES

NET AREAS AS DESIGNED (m²)

LOBBY

Main lobby	236
Front desk	0
Baggage storage	0
Toilets	40
Other	0
Other	0
Other	0
SUB-TOTAL	276

FOOD & BEVERAGE

All-day dining restaurant	525
Speciality dining restaurant	0
Bar	0
Toilets (total)	22
Other	0
Other	0
Other	0
SUB-TOTAL	547

GUEST CIRCULATION

VIP Lobby	18
Lift Lobbies	363
Other	0
SUB-TOTAL	381

CITY SQUARE F&B

F&B 1&2	765
F&B 3	273
F&B 4	283
Toilets	173
Other	0
SUB-TOTAL	1,493

GUEST AMENITIES

Business centre	0
Gym	188
Spa	0
SUB-TOTAL	188
TOTAL PUBLIC AREAS CIRCULA	0
TOTAL - PUBLIC AREAS	2,885

3. BACK OF HOUSE

NET AREAS AS DESIGNED (m²)

FOOD PREPARATION

Main kitchen	213
Speciality kitchen	0
Function kitchen	0
Room service	0
F&B storage	5
Other	0
SUB-TOTAL	218

BOH DELIVERY

Loading platform	88
General storage	29
Function storage	0
Refuse area	51
Receiving office	25
Security	28
SUB-TOTAL	220

EMPLOYEE FACILITIES

Lockers, showers & toilets	89
Cafeteria	84
Lounge	0
Training & personnel	33
Bike Store	17
SUB-TOTAL	223

HOUSEKEEPING

Laundry	73
Housekeeping & uniform issue	129
Guest laundry	0
Storage	49
SUB-TOTAL	251

REPAIR & MAINTENANCE

Maintenance workshop	0
Other	0
SUB-TOTAL	0

EQUIPMENT ROOMS

Mechanical / electrical	183
Telephone & server rooms	49
Other	0
SUB-TOTAL	232

ADMINISTRATION

Administration and offices	135
Front Office	15
SUB-TOTAL	150
TOTAL BOH CIRCULATION	951
TOTAL - BACK OF HOUSE	2,247

AREA SCHEDULE - Lv00-01

Level	Room Name	Net Internal Area
LVL 00		
BOH CIRCULATION		
3.90 BOH CIRCULATION		
LVL 00	BOH CORRIDOR	207.66 m²
LVL 00	CORRIDOR CORE 4	16.38 m²
LVL 00	FIRE ESCAPE CORRIDOR	16.12 m²
LVL 00	FIRE LOBBY CORE 1	8.7 m²
LVL 00	FIRE LOBBY CORE 2	4.22 m²
LVL 00	GOODS LIFT LOBBY	3.58 m²
LVL 00	GOODS LIFT LOBBY	7.41 m²
LVL 00	STAIR CORE 1	11.96 m²
LVL 00	STAIR CORE 2	13.44 m²
LVL 00	STAIR CORE 4	16.39 m²
BOH CIRCULATION: 10		305.85 m²
CITY SQUARE F&B		
7.10 CITY SQUARE F&B UNIT		
LVL 00	F&B UNIT 1&2	765.31 m²
LVL 00	F&B UNIT 3	272.85 m²
LVL 00	F&B UNIT 4	282.5 m²
7.40 CITY SQUARE RESTROOM		
LVL 00	WC F&B 4	27.84 m²
LVL 00	WC LOBBY NORTH	8.67 m²
LVL 00	WC LOBBY SOUTH	6.66 m²
CITY SQUARE F&B: 6		1,363.82 m²
CITY SQUARE WC		
7.40 CITY SQUARE RESTROOM		
LVL 00	ACCESSIBLE WC NORTH	4.95 m²
LVL 00	ACCESSIBLE WC SOUTH	3.75 m²
LVL 00	WC NORTH	66.57 m²
LVL 00	WC SOUTH	54.21 m²
CITY SQUARE WC: 4		129.48 m²
HOTEL BACK OF HOUSE		
3.20 BOH DELIVERY		
LVL 00	BEVERAGE STORE	11.84 m²
LVL 00	LOADING DOCK	87.66 m²
LVL 00	LOST & FOUND	8.1 m²
LVL 00	PURCHASE	15.46 m²
LVL 00	RECEIVING	9.16 m²
LVL 00	REFUSE	51.23 m²
LVL 00	SECURITY CONTROL ROOM	9.96 m²
LVL 00	SURVEILLANCE OFFICE	9.6 m²
LVL 00	TEMP DRY STORE	13.79 m²
3.30 EMPLOYEE FACILITIES		
LVL 00	BIKE STORE	17.18 m²
LVL 00	HR	8.6 m²
LVL 00	HR DIRECTOR	8.54 m²
LVL 00	HR TRAINER	10.5 m²
LVL 00	INTERVIEWS	5.35 m²
3.40 HOUSEKEEPING		
LVL 00	CLEANING SUPPLY STORE	20.31 m²
LVL 00	HOUSEKEEPING	7.36 m²
LVL 00	HOUSEKEEPING UNIFORM ISSUE	13.53 m²
LVL 00	LAUNDRY CHUTE	4.09 m²
LVL 00	PARTIAL LAUNDRY	68.99 m²
3.60 EQUIPMENT ROOMS		
LVL 00	BUILDING ENTRANCE FACILITY	5.23 m²
LVL 00	BUILDING ENTRANCE FACILITY	7.36 m²
LVL 00	ENW HV	22.32 m²
LVL 00	HV DISTRIBUTION	21.52 m²
3.70 ADMINISTRATION		
LVL 00	FRONT OFFICE	15.03 m²
LVL 00	HOUSEKEEPING MANAGER	13.89 m²
LVL 00	OPEN PLAN OFFICE	121.19 m²
HOTEL BACK OF HOUSE: 26		587.78 m²
HOTEL PUBLIC SPACES		
2.10 LOBBY		
LVL 00	LOBBY	236.25 m²
LVL 00	LOBBY WC	39.63 m²
LVL 00	VIP LOBBY	18.13 m²
HOTEL PUBLIC SPACES: 3		294 m²
LVL 00		2,680.95 m²

AREA SCHEDULE - Lv00-01

Level	Room Name	Net Internal Area
LVL 01		
BOH CIRCULATION		
3.90 BOH CIRCULATION		
LVL 01	BOH CORRIDOR	56.28 m²
LVL 01	BOH CORRIDOR	3.74 m²
LVL 01	CORRIDOR CORE 4	5.78 m²
LVL 01	FIRE ESCAPE CORRIDOR	6.35 m²
LVL 01	FIRE LOBBY CORE 1	7.02 m²
LVL 01	FIRE LOBBY CORE 2	4.22 m²
LVL 01	GOODS LIFT LOBBY	7.27 m²
LVL 01	GOODS LIFT LOBBY	7.41 m²
LVL 01	STAIR CORE 1	11.96 m²
LVL 01	STAIR CORE 2	12.79 m²
LVL 01	STAIR CORE 4	16.39 m²
BOH CIRCULATION: 11		139.2 m²
GYM		
2.80 GYM		
LVL 01	GYM	118.85 m²
LVL 01	GYM ACCESSIBLE WC	5.41 m²
LVL 01	GYM FEMALE WC	28.44 m²
LVL 01	GYM MALE WC	25.76 m²
LVL 01	GYM STORE	9.25 m²
GYM: 5		187.71 m²
HOTEL BACK OF HOUSE		
3.10 FOOD PREPARATION		
LVL 01	CHIEF CHEF OFFICE	7.19 m²
LVL 01	DISH WASH	8.57 m²
LVL 01	KITCHEN	189.62 m²
LVL 01	POT WASH	7.44 m²
LVL 01	STORE	5.37 m²
3.20 BOH DELIVERY		
LVL 01	STORE	3.58 m²
3.30 EMPLOYEE FACILITIES		
LVL 01	STAFF CHANGING AND WC - DISABLED	4.45 m²
LVL 01	STAFF CHANGING AND WC - FEMALE	43.31 m²
LVL 01	STAFF CHANGING AND WC - MALE	40.96 m²
LVL 01	STAFF DINING AND LOUNGE	84.33 m²
3.40 HOUSEKEEPING		
LVL 01	HOUSEKEEPING	8 m²
3.60 EQUIPMENT ROOMS		
LVL 01	LV DISTRIBUTION	37.64 m²
LVL 01	MAIN EQUIPMENT ROOM	23.71 m²
LVL 01	MEP	57.72 m²
LVL 01	MEP INTERFACE ROOM	7.48 m²
LVL 01	TELECOMMS ROOM	9.51 m²
3.90 BOH CIRCULATION		
LVL 01	BOH CORRIDOR	24.42 m²
HOTEL BACK OF HOUSE: 17		563.3 m²
HOTEL F&B		
2.60 RESTAURANT		
LVL 01	ALL DAY DINING AND BAR	524.7 m²
HOTEL F&B: 1		524.7 m²
HOTEL PUBLIC SPACES		
2.10 LOBBY		
LVL 01	LIFT LOBBY	56.17 m²
2.60 RESTAURANT		
LVL 01	ALL DAY DINING WC	22.13 m²
HOTEL PUBLIC SPACES: 2		78.3 m²
LVL 01		1,493.2 m²
		4,174.15 m²

AREA SCHEDULE - Lv02-08

Level	Count	Room Name	Net Internal Area
LVL 02			
1.10 GUESTROOM STANDARD			
LVL 02	46	GR STANDARD A	860.76 m²
LVL 02	16	GR STANDARD B	299.46 m²
LVL 02	1	GR STANDARD C	24.17 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 02	1	GR DELUXE C	31.59 m²
LVL 02	1	GR DELUXE D	33.07 m²
LVL 02	1	GR STANDARD D	24.59 m²
1.70 GUESTROOM CIRCULATION			
LVL 02	1	GUESTROOM CORRIDOR	205.34 m²
2.10 LOBBY			
LVL 02	1	LIFT LOBBY	55.04 m²
3.40 HOUSEKEEPING			
LVL 02	2	HOUSEKEEPING	15.48 m²
LVL 02	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 02	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 02	1	FIRE LOBBY CORE 1	7.08 m²
LVL 02	1	FIRE LOBBY CORE 2	4.22 m²
LVL 02	2	GOODS LIFT LOBBY	14.73 m²
LVL 02	1	STAIR CORE 1	11.96 m²
LVL 02	1	STAIR CORE 2	12.79 m²
LVL 02	1	STAIR CORE 4	16.39 m²
9.10 VOID			
LVL 02	1	ELECTRICAL RISER	1.78 m²
LVL 02	1	MECHANICAL PIPE RISER	2.45 m²
LVL 02	1	SPRINKLER MAIN & DRY RISER	1.26 m²
LVL 02	1	TECHNOLOGY RISER	1.02 m²
LVL 02			1,632.45 m²
LVL 03			
1.10 GUESTROOM STANDARD			
LVL 03	46	GR STANDARD A	860.76 m²
LVL 03	16	GR STANDARD B	299.46 m²
LVL 03	1	GR STANDARD C	24.17 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 03	1	GR DELUXE C	31.6 m²
LVL 03	1	GR DELUXE D	33.07 m²
LVL 03	1	GR STANDARD D	24.59 m²
1.70 GUESTROOM CIRCULATION			
LVL 03	1	GUESTROOM CORRIDOR	205.34 m²
2.10 LOBBY			
LVL 03	1	LIFT LOBBY	55.04 m²
3.40 HOUSEKEEPING			
LVL 03	2	HOUSEKEEPING	15.48 m²
LVL 03	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 03	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 03	1	FIRE LOBBY CORE 1	7.08 m²
LVL 03	1	FIRE LOBBY CORE 2	4.22 m²
LVL 03	2	GOODS LIFT LOBBY	14.73 m²
LVL 03	1	STAIR CORE 1	11.96 m²
LVL 03	1	STAIR CORE 2	12.79 m²
LVL 03	1	STAIR CORE 4	16.39 m²
LVL 03			1,625.95 m²
LVL 04			
1.10 GUESTROOM STANDARD			
LVL 04	46	GR STANDARD A	860.76 m²
LVL 04	16	GR STANDARD B	299.46 m²
LVL 04	1	GR STANDARD C	24.17 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 04	1	GR DELUXE C	31.6 m²
LVL 04	1	GR DELUXE D	33.07 m²
LVL 04	1	GR STANDARD D	24.59 m²
1.70 GUESTROOM CIRCULATION			
LVL 04	1	GUESTROOM CORRIDOR	205.35 m²
2.10 LOBBY			
LVL 04	1	LIFT LOBBY	55.04 m²
3.40 HOUSEKEEPING			
LVL 04	2	HOUSEKEEPING	15.48 m²
LVL 04	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 04	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 04	1	FIRE LOBBY CORE 1	7.08 m²
LVL 04	1	FIRE LOBBY CORE 2	4.22 m²
LVL 04	2	GOODS LIFT LOBBY	14.73 m²
LVL 04	1	STAIR CORE 1	11.96 m²
LVL 04	1	STAIR CORE 2	12.79 m²
LVL 04	1	STAIR CORE 4	16.39 m²
LVL 04			1,625.96 m²

AREA SCHEDULE - Lv02-08

Level	Count	Room Name	Net Internal Area
LVL 05			
1.10 GUESTROOM STANDARD			
LVL 05	48	GR STANDARD A	898.2 m²
LVL 05	15	GR STANDARD B	280.73 m²
LVL 05	1	GR STANDARD C	24.17 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 05	1	GR DELUXE C	31.6 m²
LVL 05	1	GR DELUXE D	33.07 m²
LVL 05	1	GR STANDARD D	24.59 m²
1.70 GUESTROOM CIRCULATION			
LVL 05	1	GUESTROOM CORRIDOR	205.59 m²
2.10 LOBBY			
LVL 05	1	LIFT LOBBY	35.41 m²
3.40 HOUSEKEEPING			
LVL 05	2	HOUSEKEEPING	15.48 m²
LVL 05	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 05	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 05	1	FIRE LOBBY CORE 1	7.08 m²
LVL 05	1	FIRE LOBBY CORE 2	4.22 m²
LVL 05	2	GOODS LIFT LOBBY	14.73 m²
LVL 05	1	STAIR CORE 1	11.96 m²
LVL 05	1	STAIR CORE 2	12.79 m²
LVL 05	1	STAIR CORE 4	16.39 m²
LVL 05			1,625.29 m²
LVL 06			
1.10 GUESTROOM STANDARD			
LVL 06	23	GR STANDARD A	430.28 m²
LVL 06	10	GR STANDARD B	187.17 m²
LVL 06	1	GR STANDARD C	24.17 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 06	2	GR ACCESSIBLE A	57.94 m²
LVL 06	2	GR ACCESSIBLE B	57.75 m²
LVL 06	1	GR DELUXE C	31.6 m²
LVL 06	1	GR DELUXE D	33.07 m²
LVL 06	1	GR STANDARD D	24.59 m²
1.40 GUESTROOM SUITE			
LVL 06	12	GR SUITE	473.36 m²
1.70 GUESTROOM CIRCULATION			
LVL 06	1	GUESTROOM CORRIDOR	202.87 m²
2.10 LOBBY			
LVL 06	1	LIFT LOBBY	35.41 m²
3.40 HOUSEKEEPING			
LVL 06	2	HOUSEKEEPING	15.48 m²
LVL 06	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 06	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 06	1	FIRE LOBBY CORE 1	7.08 m²
LVL 06	1	FIRE LOBBY CORE 2	4.22 m²
LVL 06	2	GOODS LIFT LOBBY	14.73 m²
LVL 06	1	STAIR CORE 1	11.96 m²
LVL 06	1	STAIR CORE 2	12.79 m²
LVL 06	1	STAIR CORE 4	16.39 m²
LVL 06			1,650.13 m²
LVL 07			
1.10 GUESTROOM STANDARD			
LVL 07	19	GR STANDARD A	355.56 m²
LVL 07	6	GR STANDARD B	112.31 m²
LVL 07	1	GR STANDARD C	24.17 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 07	2	GR ACCESSIBLE A	57.94 m²
LVL 07	2	GR ACCESSIBLE B	57.75 m²
LVL 07	1	GR DELUXE D	33.06 m²
LVL 07	1	GR STANDARD D	24.59 m²
1.40 GUESTROOM SUITE			
LVL 07	13	GR SUITE	512.34 m²
1.50 GUESTROOM PRESIDENTIAL			
LVL 07	1	GR PRESIDENTIAL SUITE	106.15 m²
1.70 GUESTROOM CIRCULATION			
LVL 07	1	GUESTROOM CORRIDOR	183.94 m²
2.10 LOBBY			
LVL 07	1	LIFT LOBBY	35.41 m²
3.40 HOUSEKEEPING			
LVL 07	2	HOUSEKEEPING	15.48 m²
LVL 07	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 07	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 07	1	FIRE LOBBY CORE 1	7.08 m²
LVL 07	1	FIRE LOBBY CORE 2	4.22 m²
LVL 07	2	GOODS LIFT LOBBY	14.73 m²
LVL 07	1	STAIR CORE 1	11.96 m²
LVL 07	1	STAIR CORE 2	12.79 m²
LVL 07	1	STAIR CORE 4	16.39 m²
LVL 07			1,595.15 m²

AREA SCHEDULE - Lv02-08

Level	Count	Room Name	Net Internal Area
LVL 08			
1.10 GUESTROOM STANDARD			
LVL 08	15	GR STANDARD A	280.86 m²
LVL 08	9	GR STANDARD B	168.45 m²
LVL 08	1	GR STANDARD C	24.18 m²
1.20 GUESTROOM DELUXE + ACCESSIBLE			
LVL 08	1	GR DELUXE D	33.06 m²
LVL 08	1	GR STANDARD D	24.59 m²
1.50 GUESTROOM PRESIDENTIAL			
LVL 08	1	GR PRESIDENTIAL SUITE	103.96 m²
1.70 GUESTROOM CIRCULATION			
LVL 08	1	GUESTROOM CORRIDOR	102.21 m²
2.10 LOBBY			
LVL 08	1	LIFT LOBBY	35.39 m²
3.40 HOUSEKEEPING			
LVL 08	1	HOUSEKEEPING	7.48 m²
LVL 08	1	STORE	3.58 m²
3.60 EQUIPMENT ROOMS			
LVL 08	1	TELECOMMS ROOM	5.71 m²
3.90 BOH CIRCULATION			
LVL 08	1	BOH CORRIDOR	9.1 m²
LVL 08	1	FIRE LOBBY CORE 2	4.22 m²
LVL 08	1	GOODS LIFT LOBBY	7.27 m²
LVL 08	1	STAIR CORE 1	15.31 m²
LVL 08	1	STAIR CORE 2	12.79 m²
LVL 08	1	STAIR CORE 4	16.39 m²
LVL 08			854.54 m²
ROOF			
3.40 HOUSEKEEPING			
ROOF	1	STORE	3.58 m²
3.90 BOH CIRCULATION			
ROOF	1	STAIR CORE 2	13.62 m²
ROOF			17.2 m²
			10,626.69 m²



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WATG POPULOUS

CITY SQUARE

4.4


CITY STORE

POPULOUS

CITY SQUARE

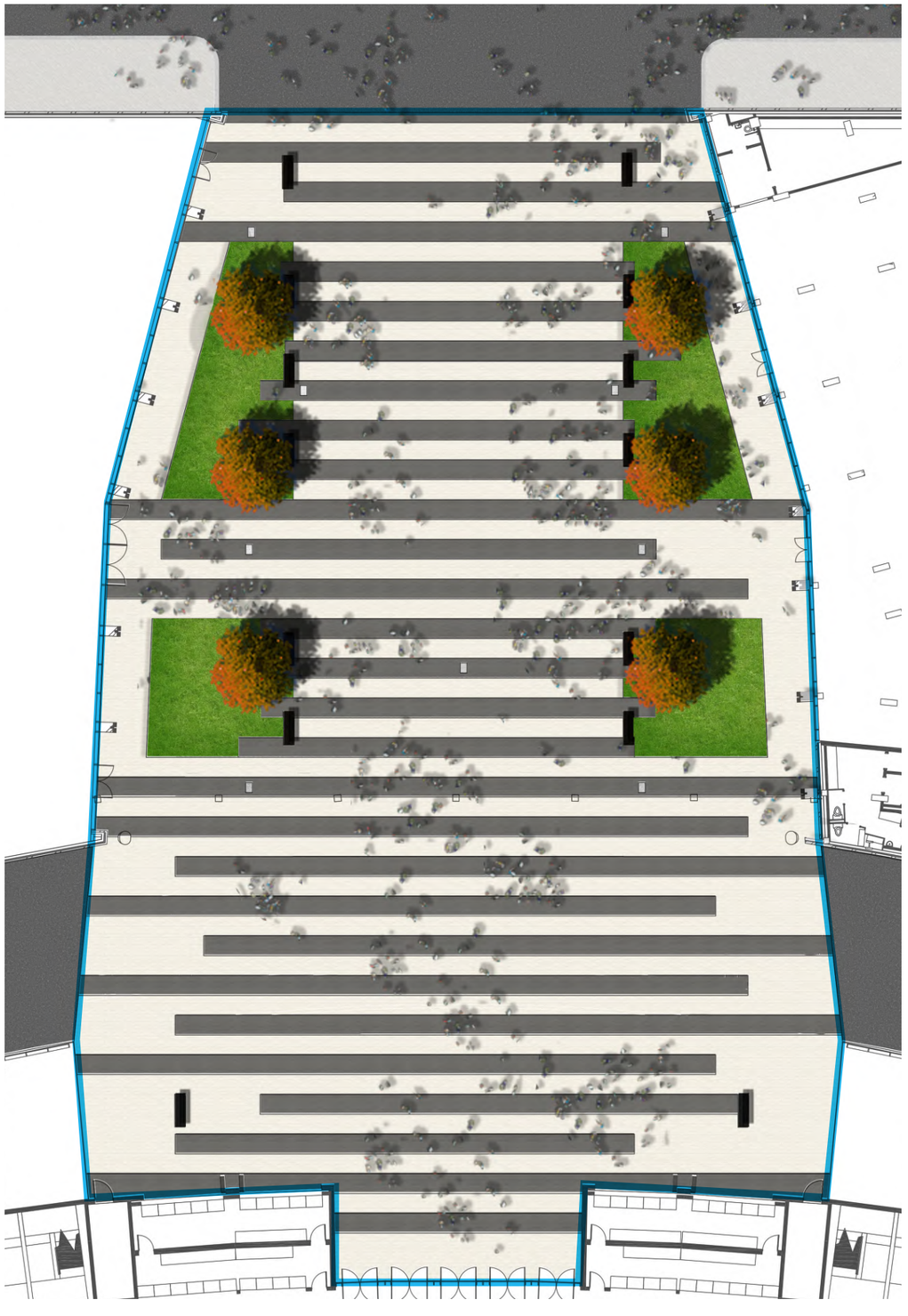
Sat at the heart of the developement is a covered square, linking the commercial and hotel blocks.

The frontages of this space are softened via the use of brickwork and glazing to the club shop and Food and Beverage offers, sat within the plinths of the hotel and commercial blocks.

City Square is open and available to be used outside of matchdays and event days and activity will be supported by the Club Shop and F&B units, museum, and interactive visitor experiences. The space has been designed to accommodate for events, including community events and various formats.

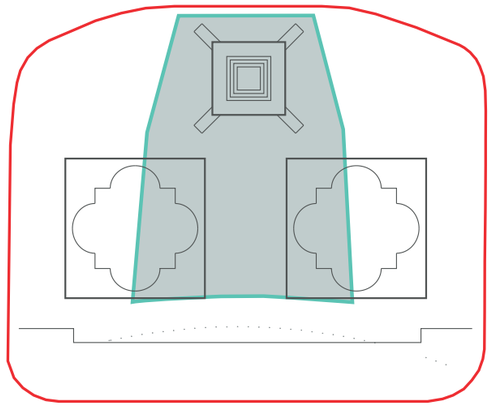
On matchdays this space replaces the current City Square, as a gathering socializing and meeting place pre and post game. The New City square, is intended to be utilized far more than its predecesor as a result of being covered by a canopy protecting it from the weather.

WC provision, sized for a matchday crowd, is set within the footprint of the ground floor level of the hotel.



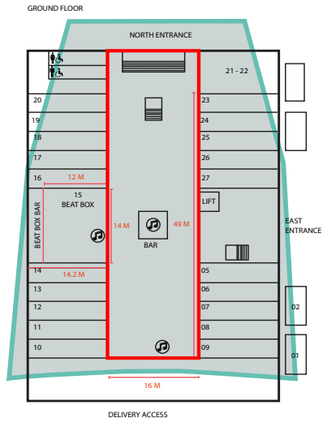
POPULOUS

PROJECT BENCHMARKS



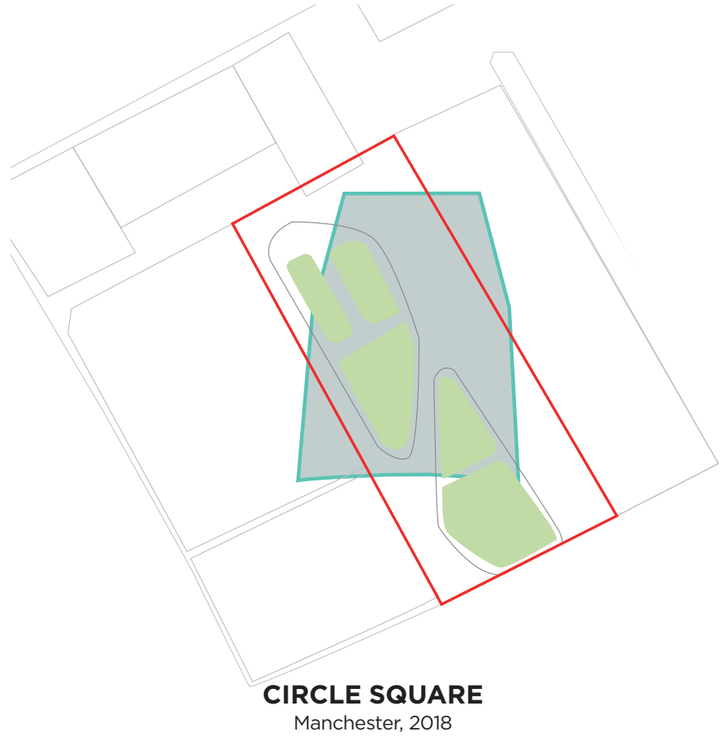
TRAFALGAR SQUARE
London, 1820's - 1840's

ABOUT 15 MILLION TOURISTS VISIT TRAFALGAR SQUARE EVERY YEAR.



WEMBLEY BOX PARK
London, 2018

2M VISITORS TO WEMBLEY STADIUM, WITH A CAPACITY OF 90,000 PEOPLE.



CIRCLE SQUARE
Manchester, 2018

74,000 STUDENTS AND 79,000 PEOPLE WORK THERE. IT FORMS 17% OF THE CITY'S WORKFORCE.







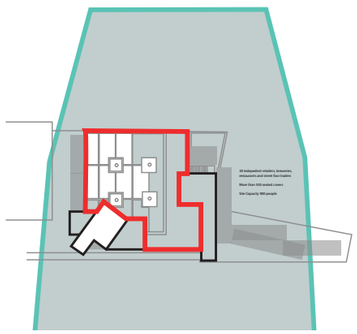






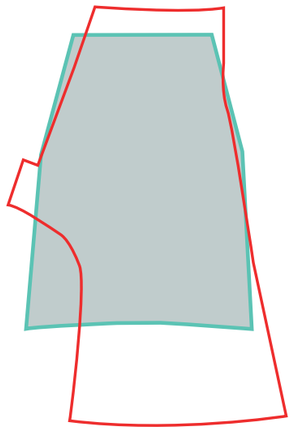
POPULOUS

PROJECT BENCHMARKS



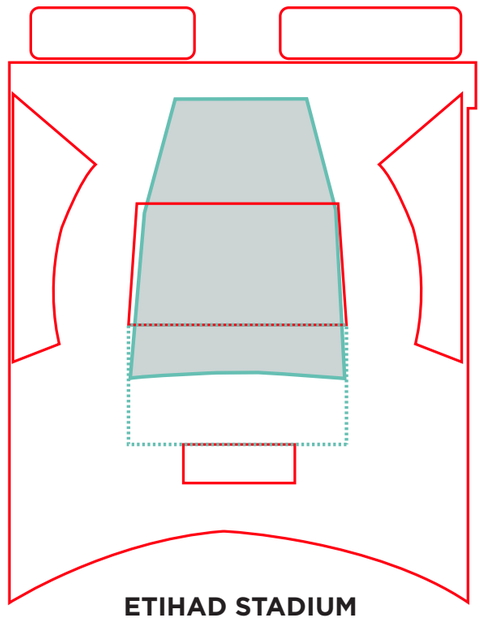
HATCH
Manchester, 2017

WITH OVER 30 INDEPENDENT RETAILERS, BREWERIES, RESTAURANTS, AND STREET FOOD TRADERS AND MORE THAN 350 SEATED COVERS.



THE 02 PENINSULA
London, 2007

ALMOST 9 MILLION VISITORS COME TO THE O2 EACH YEAR.



ETIHAD STADIUM
Manchester, 2002

THE CLUB HAS BOASTED MORE THAN 36,000 SEASON TICKET HOLDERS EACH SEASON, SINCE 2010.







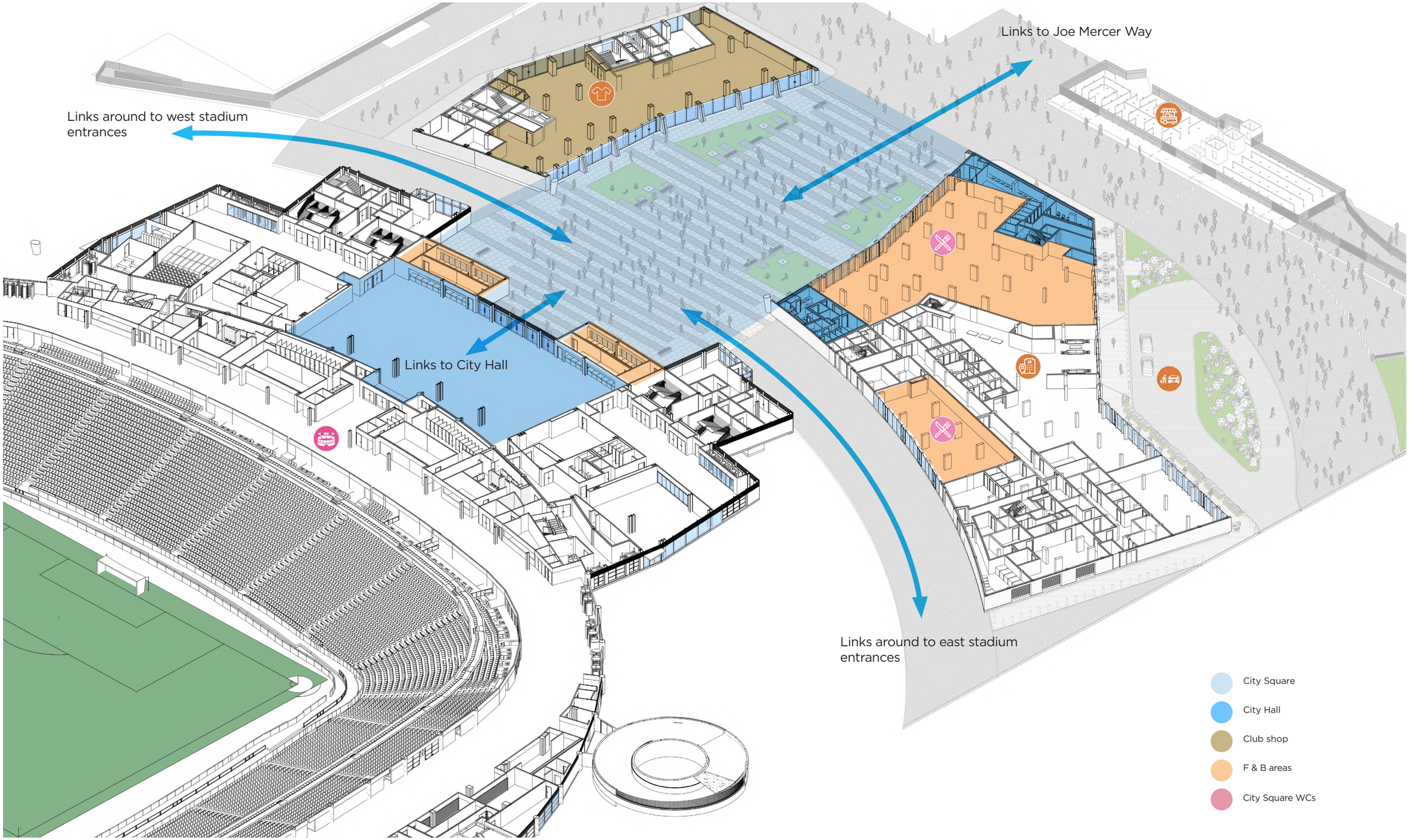






POPULOUS

CITY SQUARE

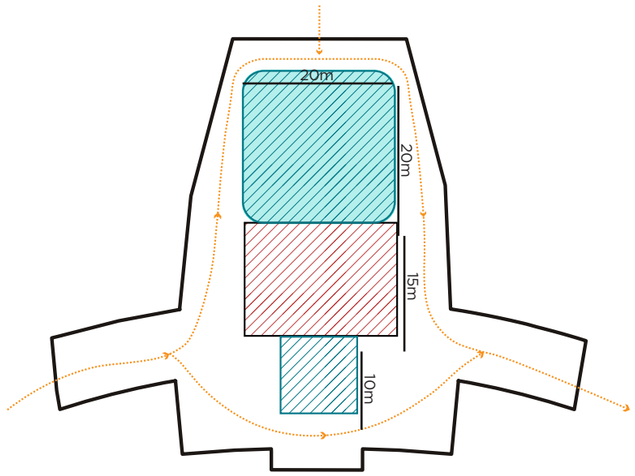



MANCHESTER
CITY
CITYSTOR

POPULOUS

EVENT OVERLAY STUDY

Ice Skating



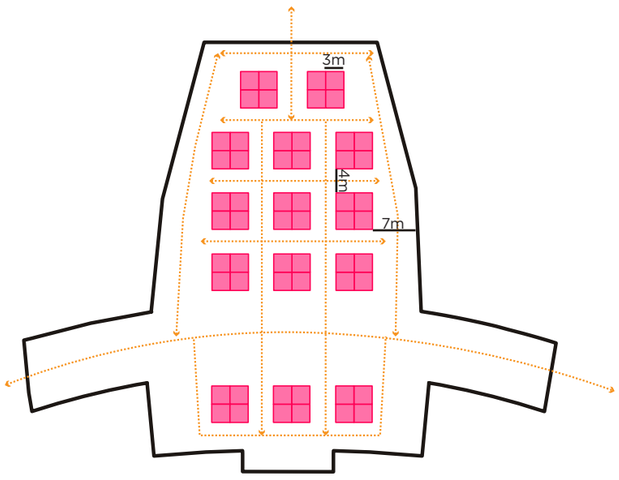
Skating Area = 400sqm



Precedent: Somerset House Ice Rink (London, UK)

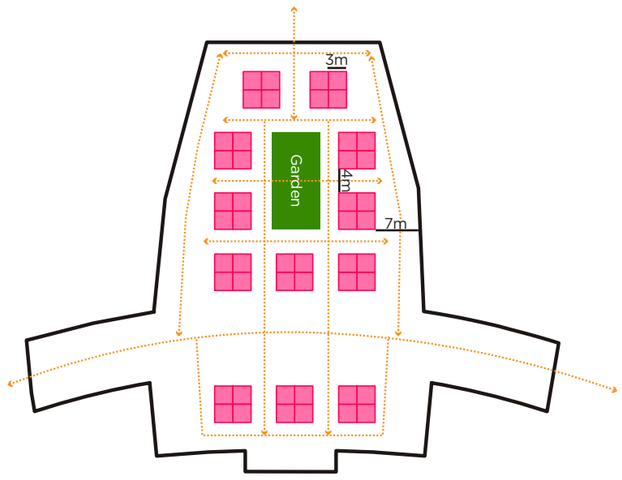
Market

Option 1



Market stalls: 56
Market stall area = 360sqm

Option 2



Market stalls: 32
Market stall area = 288sqm

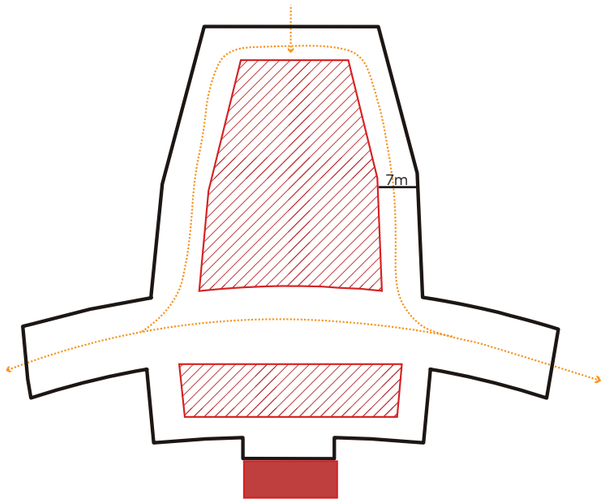


Precedent: Southbank Centre Market (London,UK)

POPULOUS

EVENT OVERLAY STUDY

Outdoor Concert

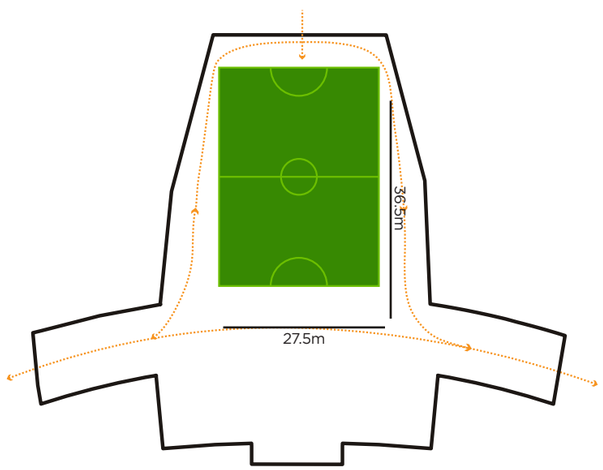


Crowd Area = 900sqm
Holding Capacity: 2700 people (3 people/sqm)

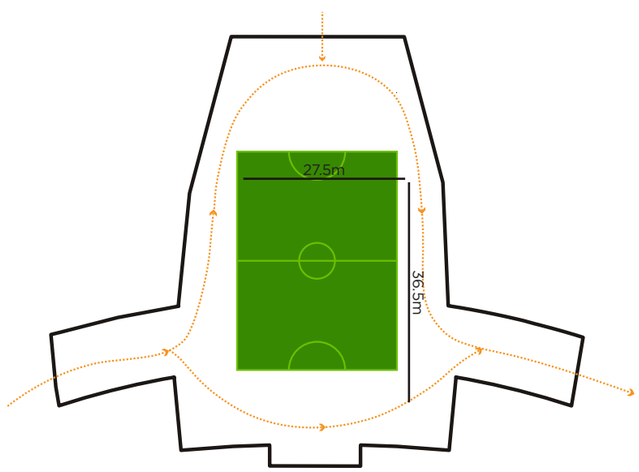


Five-A-Side Football

Option 1



Option 2



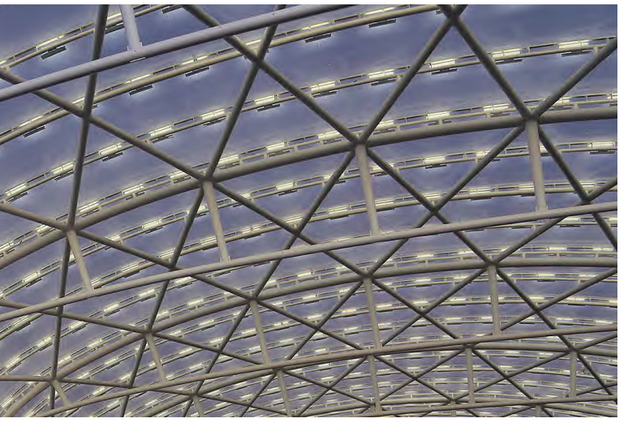


Precedent: UEFA Champions Festival (Madrid, Spain)
April 2023 | **Etihad Stadium** North Stand

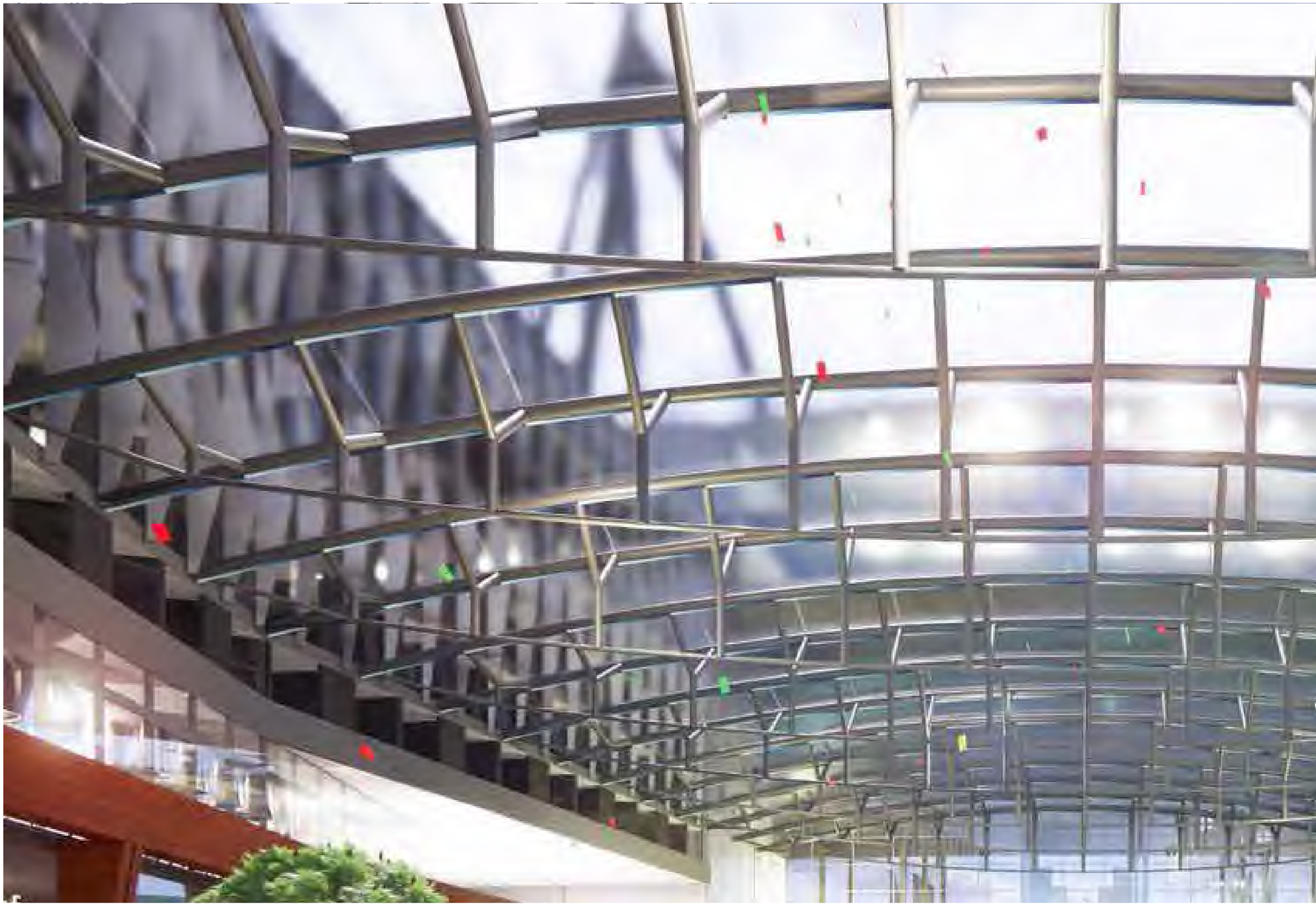
POPULOUS

CANOPY











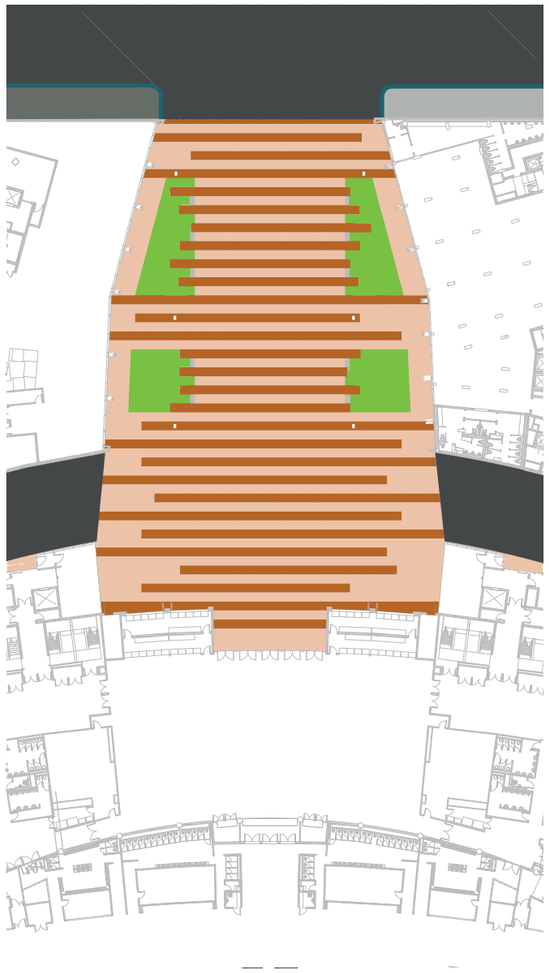
POPULOUS

LANDSCAPING

Further details of the landscaping can be found in the landscaping chapter, however the diagrams to the right show the main design elements of the scheme.

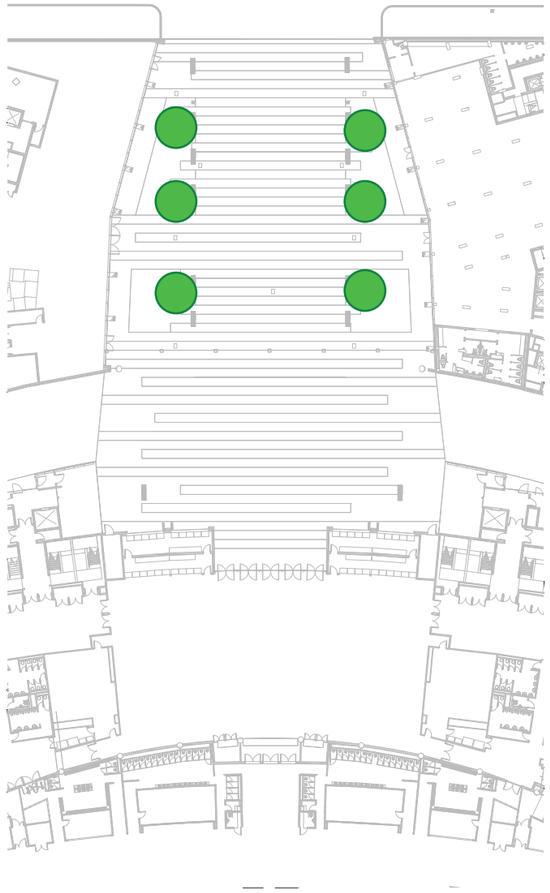
To allow flexibility within the square the majority of the square is hard landscaped, however this is softened with the uses of differing finishes, and the addition of trees to the space.

The introduction of benching and seating, located away from the main entry points into the buildings and matchday access routes through the square, afford opportunities to dwell within the square.



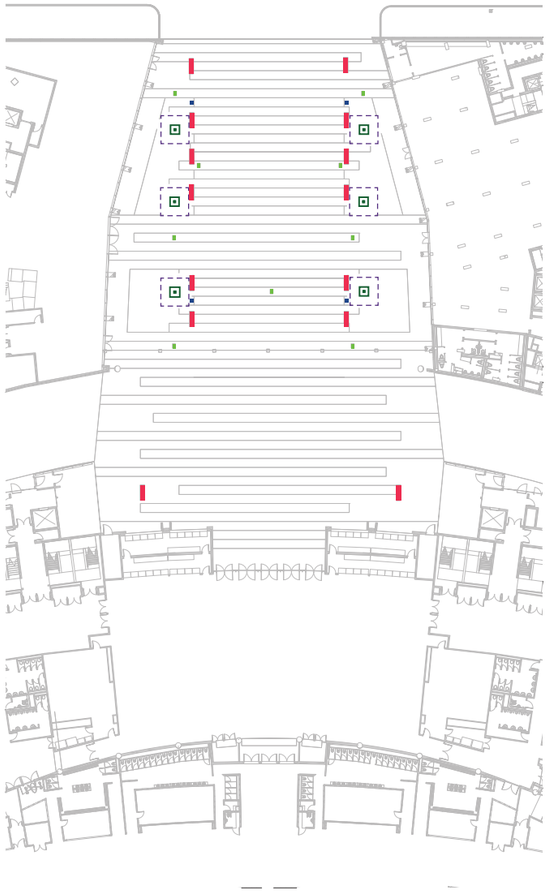
Hard and soft landscape zones

- Black Paving - Type 1
- Mid Grey Paving - Type 2
- Permeable Concrete Block Paving - Type 1 (Bound) Light Grey
- Non-Permeable Concrete Block Paving - Type 2 (Bound) Mid Grey
- Artificial Turf



Tree locations

- Tree Location



Benching and seating locations

- Tree Cell with Root Barrier
- Light Column
- Removable Bench
- Litter Bin
- Tree Grille
- Floorbox (Power, Data, Water)




blue moon cafe

FACADE

5



CONCEPT

The Manchester Ship Canal was one of the most important civil engineering projects of the late Victorian period. When it opened in 1894 it was the largest river navigation canal in the world.

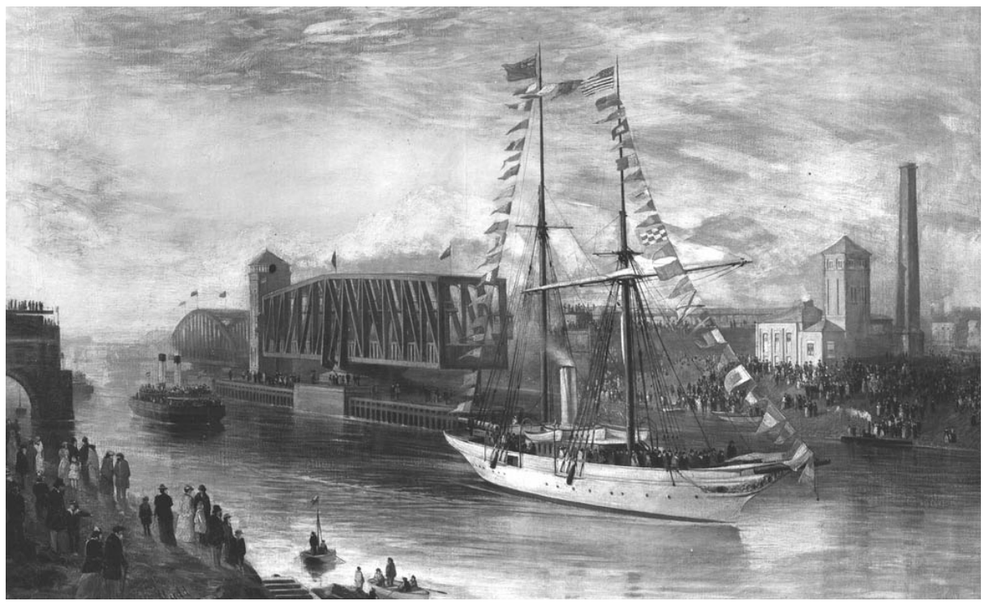
The canal, built to cut the time and cost of transporting goods between Manchester and Liverpool, turned the landlocked city into a port. Connecting all three rivers, to create a navigable canal, Manchester engineers managed to put a inland city onto the ship business, while accelerating the flow of goods coming in and out of the city via vessels.

The ship is therefore a symbol of Manchester and also expressed onto the Manchester City FC badge. The desire is that the Etihad North Stand expansion alongside the commercial and hotel buildings will celebrate this heritage and express it onto the facades.









POPULOUS

NAUTICAL ELEMENTS









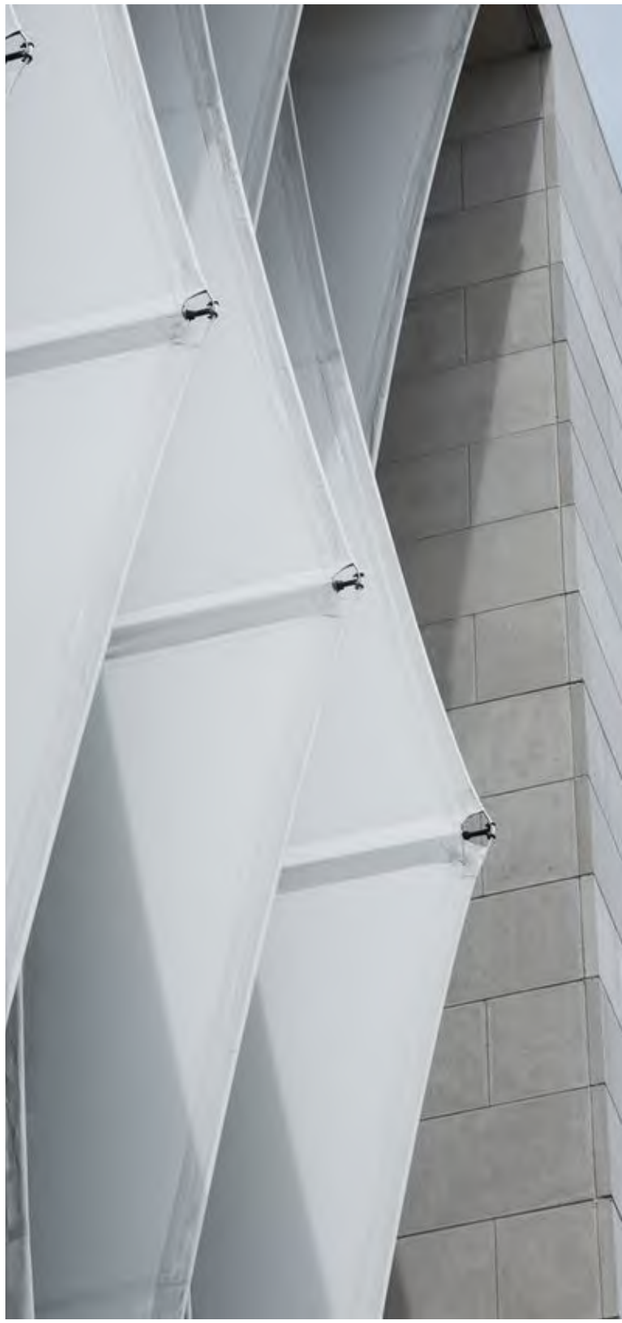
POPULOUS

NAUTICAL ELEMENTS









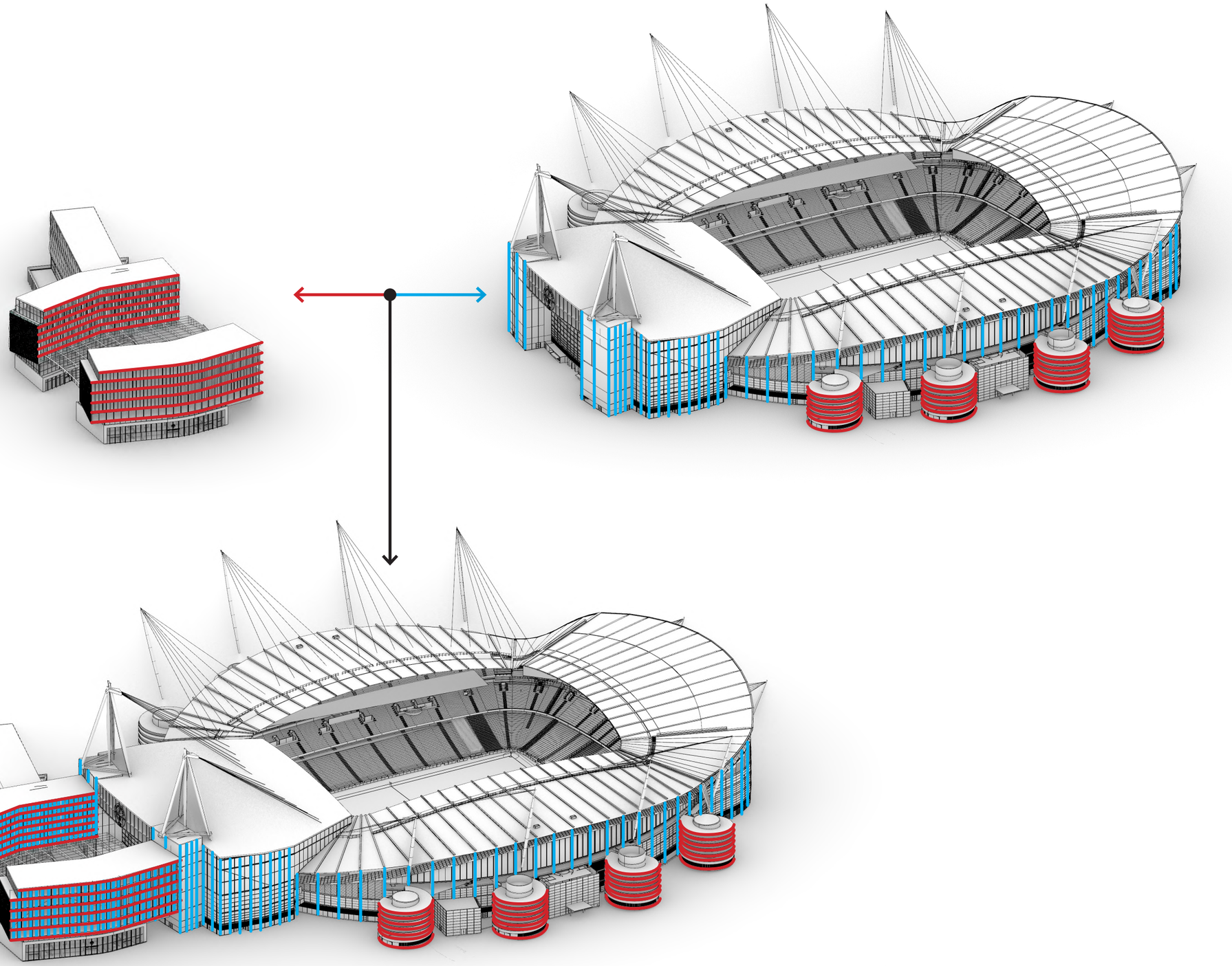
POPULOUS

VERTICALITY/HORIZONTALITY STUDY

The existing Etihad Stadium expresses verticality on its main mass, and the spiral cores show strrong hints of horizontality. The vision for the North Stand expansion is to celebrate verticality, while the commercial and hotel facades combine both these expressions, horizontality and verticality.

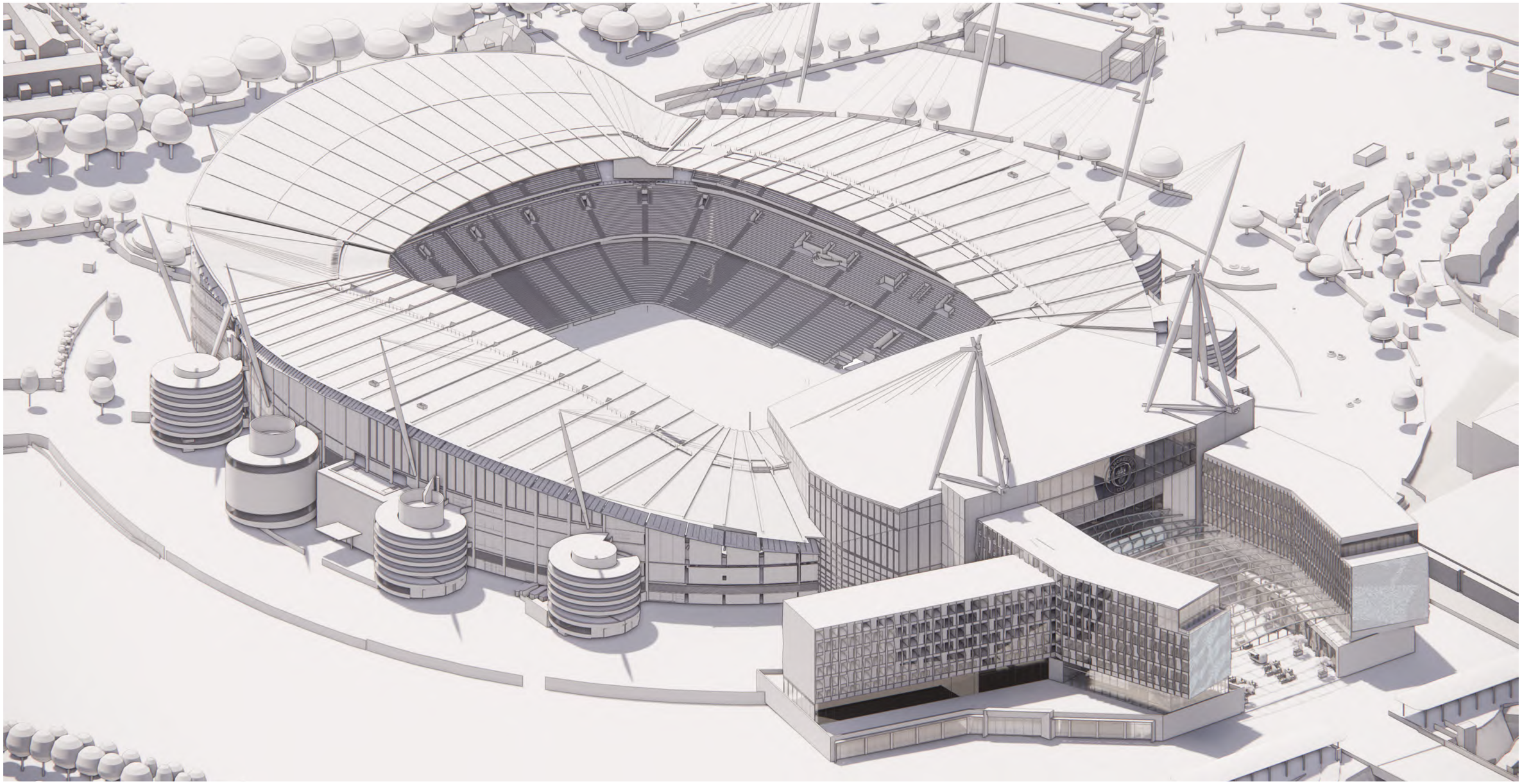
This is because the North Stand extension looks like part of the main stadium mass, whereas the hotel and commercial buildings are separated from it.

Doing this ensures a gradual blend with the existing stadium fabric and expression.



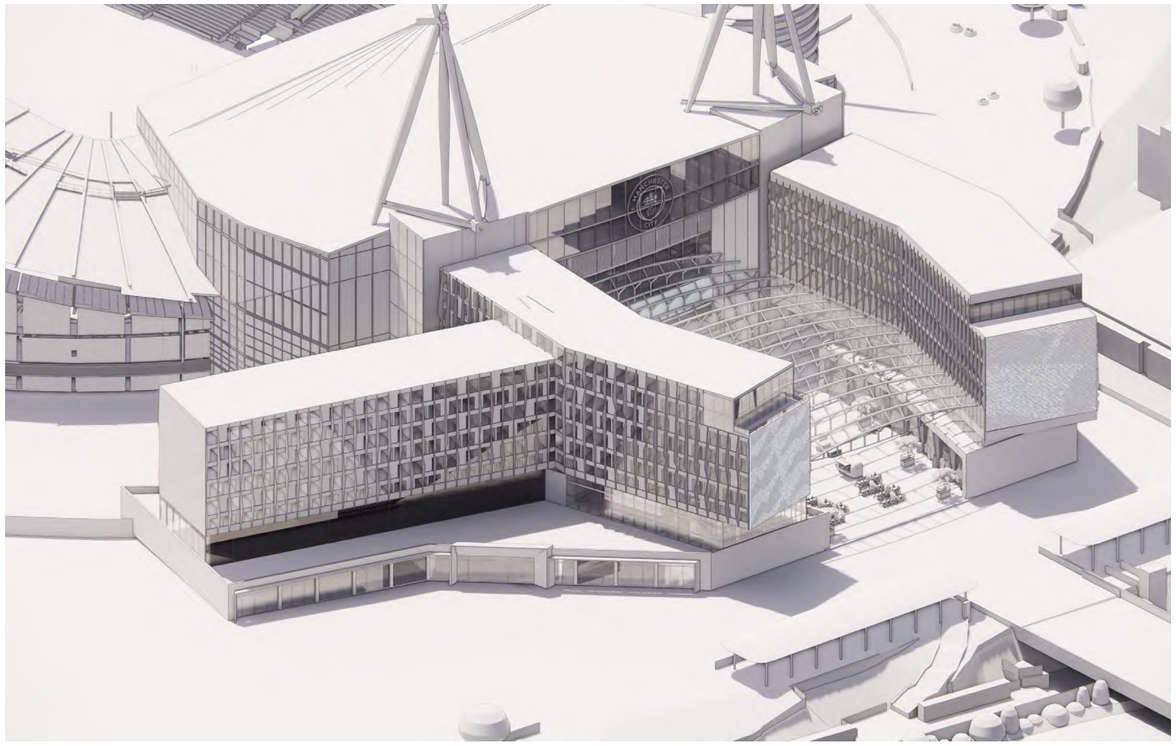
Verticals

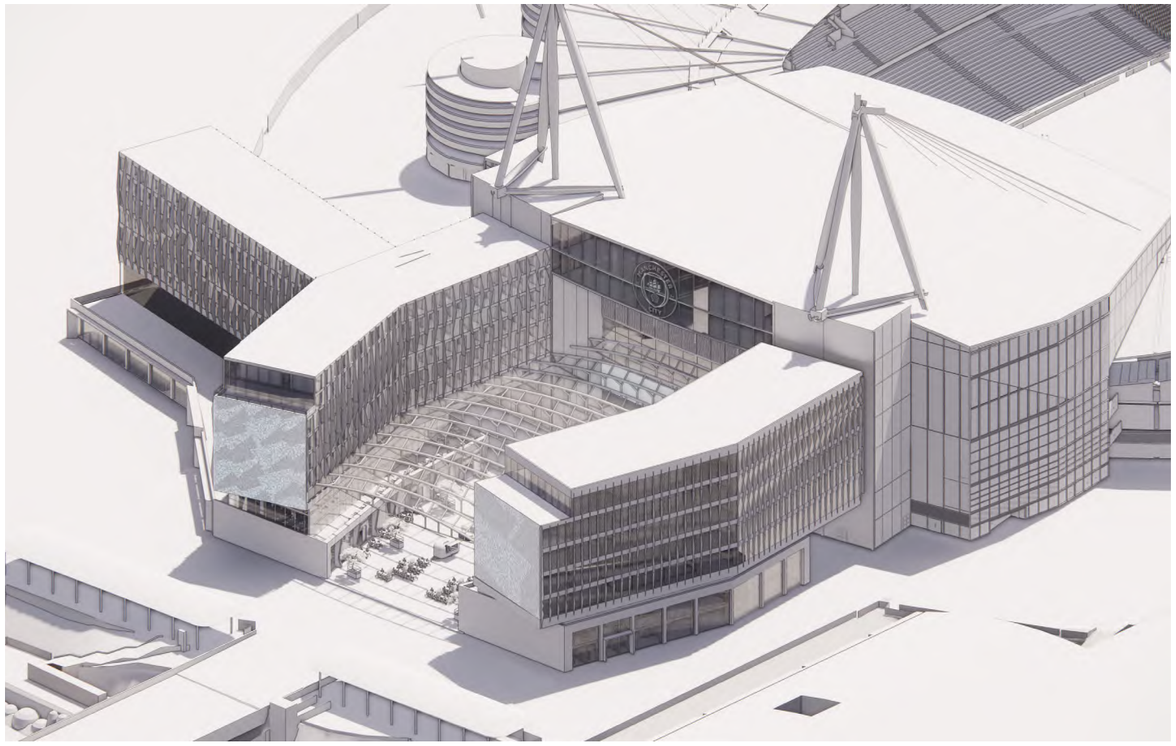
Horizontals



POPULOUS

DESIGN





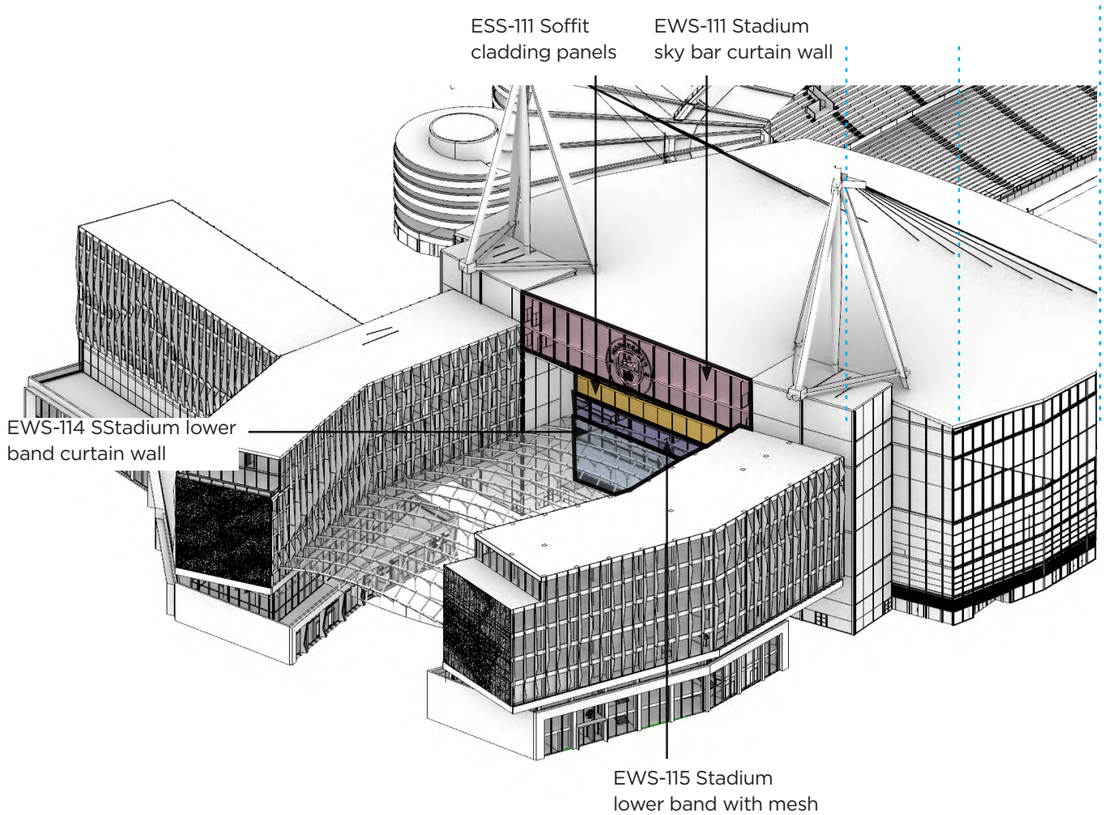


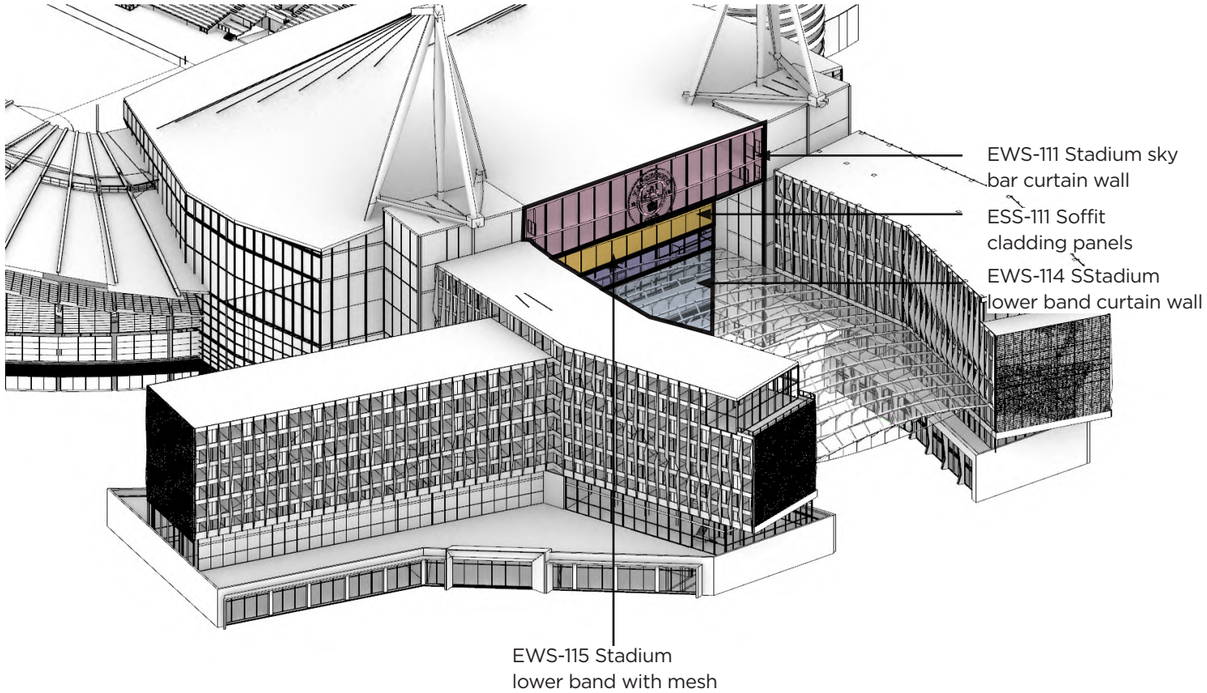
NORTH STAND FACADES

POPULOUS

FACADE MATERIAL LOCATIONS

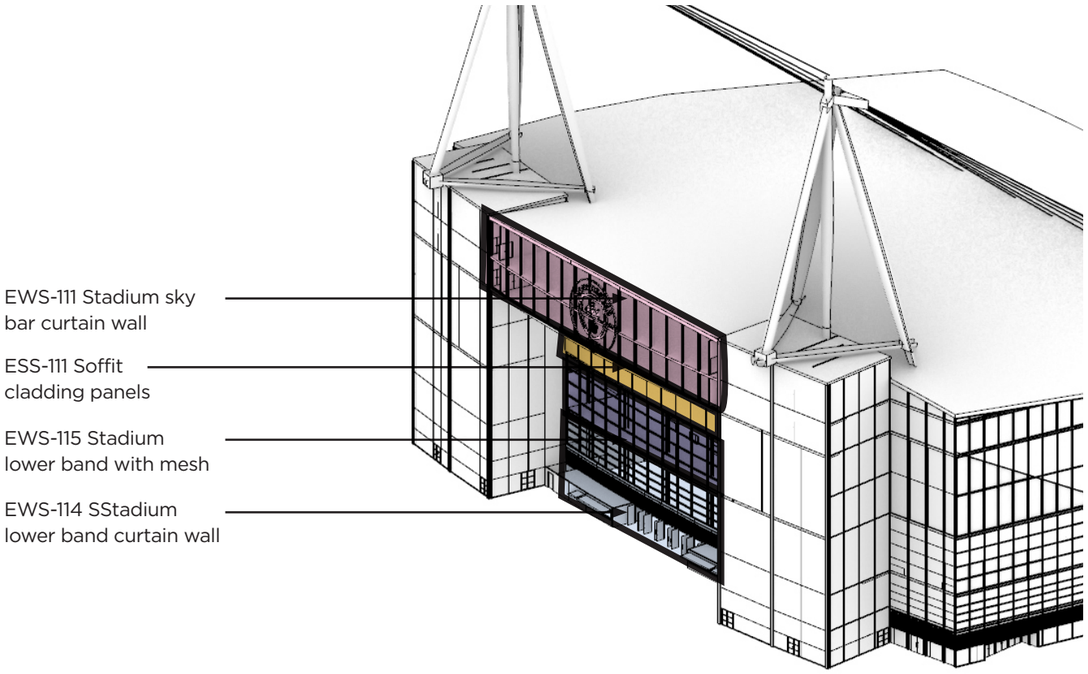
The North Stand expansion is wrapped in the materiality of the existing stadium ensuring a visual conformity. The commercial and hotels blocks use similar materials, but they are expressed differently given their functional requirements.



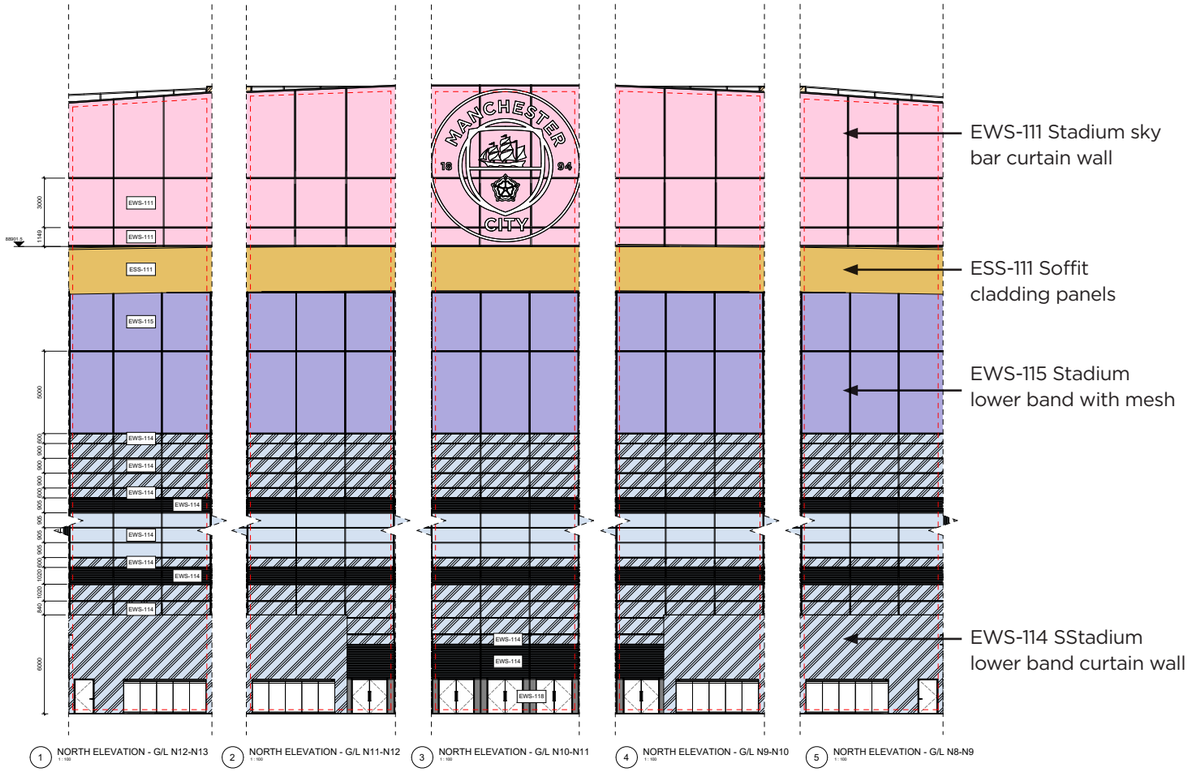


POPULOUS

FACADE MATERIAL LOCATIONS



EWS-115 Stadium
lower band with mesh



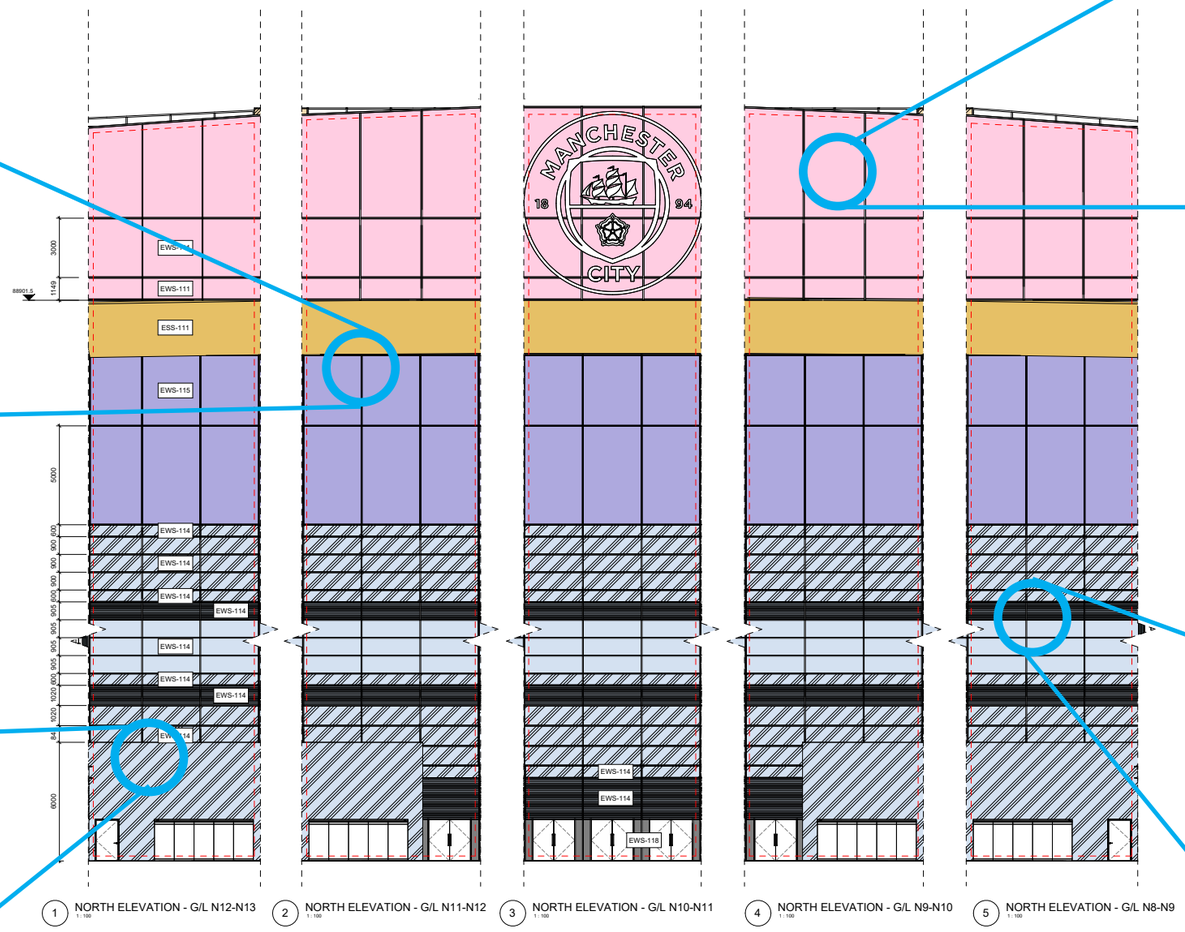
POPULOUS

FACADE MATERIAL LOCATIONS

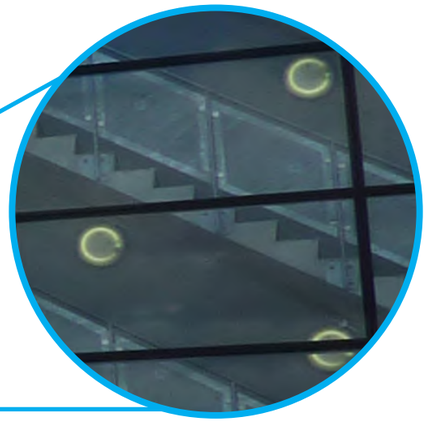
The materiality of the primary elevation of the North Stand aims to match the visual hierarchy of the existing Stadium in order to match the South Stand.



EWS-115 Stadium lower band with mesh



1 NORTH ELEVATION - G/L N12-N13 1 : 100
2 NORTH ELEVATION - G/L N11-N12 1 : 100
3 NORTH ELEVATION - G/L N10-N11 1 : 100
4 NORTH ELEVATION - G/L N9-N10 1 : 100
5 NORTH ELEVATION - G/L N8-N9 1 : 100



EWS-111 Stadium sky bar curtain wall



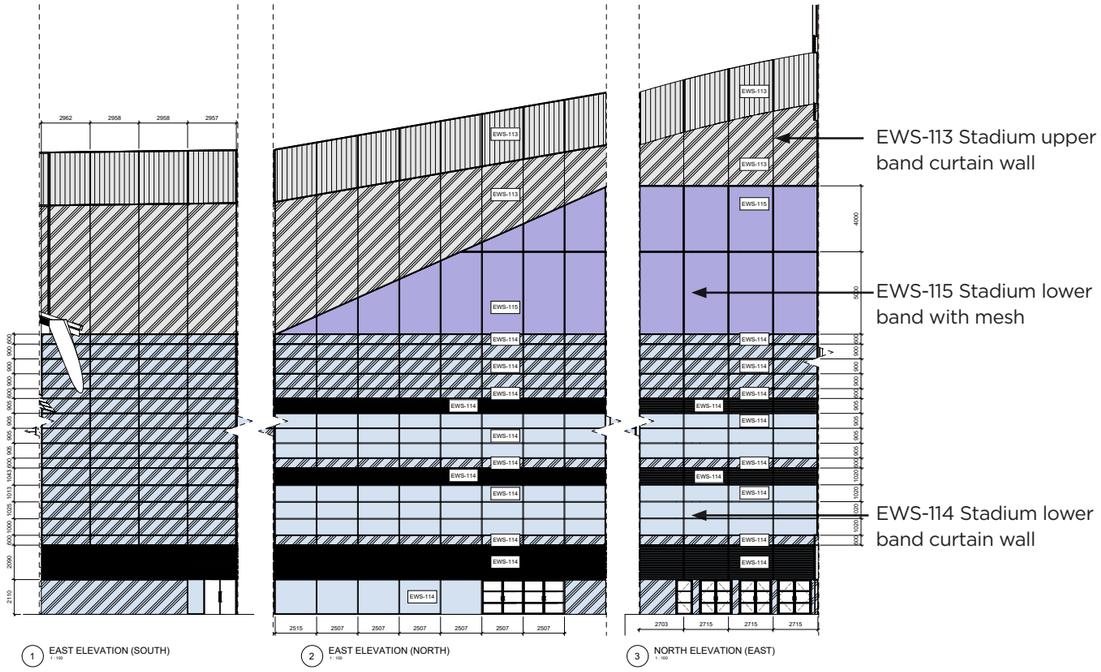
EWS-114 SStadium lower band curtain wall

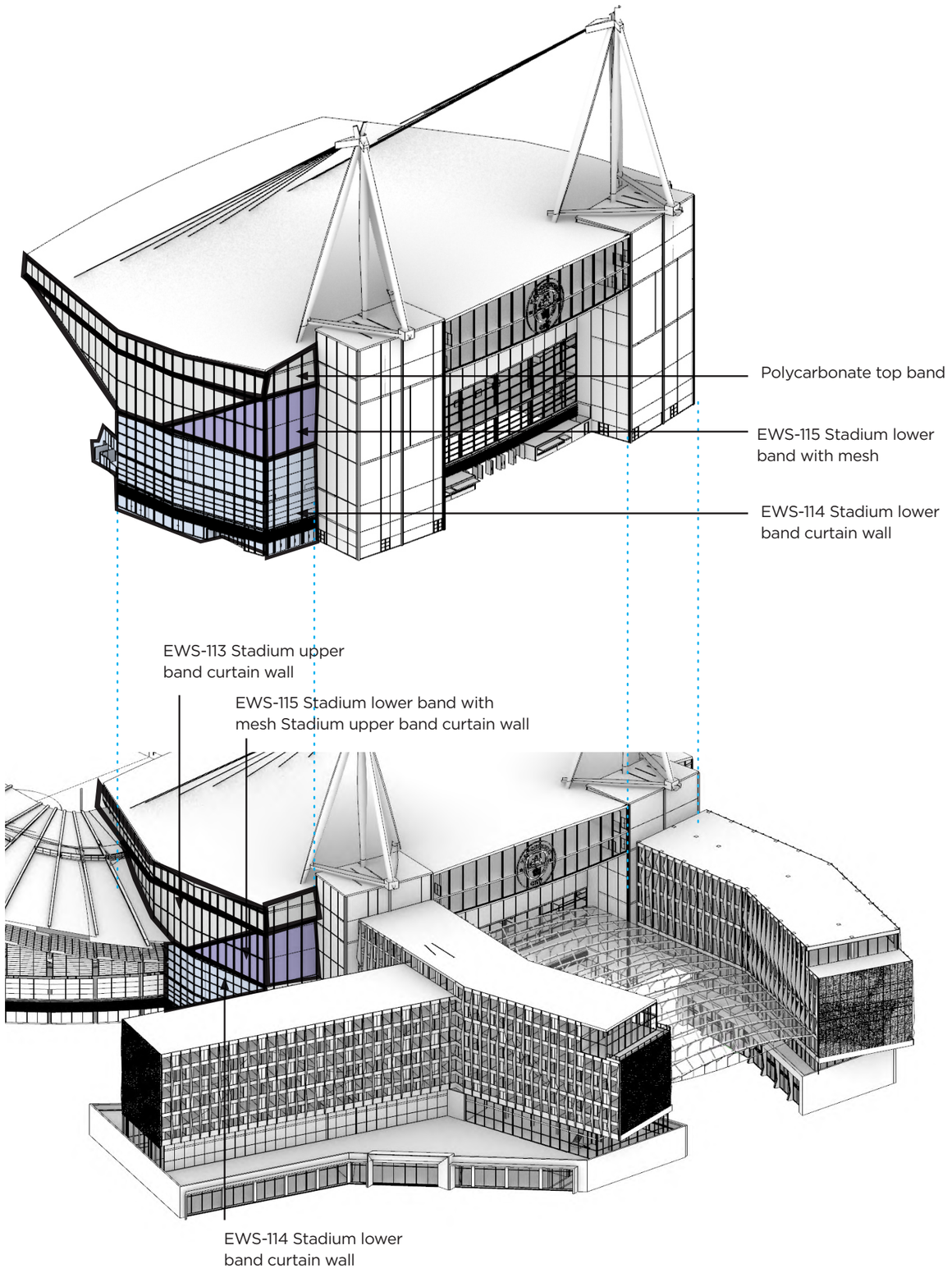


EWS-114 Stadium lower band curtain wall Louvers

FACADE MATERIAL LOCATIONS

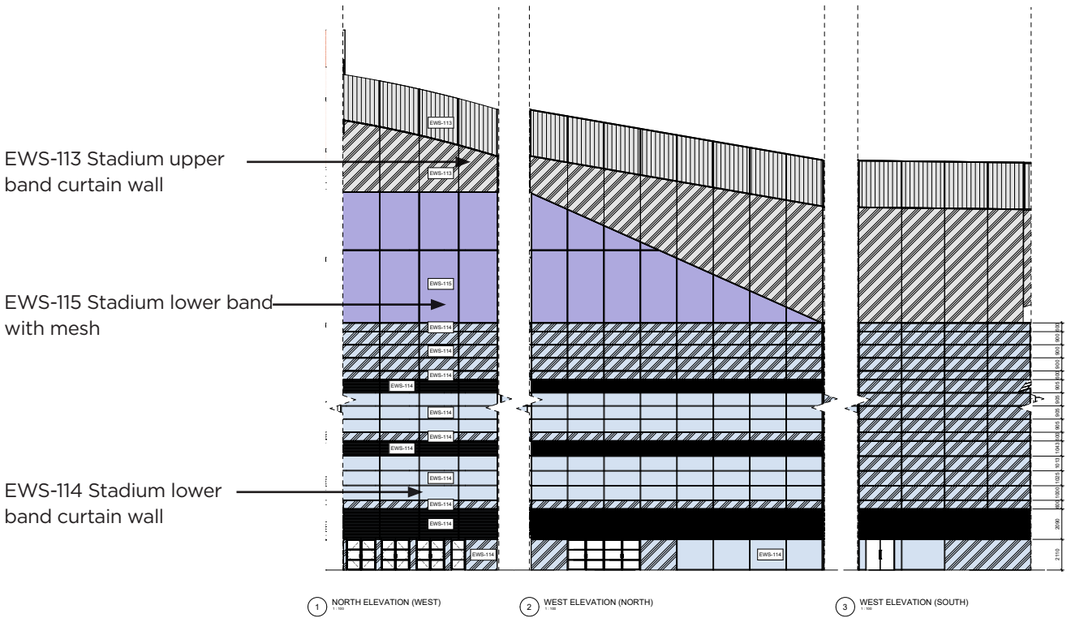
Care has been given to the side elevations to ensure that the transition from the original structure to the new expansion does not visually clash and is materially aligned.

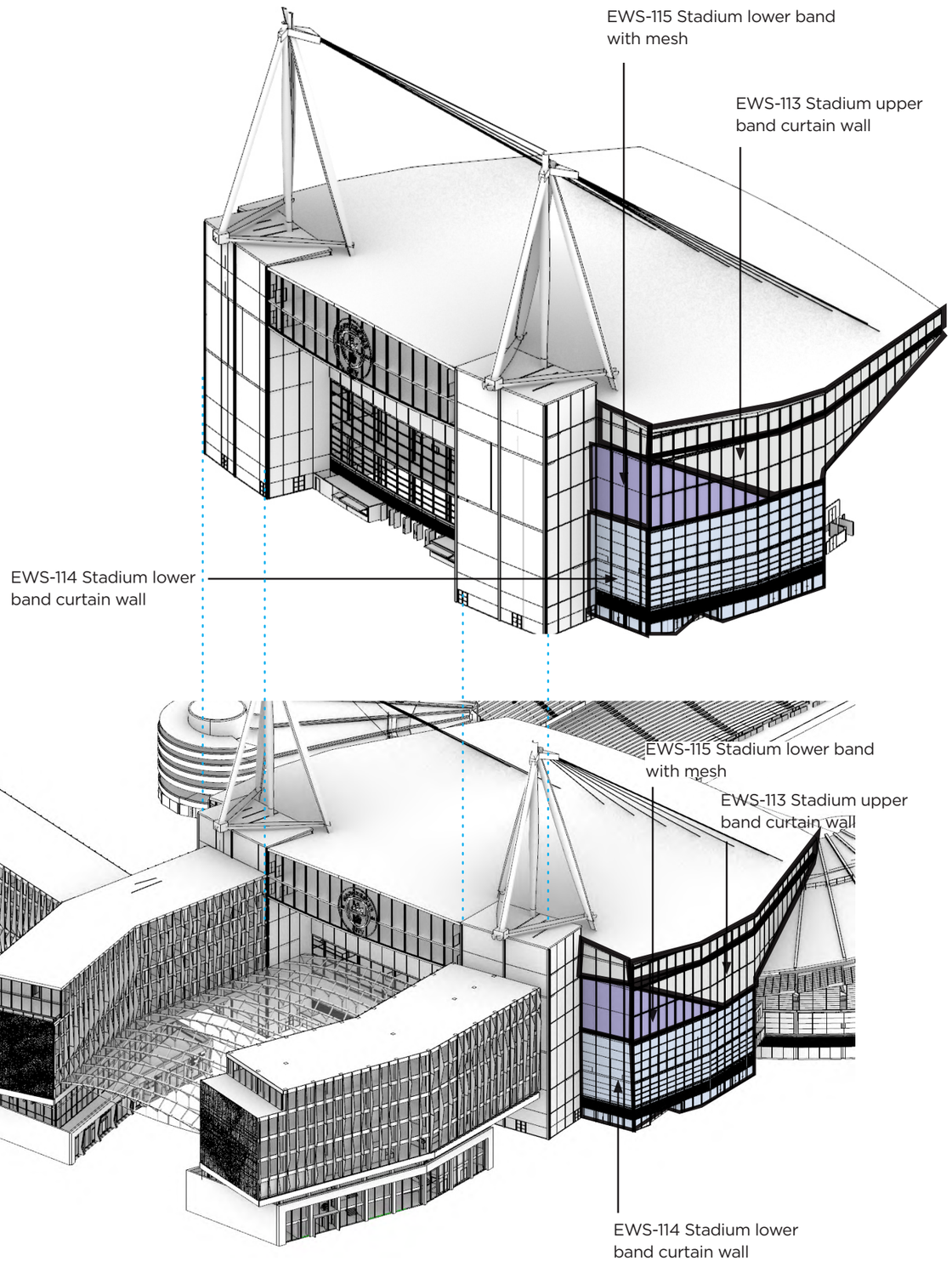




POPULOUS

FACADE MATERIAL LOCATIONS

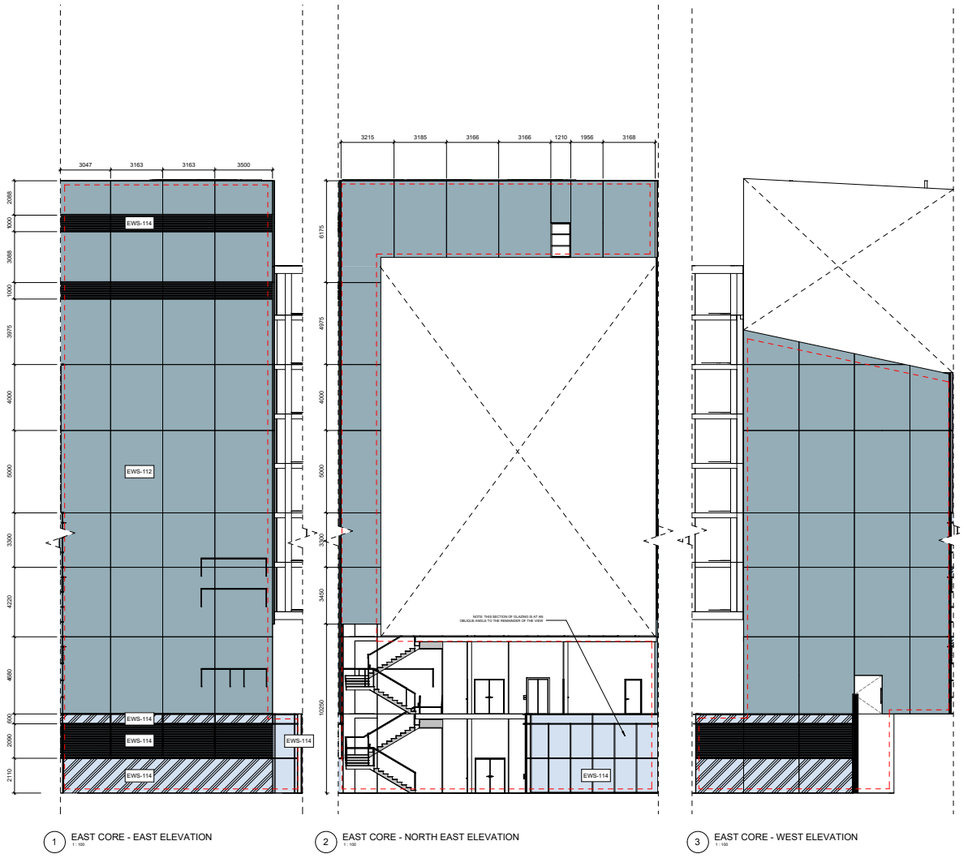




POPULOUS

FACADE MATERIAL LOCATIONS

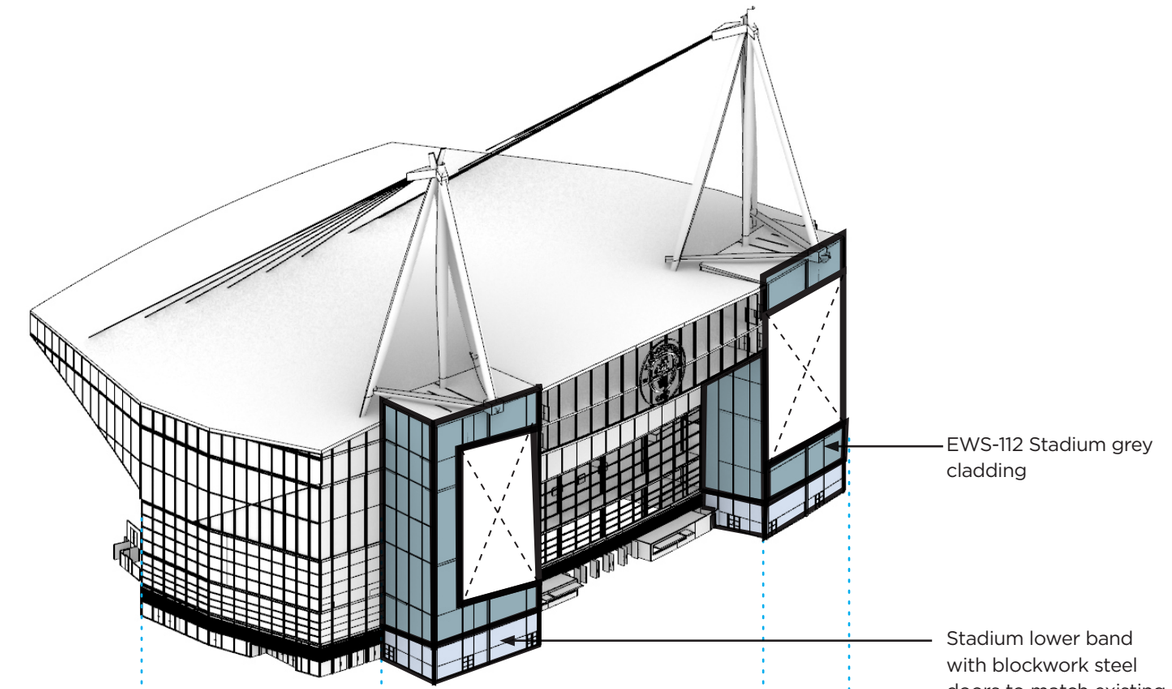
The vertical circulation cores are clad in grey cladding to demarcate a threshold between primary stadium edifice and the ancillary commercial & hotel blocks.

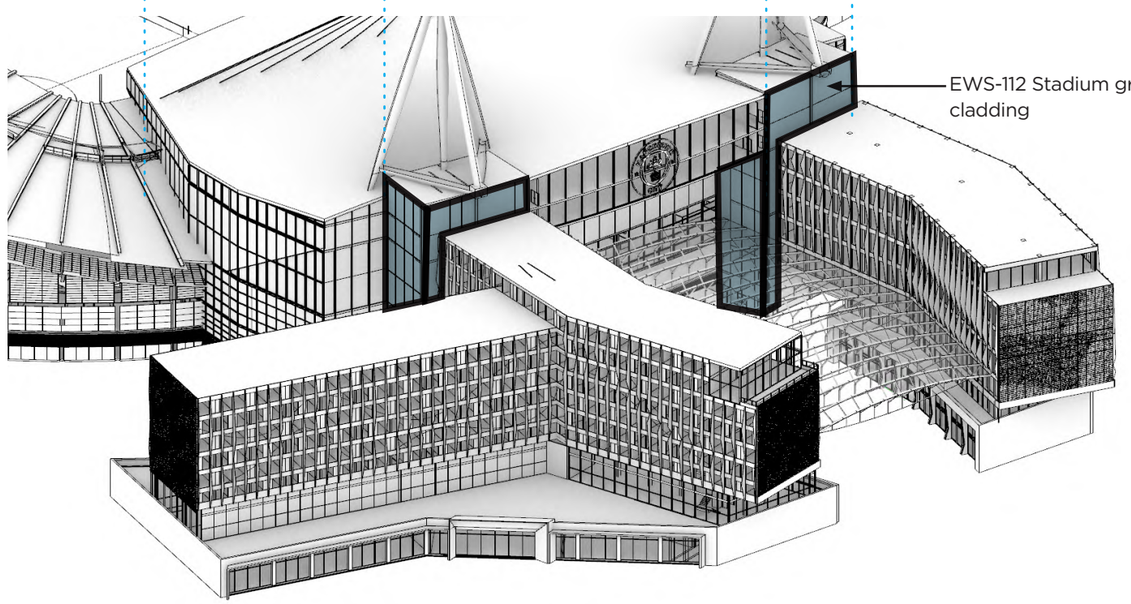


1 EAST CORE - EAST ELEVATION 1 : 150

2 EAST CORE - NORTH EAST ELEVATION 1 : 150

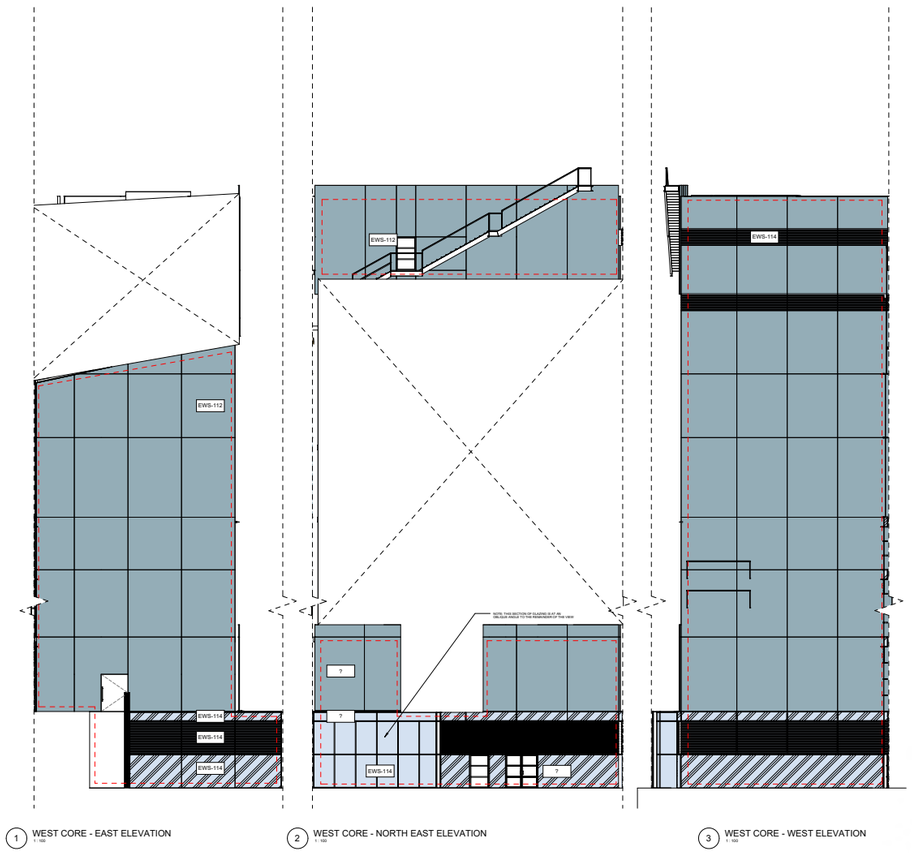
3 EAST CORE - WEST ELEVATION 1 : 150





POPULOUS

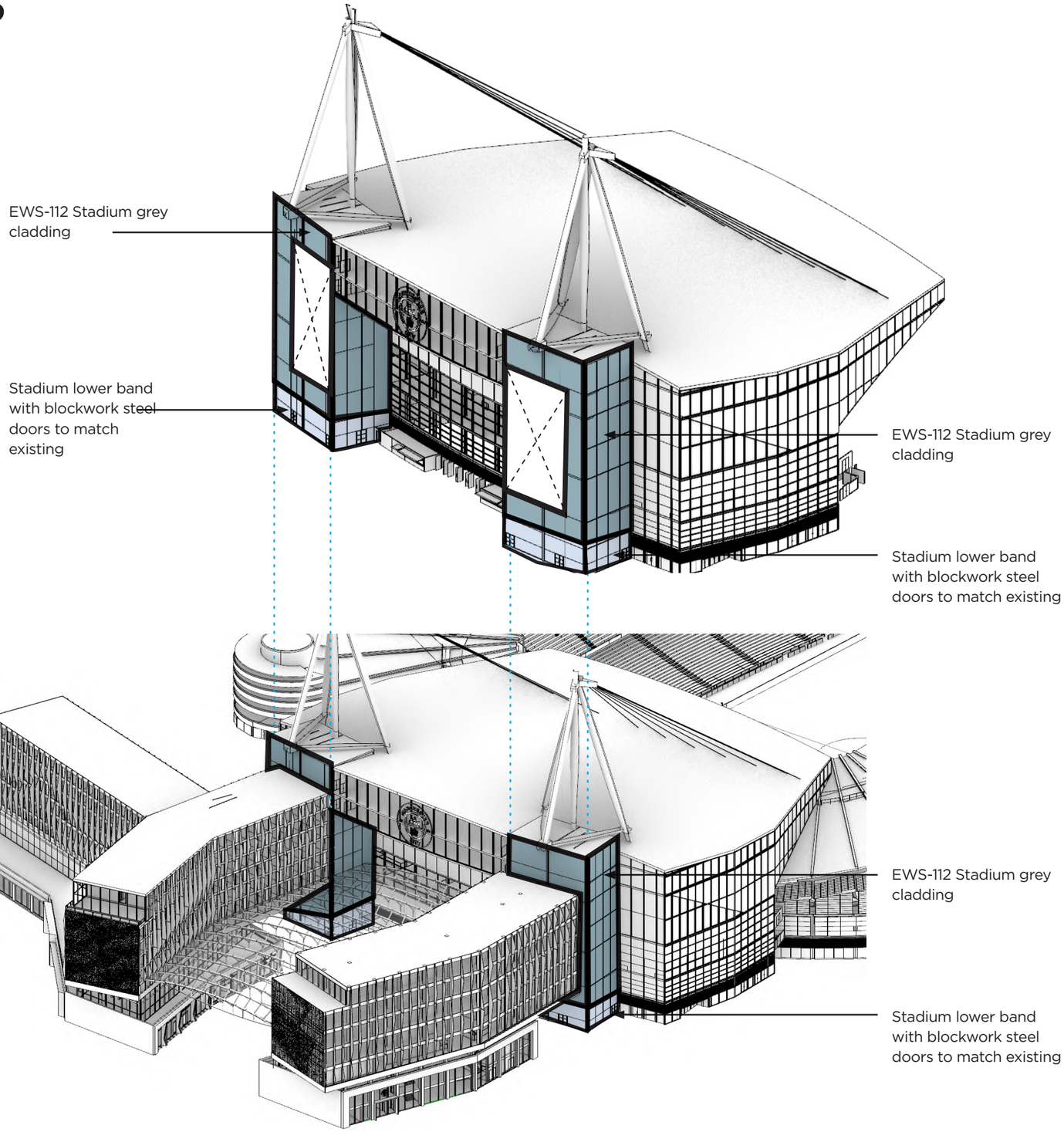
FACADE MATERIAL LOCATIONS



1 WEST CORE - EAST ELEVATION
1 : 100

2 WEST CORE - NORTH EAST ELEVATION
1 : 100

3 WEST CORE - WEST ELEVATION
1 : 100



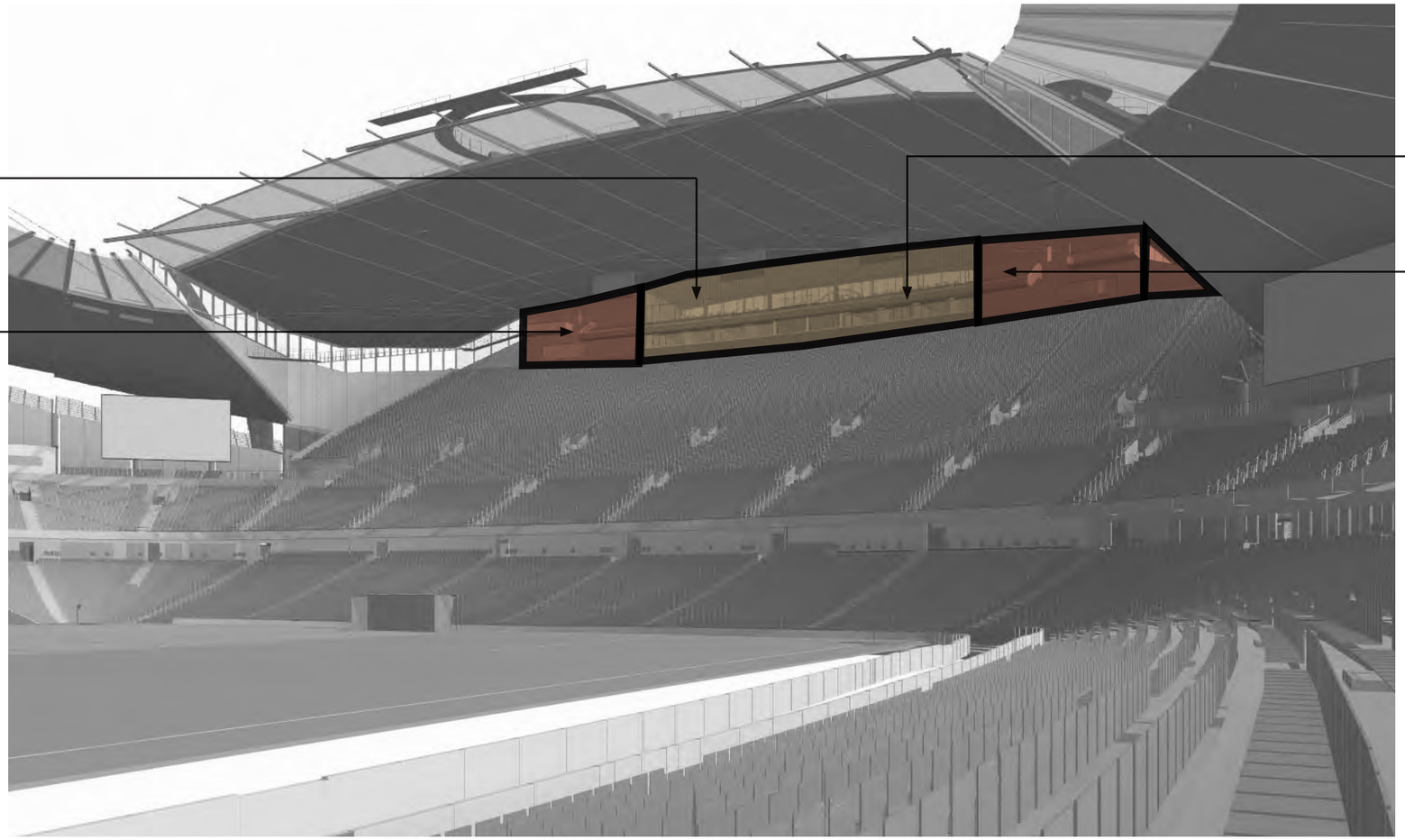
POPULOUS

FACADE MATERIAL LOCATIONS

Sky lounge and suite facade, floor to floor glazing with glazed bowl access door. Core walls with bowl side balconies and floor to ceiling glazing.

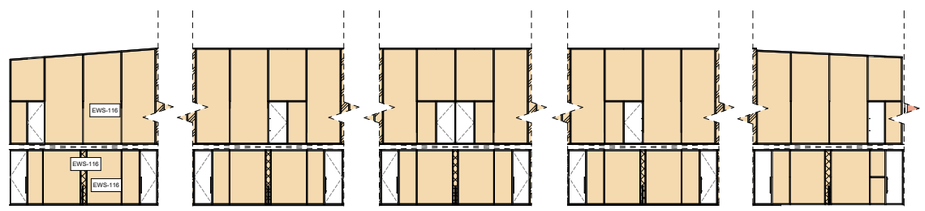
EWS-114 Stadium lower band curtain wall

EWS-117 TV/VIP areas curtain wall



EWS-114 Stadium lower band curtain wall

EWS-117 TV/VIP areas curtain wall



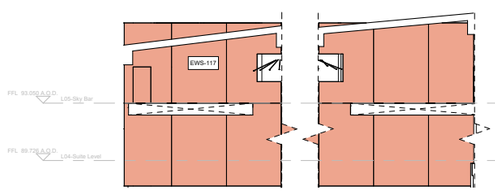
5 NORTH STAND - SKY BAR SOUTH ELEVATION - G/L N8-N9
1 : 100

7 NORTH STAND - SKY BAR SOUTH ELEVATION - G/L N10-N11
1 : 100

9 NORTH STAND - SKY BAR SOUTH ELEVATION - G/L N12-N13
1 : 100

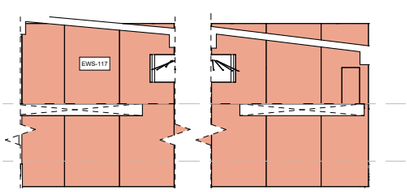
6 NORTH STAND - SKY BAR SOUTH ELEVATION - G/L N9-N10
1 : 100

8 NORTH STAND - SKY BAR SOUTH ELEVATION - G/L N11-N12
1 : 100



1 NORTH STAND - WEST CORE - N6 TO N7 ELEVATION
1 : 100

2 NORTH STAND - WEST CORE - N7 TO N8 ELEVATION
1 : 100

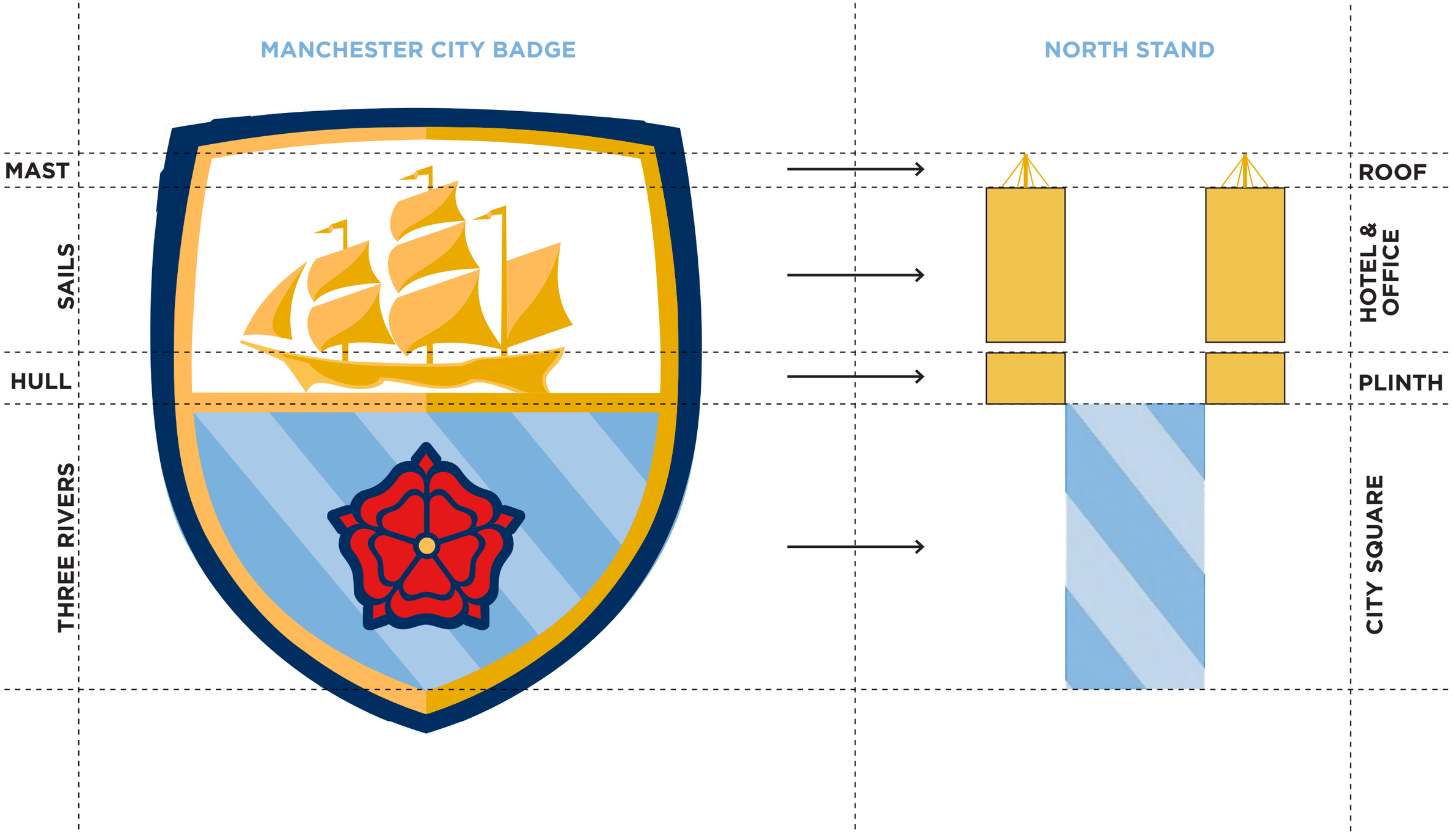


3 NORTH STAND - EAST CORE - N13 TO N14 ELEVATION
1 : 100

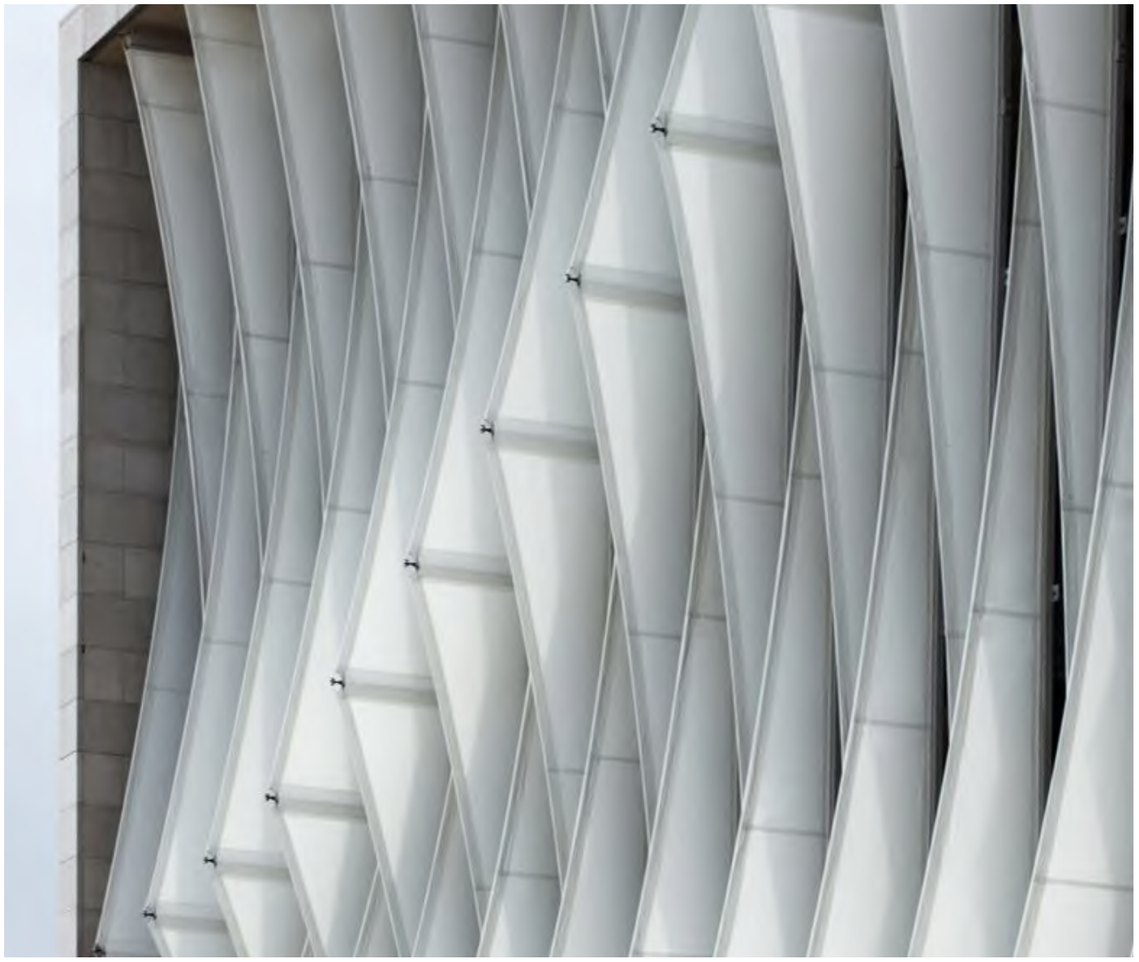
4 NORTH STAND - EAST CORE - N14 TO N15 ELEVATION
1 : 100

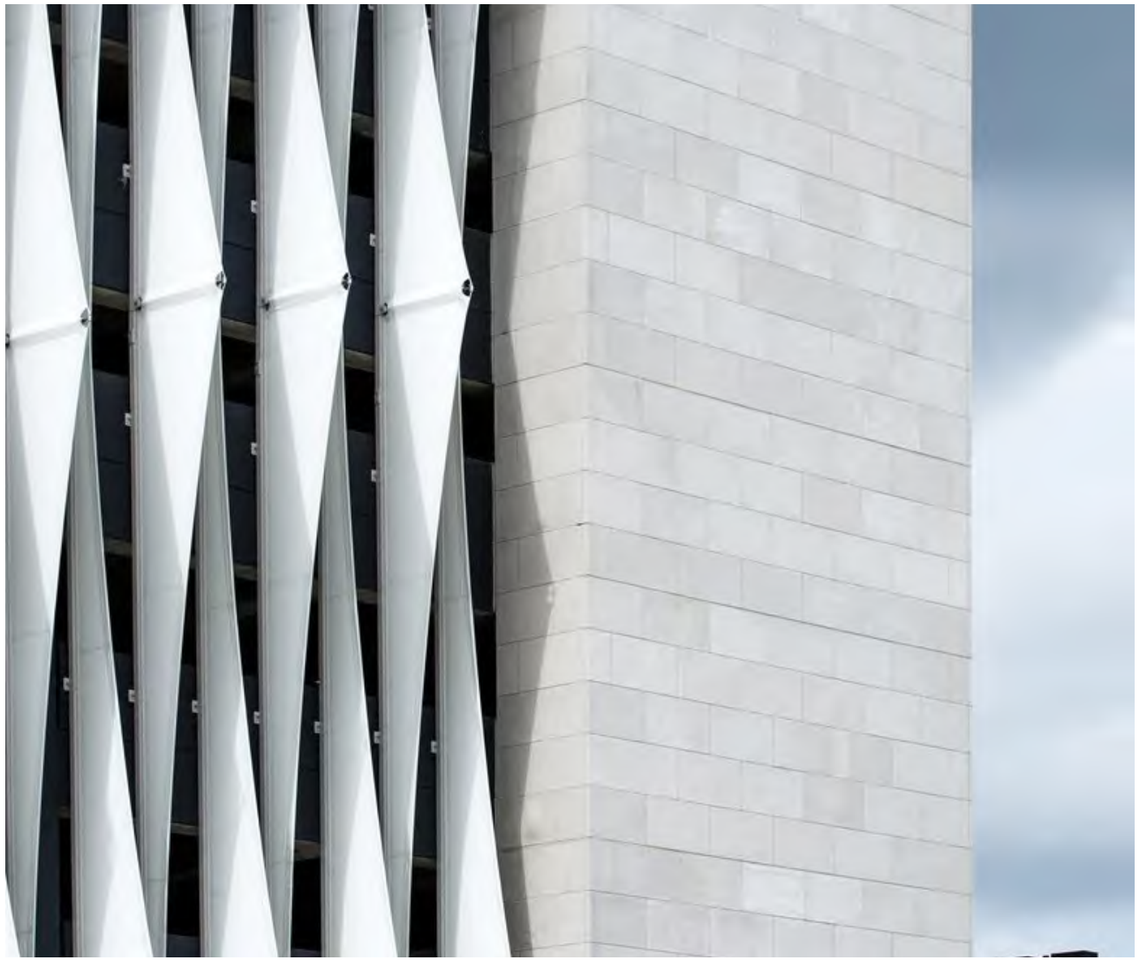
COMMERCIAL & HOTEL FACADES

CONCEPT


MANCHESTER CITY BADGE
NORTH STAND
MAST
SAILS
HULL
THREE RIVERS
ROOF
HOTEL &
OFFICE
PLINTH
CITY SQUARE

PRECEDENTS





NORTHWESTERN UNIVERSITY - SAILING CENTER

LOCATION: **CHICAGO, USA**

ARCHITECT: **PAUL SNUSTEAD**

MATERIAL: **PTFE**

POPULOUS

PRECEDENTS





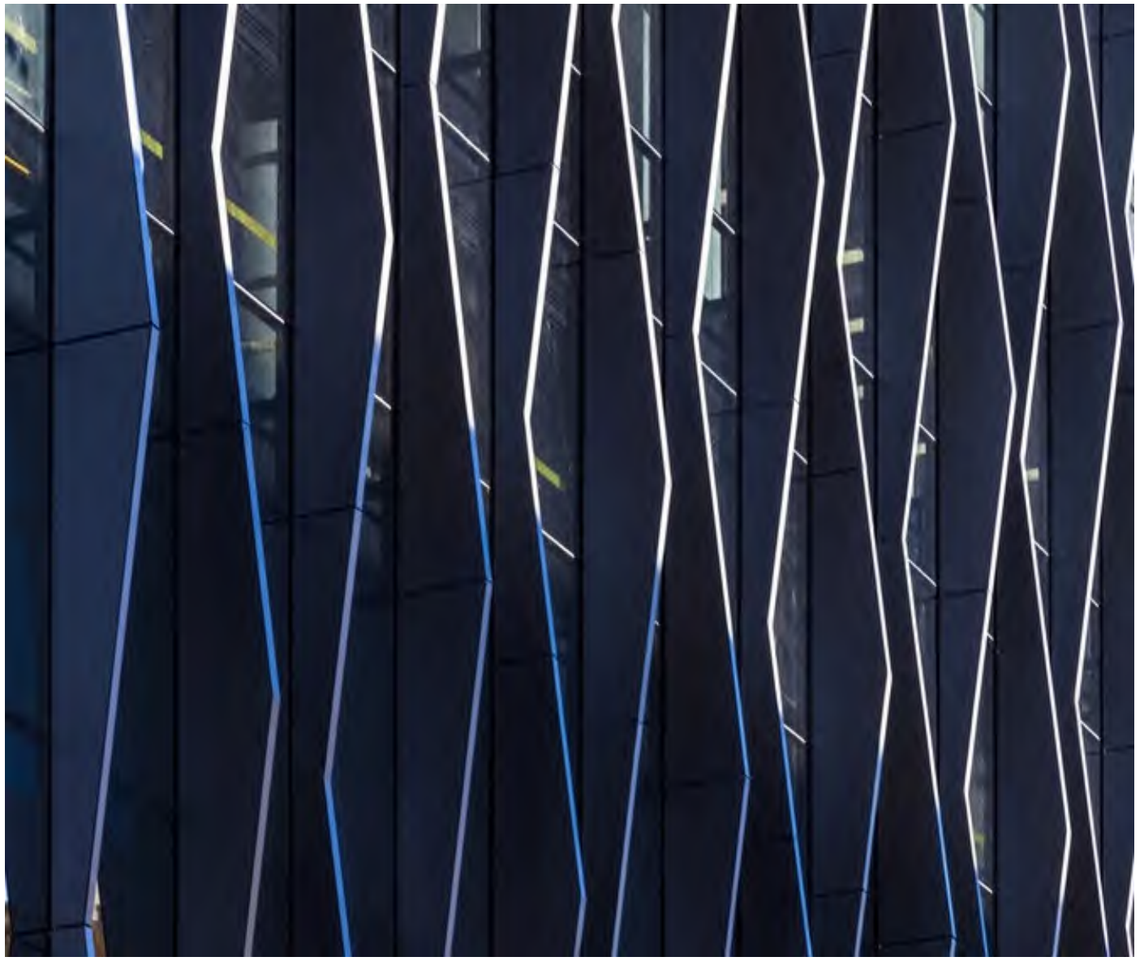
JAMES B. HUNT LIBRARY

LOCATION: **NC. USA**
ARCHITECT: **SNOHETTA**
MATERIAL: **ALUMINIUM FINS**

POPULOUS

PRECEDENTS





CORTEZZA

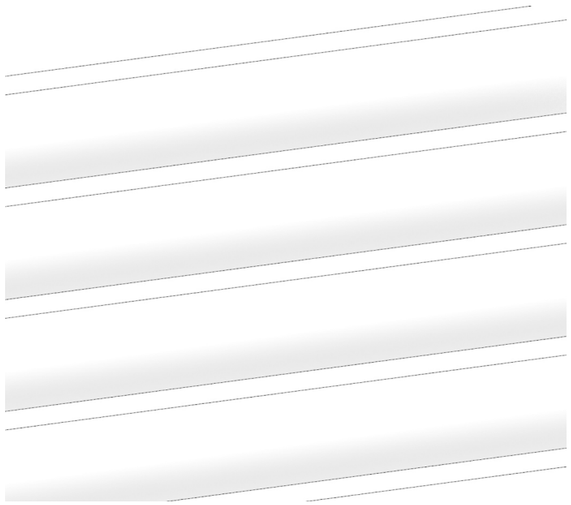
LOCATION: **BOGOTA, COLOMBIA**
ARCHITECT: **TERRANUM**
MATERIAL: **ALUMINIUM FINS**

POPULOUS

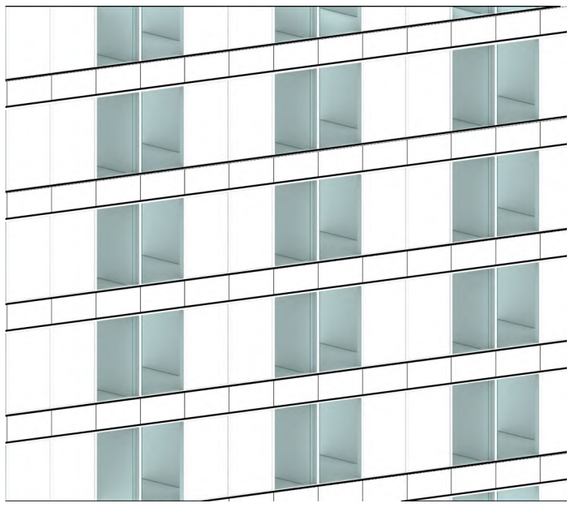
FACADE DESIGN PRINCIPLES

Firstly, the structural slabs are constructed and the prefabricated hotel room units are inserted.

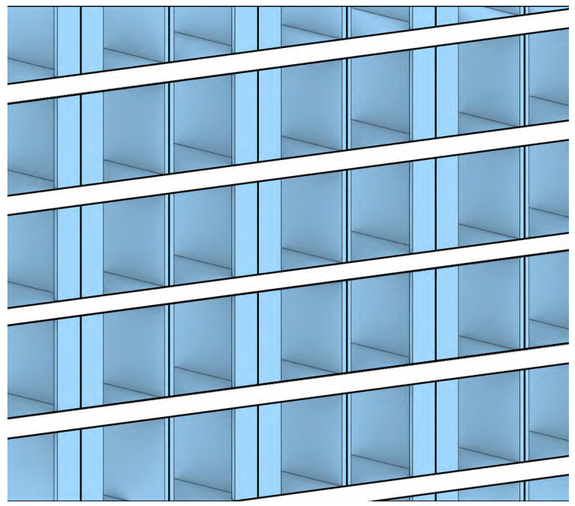
A stick-built curtain wall is built and, thereafter, fins are attached to the mullions via brackets.



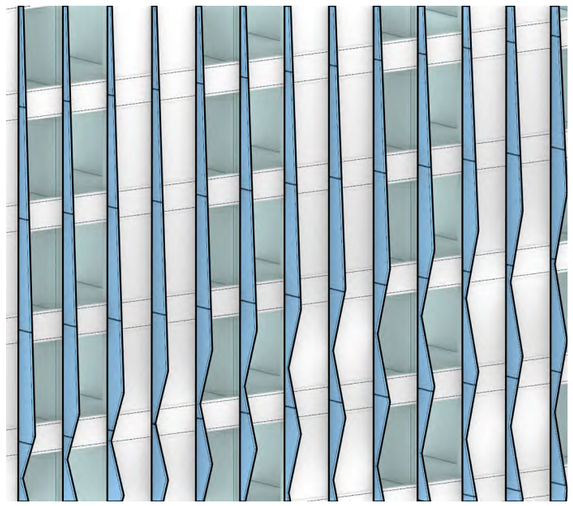
Structural slabs on hotel



Stick-built curtain wall with opaque panels



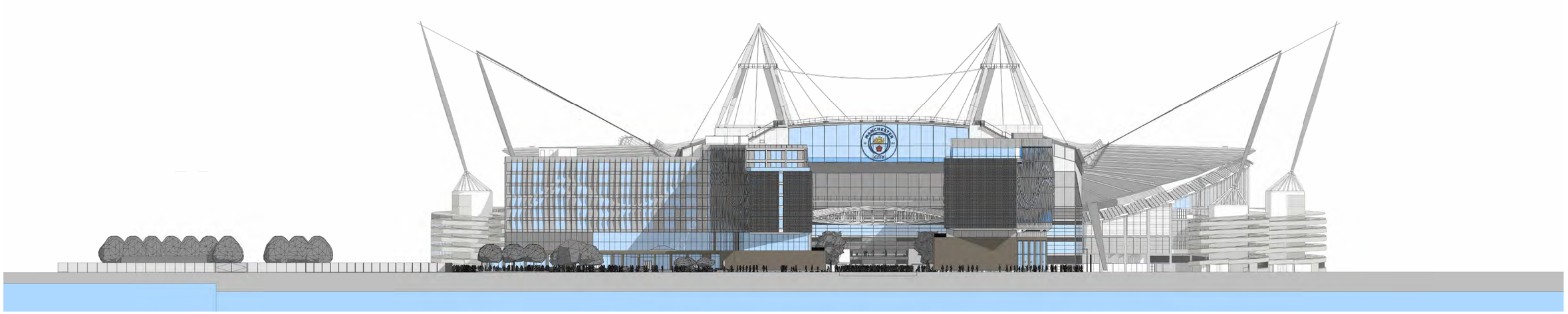
Hotel room units



Slab to slab fins connected to mullions via brackets

POPULOUS

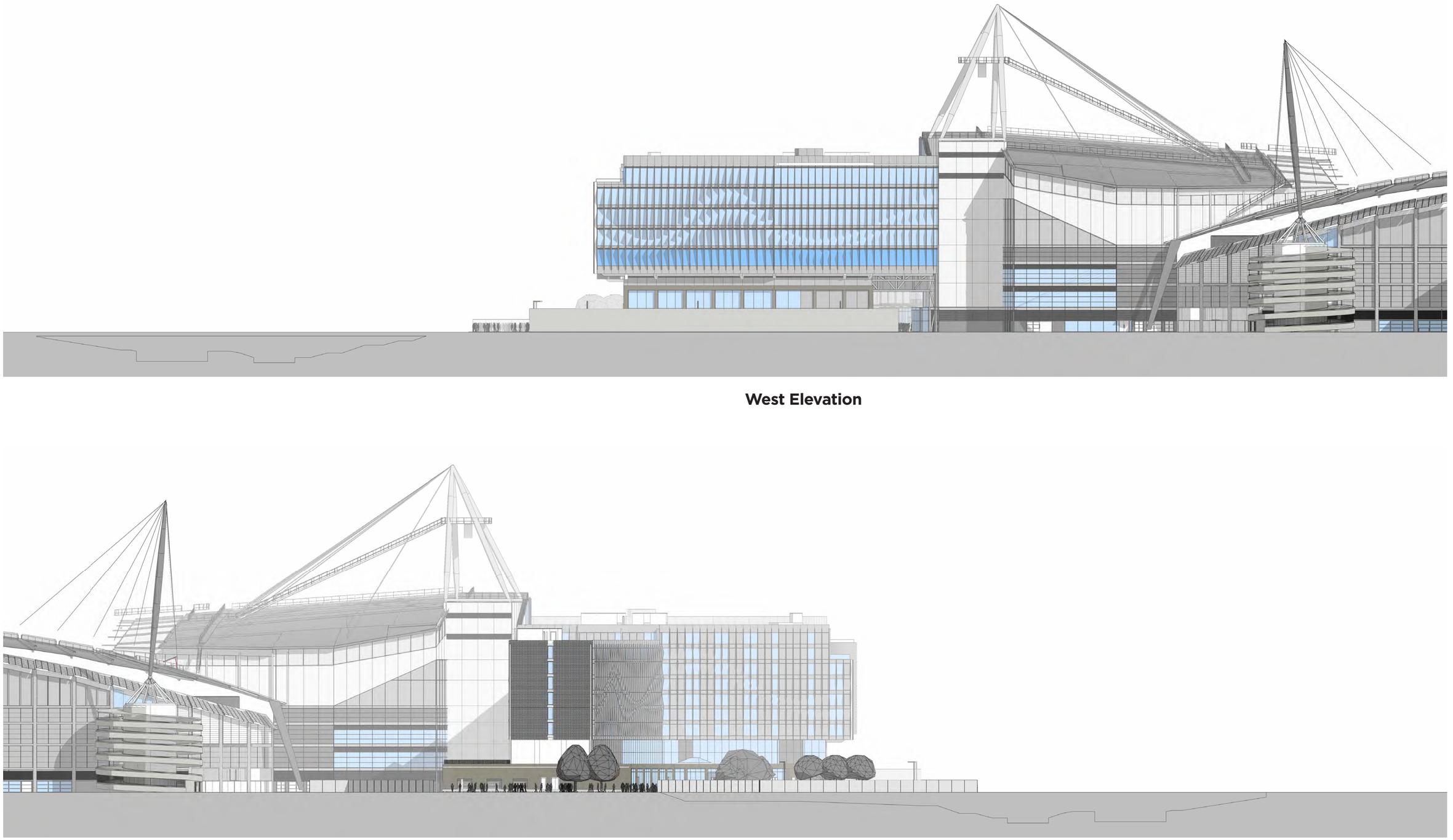
ELEVATION



North Elevation

POPULOUS

ELEVATION

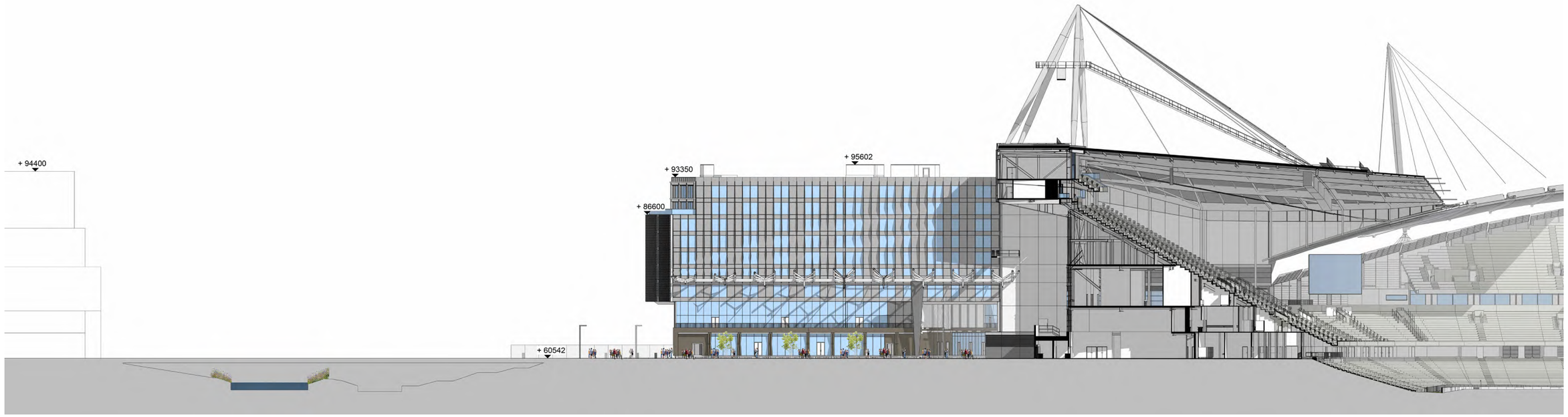


West Elevation

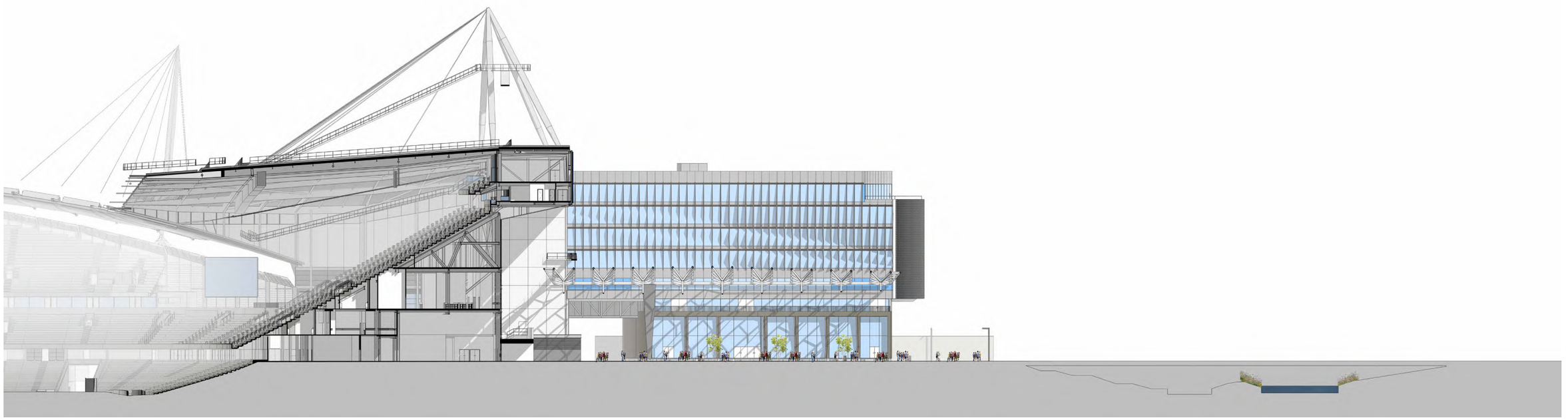
East Elevation

POPULOUS

ELEVATION



CIty Square - Hotel Elevation

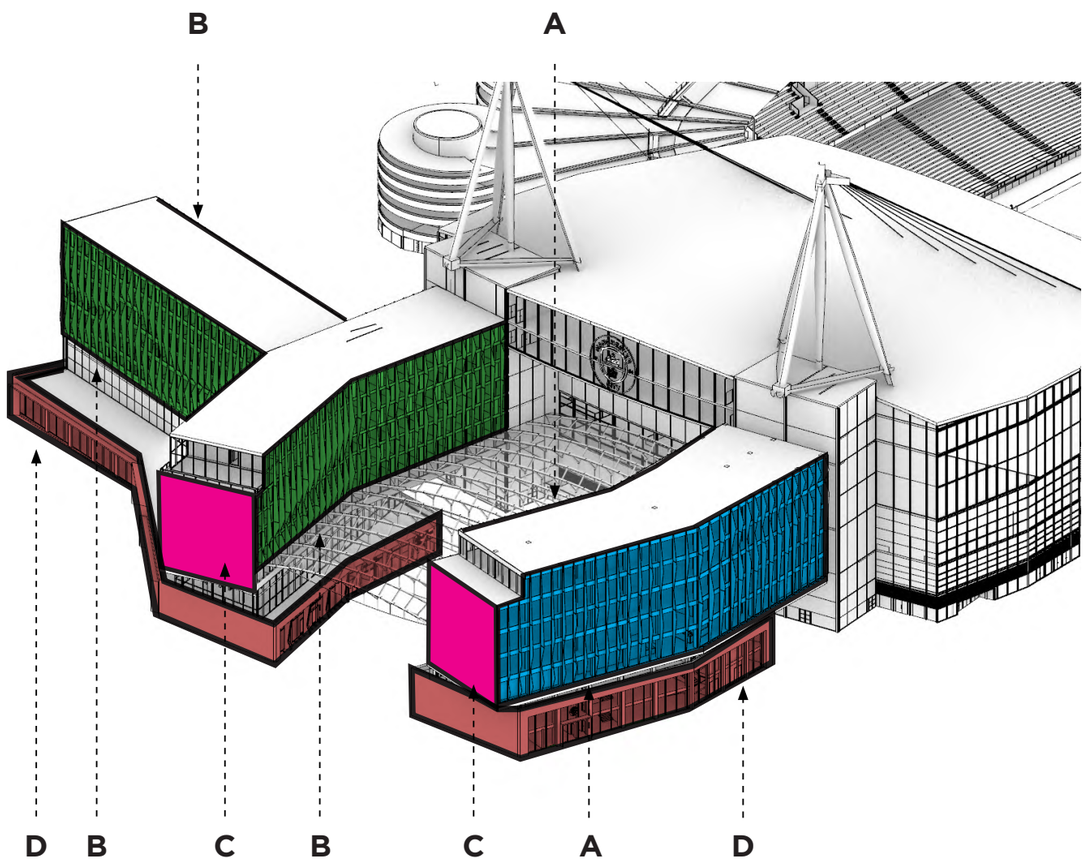


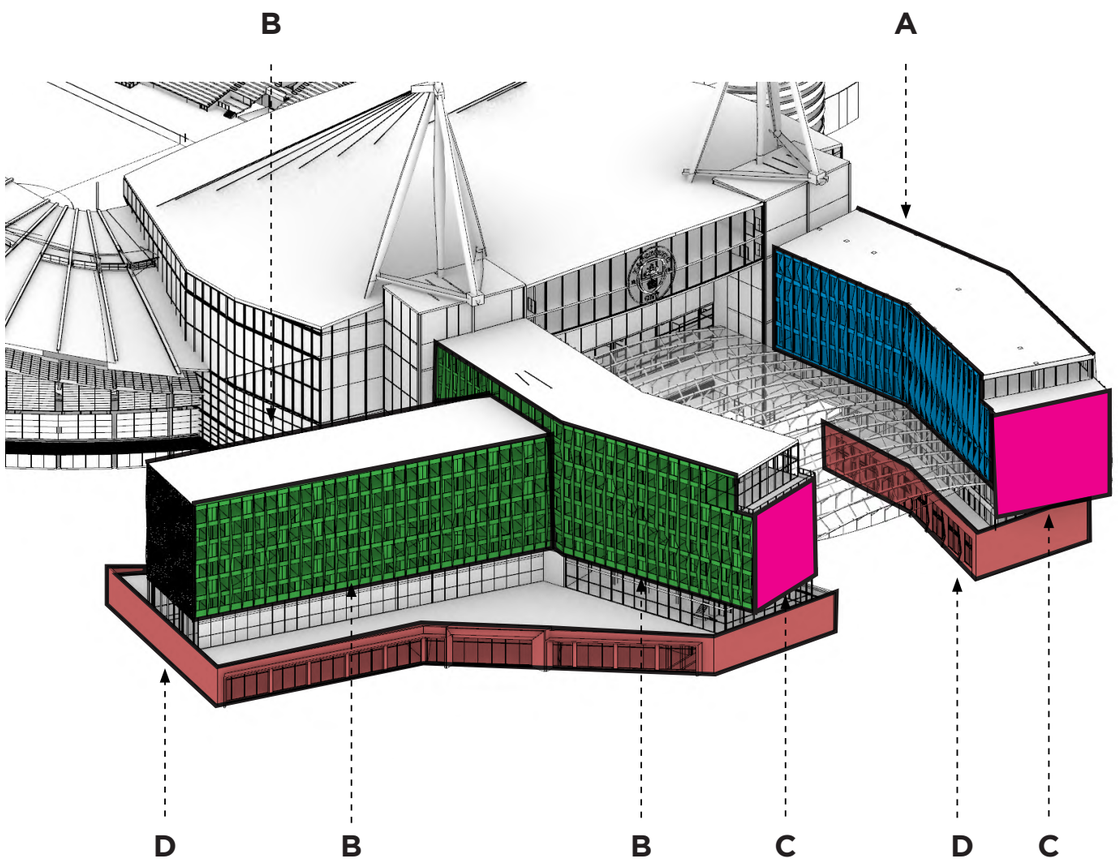
City Square - Commercial Elevation

POPULOUS

FACADE MATERIAL LOCATIONS

The Commercial & Hotel Facades respond to the respective design requirements of their functional programmes whilst retaining a unified aesthetic. This is achieved through subtle variations in the fins. Whilst the gable ends anchor the scheme through the addition of LED screens.





A Facade type A

B Facade type B

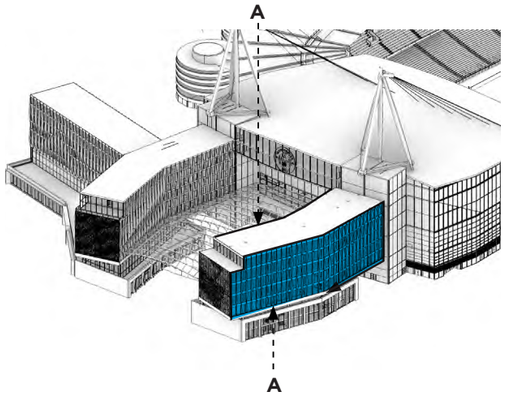
C Facade type C

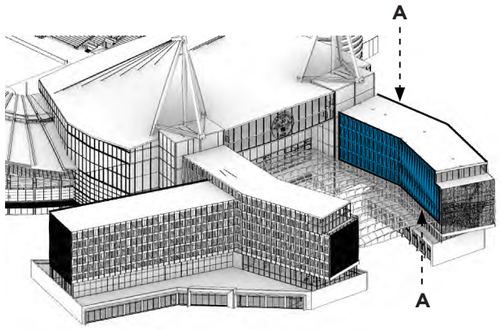
D Facade type D

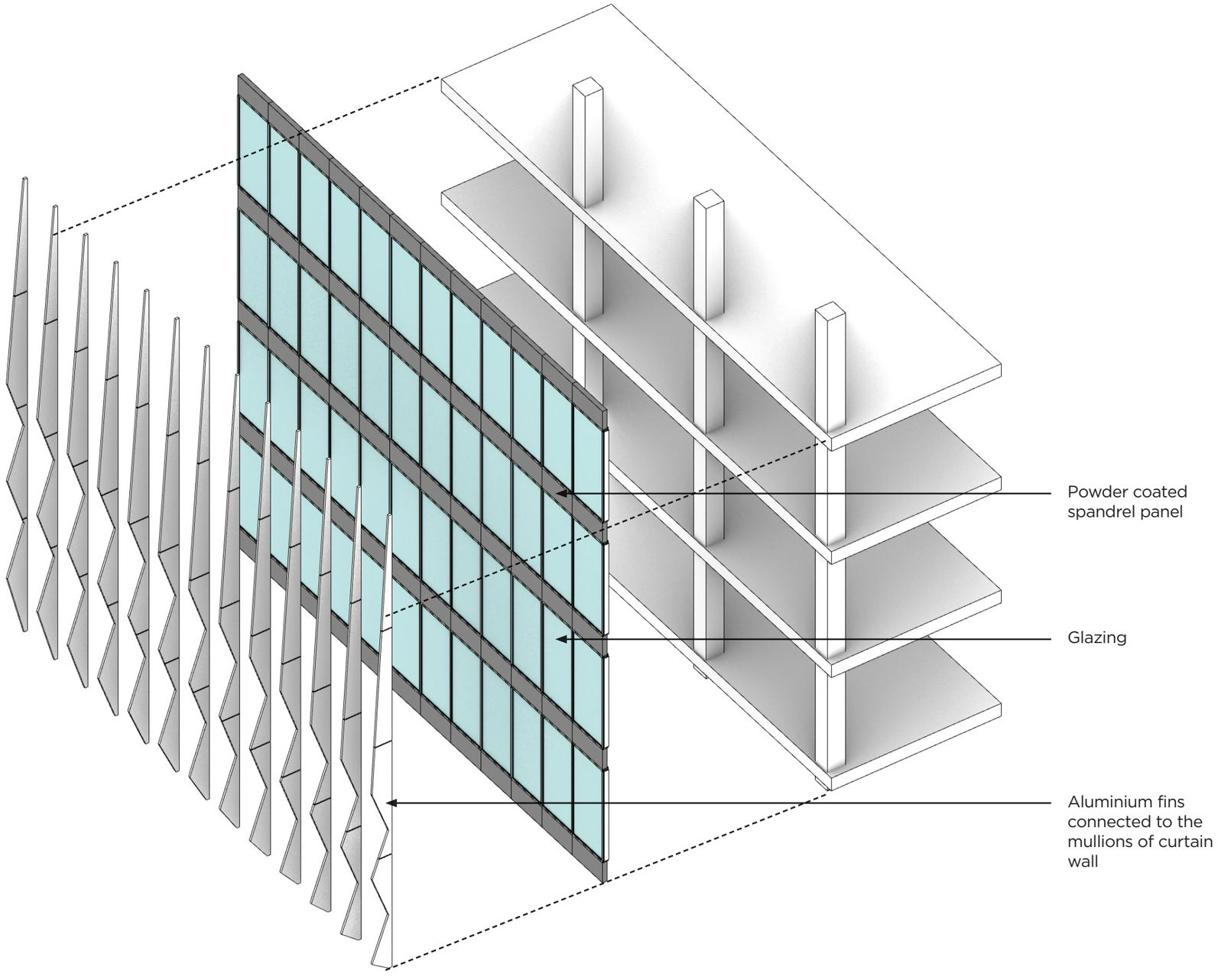
POPULOUS

FACADE TYPE A

The commercial block façade is a composite of glass & aluminum, the fins speak of the nautical heritage of Manchester's waterways, the fins are distributed following the principle defined through an algorithmic design strategy.







POPULOUS

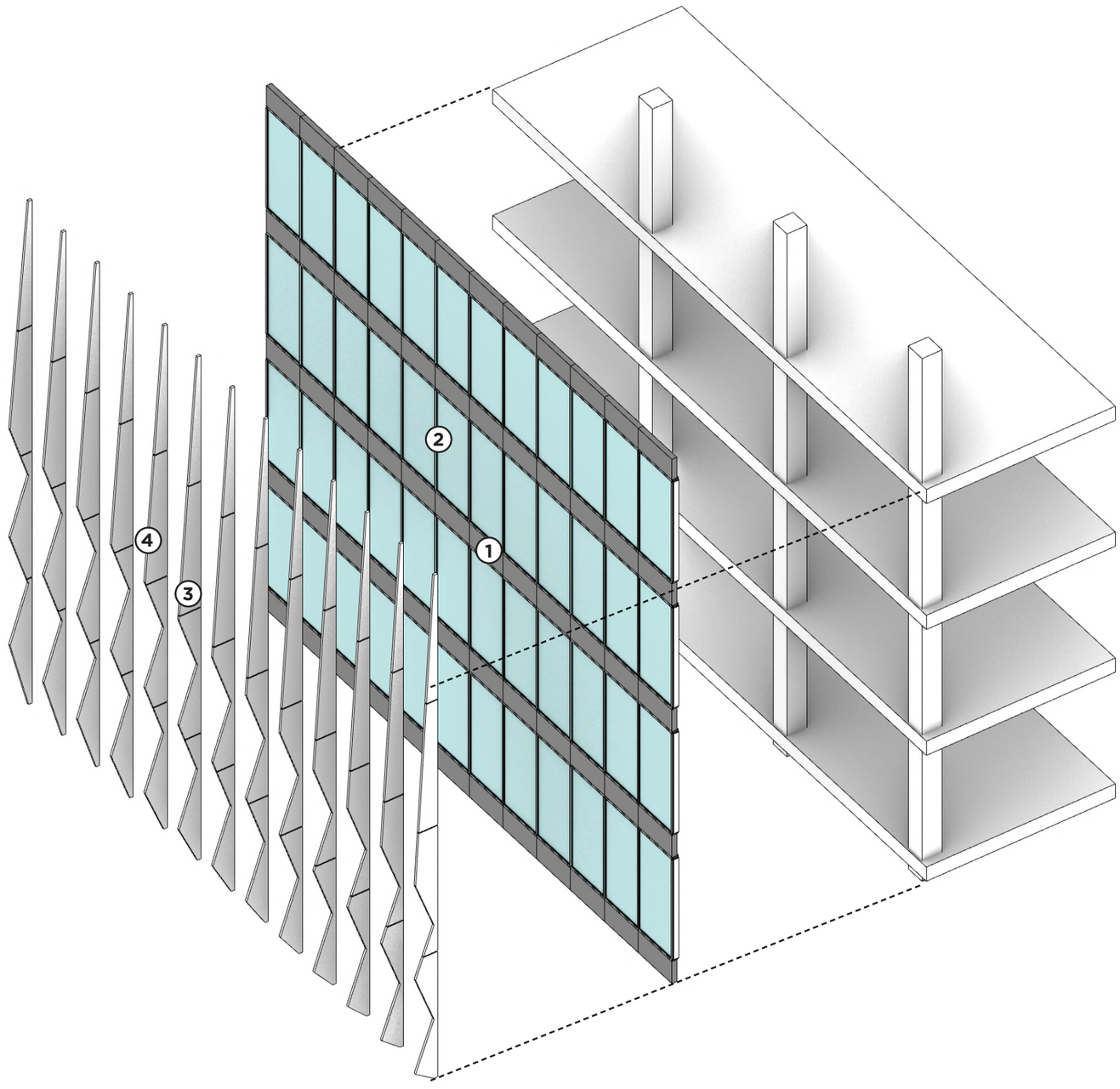
FACADE TYPE A - FINISHES

① Slab edges
RAL 7004 - satin PPC

② Mullions and transoms
RAL 7004 - satin PPC

③ Fins
RAL 9003 - matt PPC

④ Fin edge faces (caps)
RAL 7016 - satin PPC

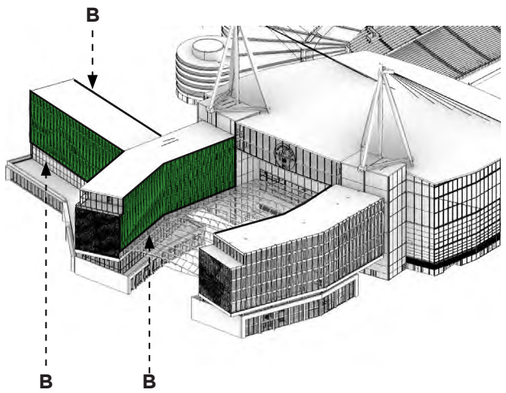


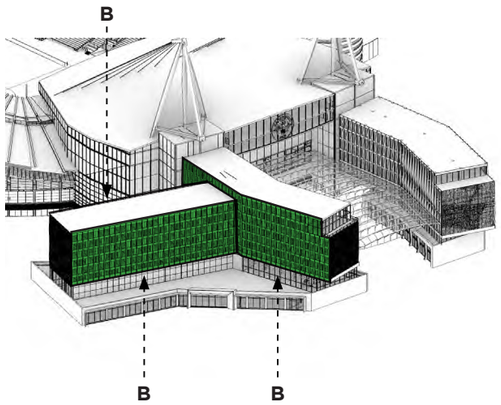
Colours illustrated are initial proposals

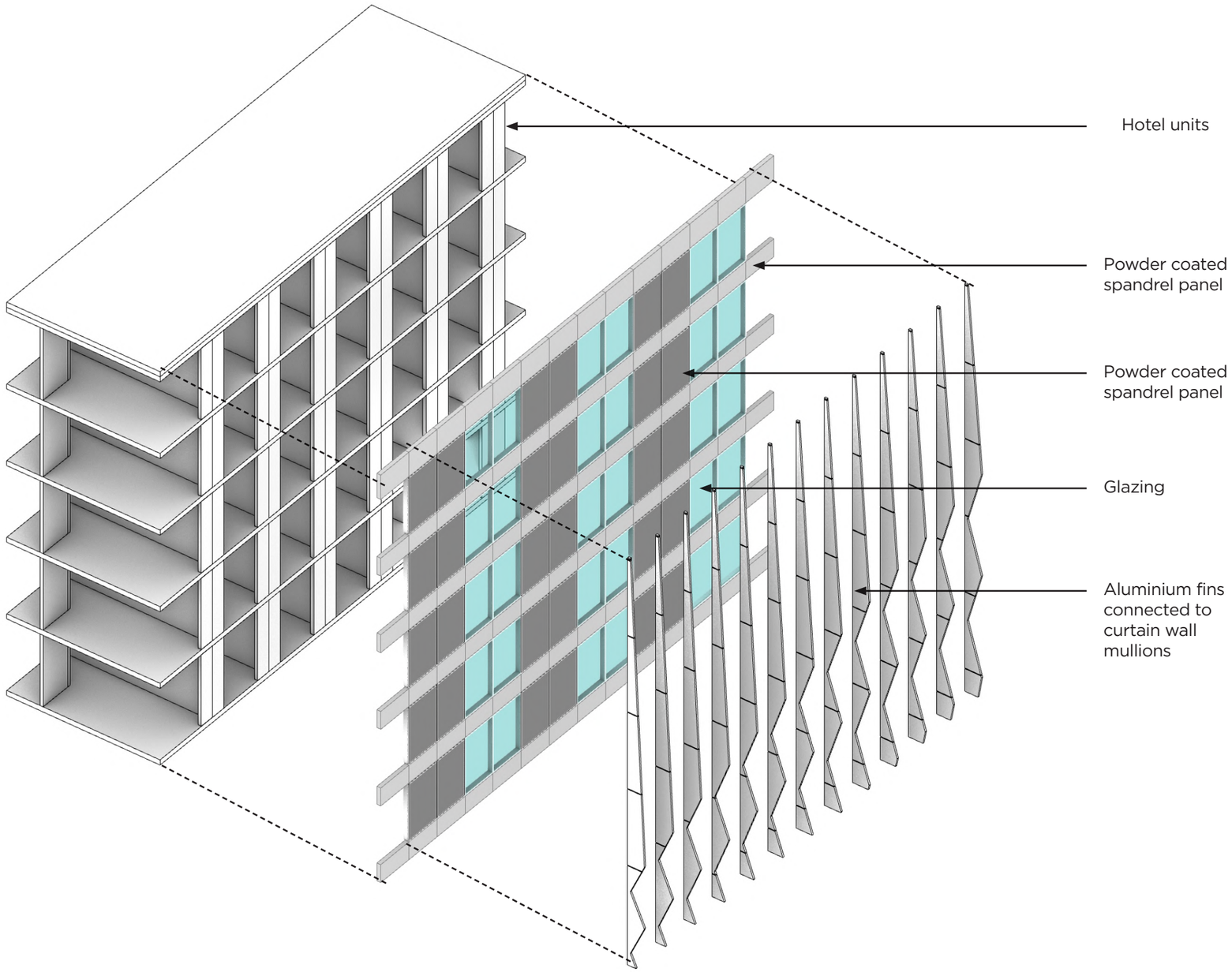
POPULOUS

FACADE TYPE B

The hotel block façade is a composite of glass & aluminum, the fins speak of the nautical heritage of Manchester's waterways, the fins are distributed following the principle defined through an algorithmic design strategy.







POPULOUS

FACADE TYPE B - FINISHES

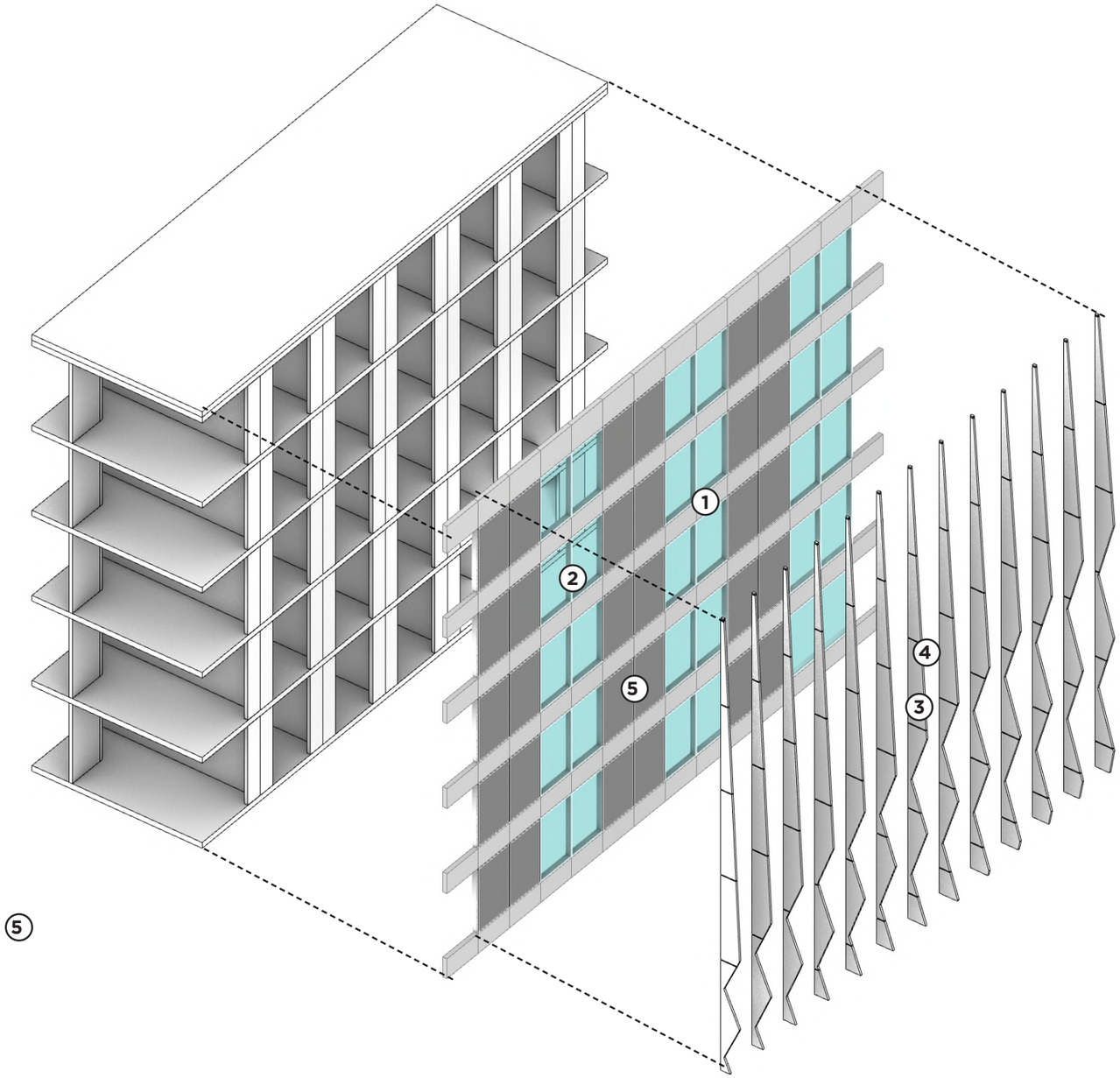
① **Slab edges**
RAL 7004 - satin PPC

② **Mullions and transoms**
RAL 7004 - satin PPC

③ **Fins**
RAL 9003 - matt PPC

④ **Fin edge faces (caps)**
RAL 7016 - satin PPC

⑤ **Opaque panels**
RAL 7016 - satin PPC

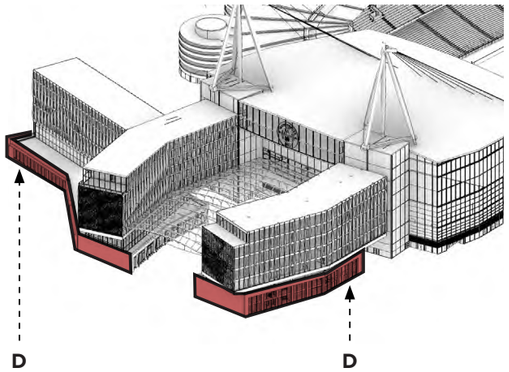


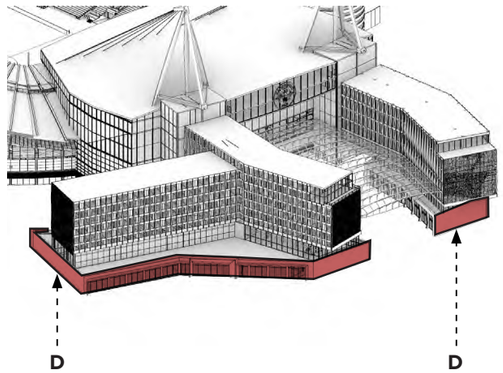
Colours illustrated are initial proposals

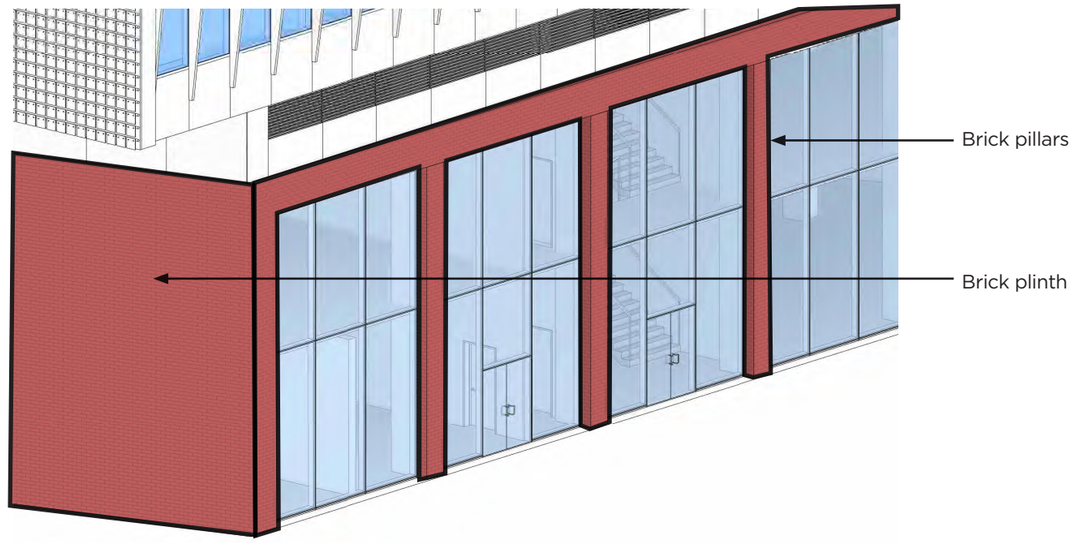
POPULOUS

FACADE TYPE D

The commercial & hotel blocks are situated upon a masonry plinth which is a direct refence to the mancunian industrial heritage of the area. The plinth houses hospitality spaces for the visitors to the club. The rhythm in the plinth is created by an array of brick pillars.



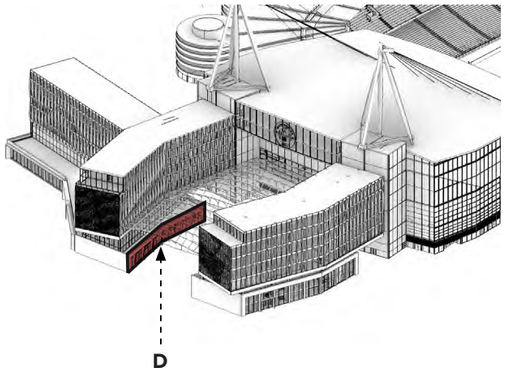


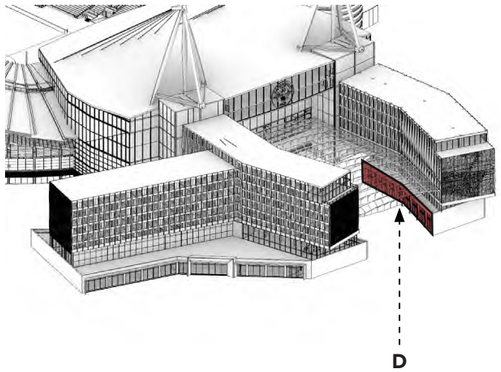


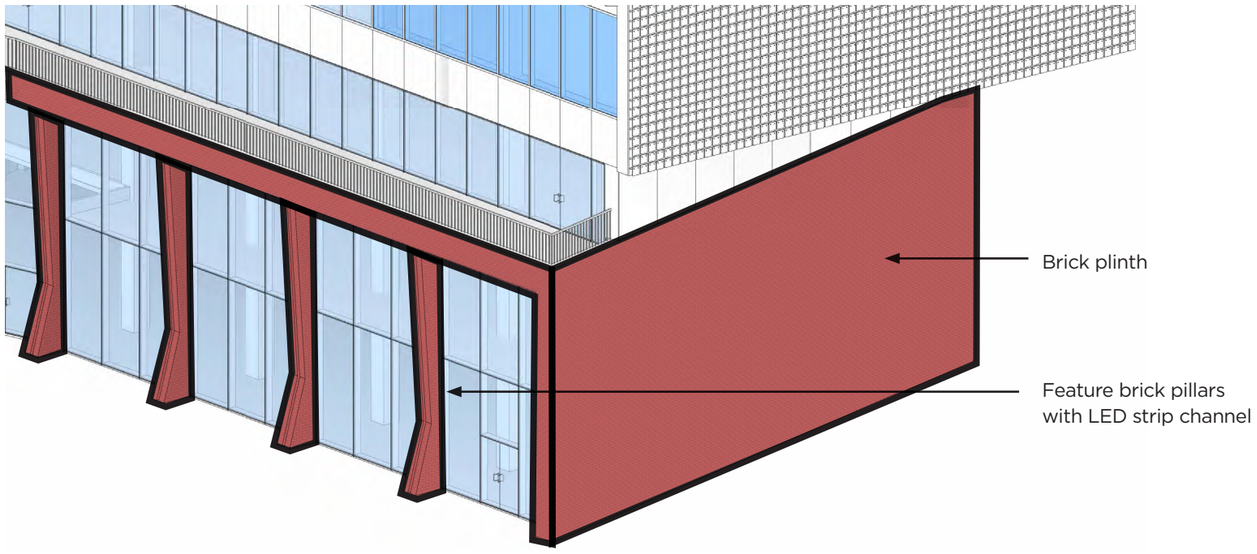
POPULOUS

FACADE TYPE D

The brick pillars on the City Square side are slanted and they include a strip of LED lights in an inset channel running vertically. Their formation and angles take inspiration from the 'rib-like' structure in the hull of a ship.





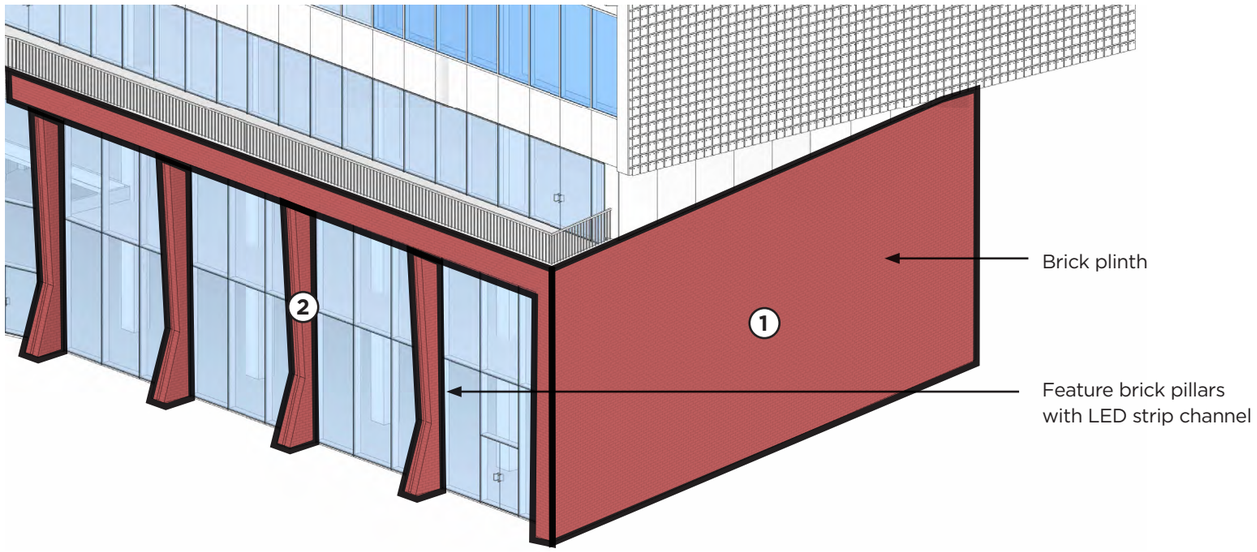


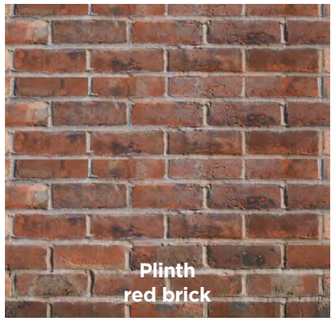
POPULOUS

FACADE TYPE D - FINISHES

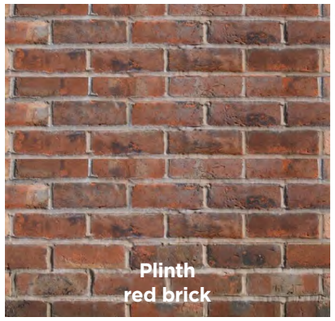
The use of red bricks is carefully taken into consideration to complete the palette of City Square. Mimmicking the materiality of Victorian Mancunian docks and warehouse buildings, the plinth also adds warmth and emphasises the human scale in and around City Square.



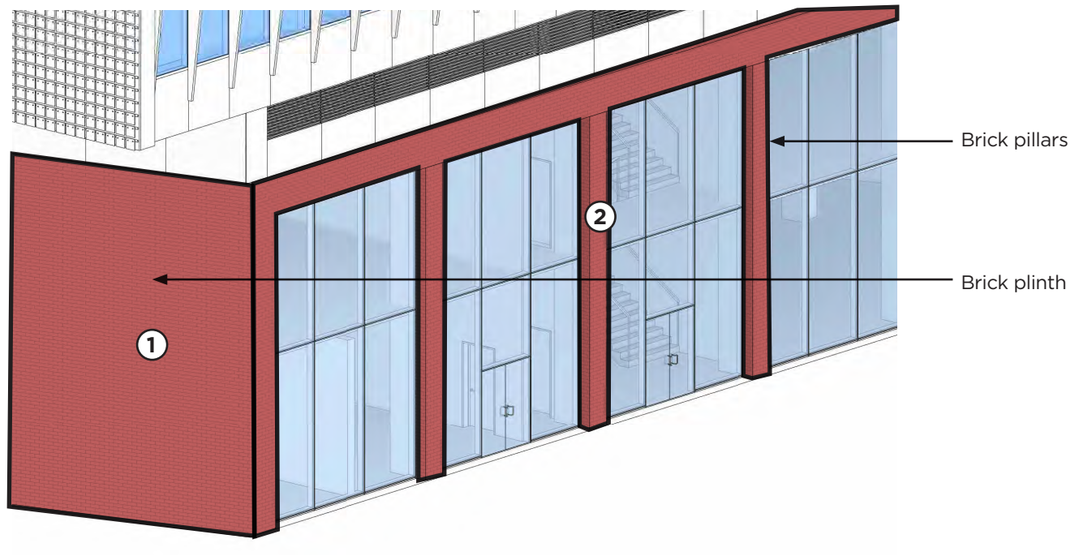












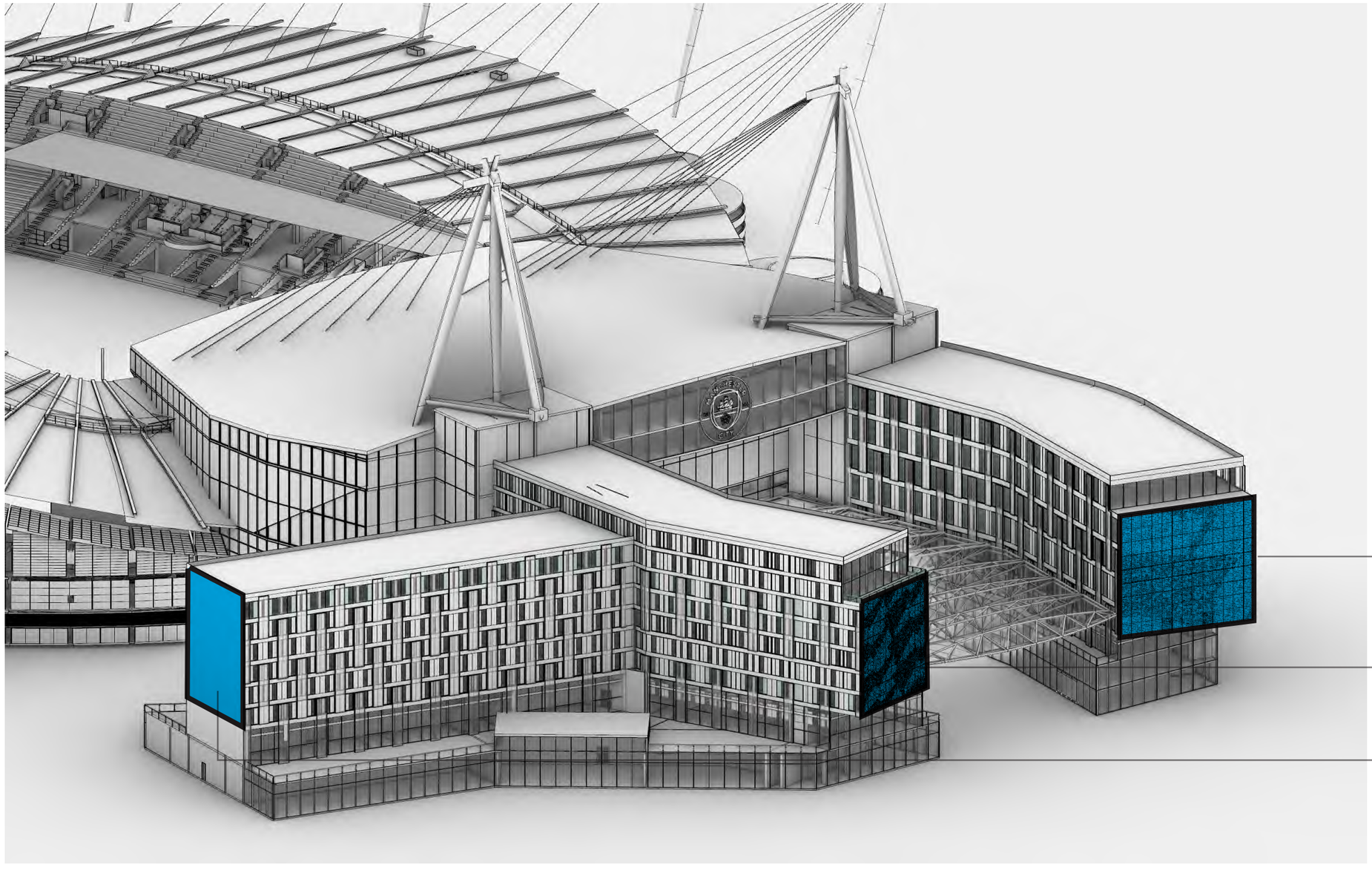
POPULOUS

FACADE ACTIVATION - FACADE TYPE C



POPULOUS

FACADE ACTIVATION LOCATIONS



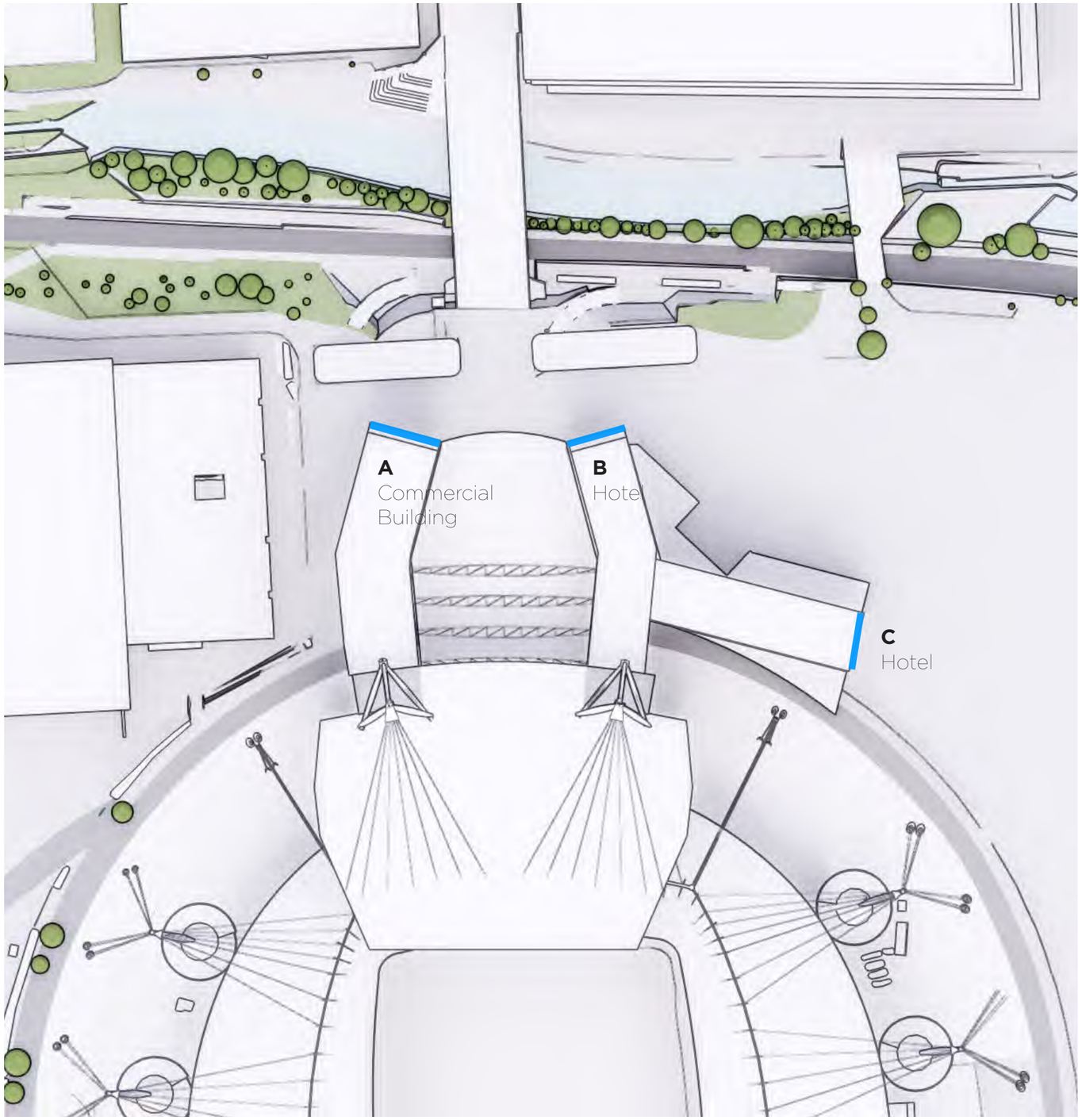
POPULOUS

FACADE ACTIVATION SIZES

Three LED screens are proposed to the facades highlighted on the diagram to the right.

These screens will enrich and activate the space and provide an active frontage to welcome people to the Etihad Campus and City Square.

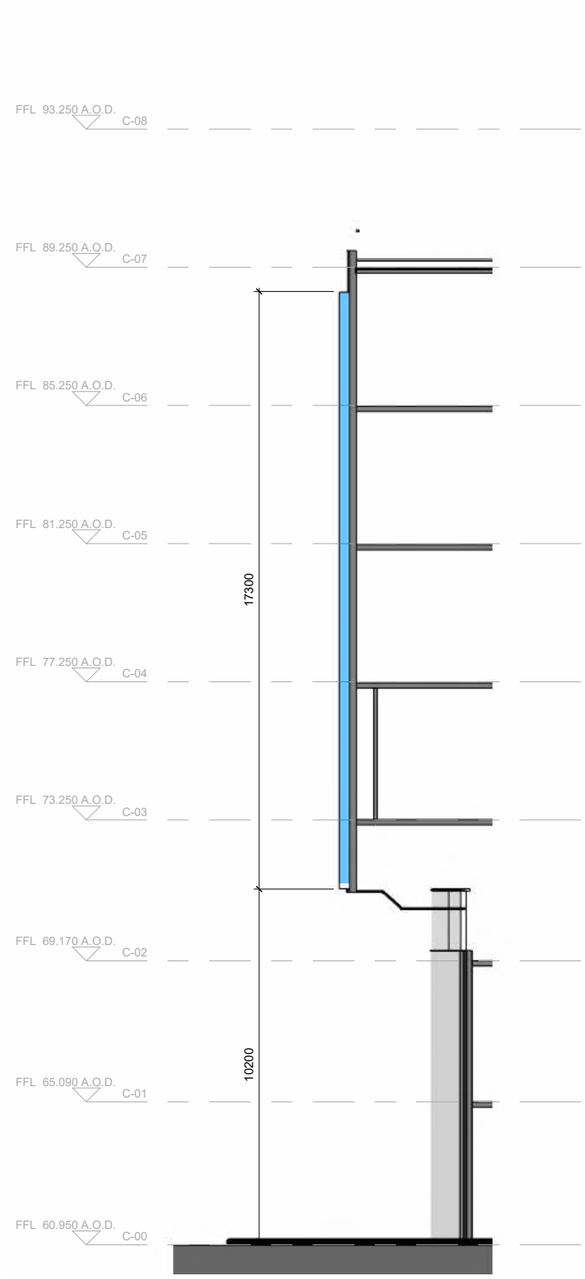
Name	Screen A	Screen B	Screen C
Type	Digital	Digital	Digital
Height from ground (m)	10.2m	10.2m	10.25m
Dimensions H X W X D (m)	17.3 mx 19.4m	17.3 mx 16.9m	20.4 mx 16.9m
Maximum Height of lettering (m)	10.2m	10.2m	10.2m
Colour of Text and Background	Various	Various	Various
Materials	Black LEDs within Metal cabinets	Black LEDs within Metal cabinets	Black LEDs within Metal cabinets
Maximum Projection of advertising (mm)	500	500	500
Illuminated	Yes	Yes	Yes
Illumination method	LED	LED	LED
Illuminance levels	Variable 200 -5000 nits/ candela	Variable 200 -5000 nits/ candela	Variable 200 -5000 nits/ candela
Illumination	Intermittent	Intermittent	Intermittent



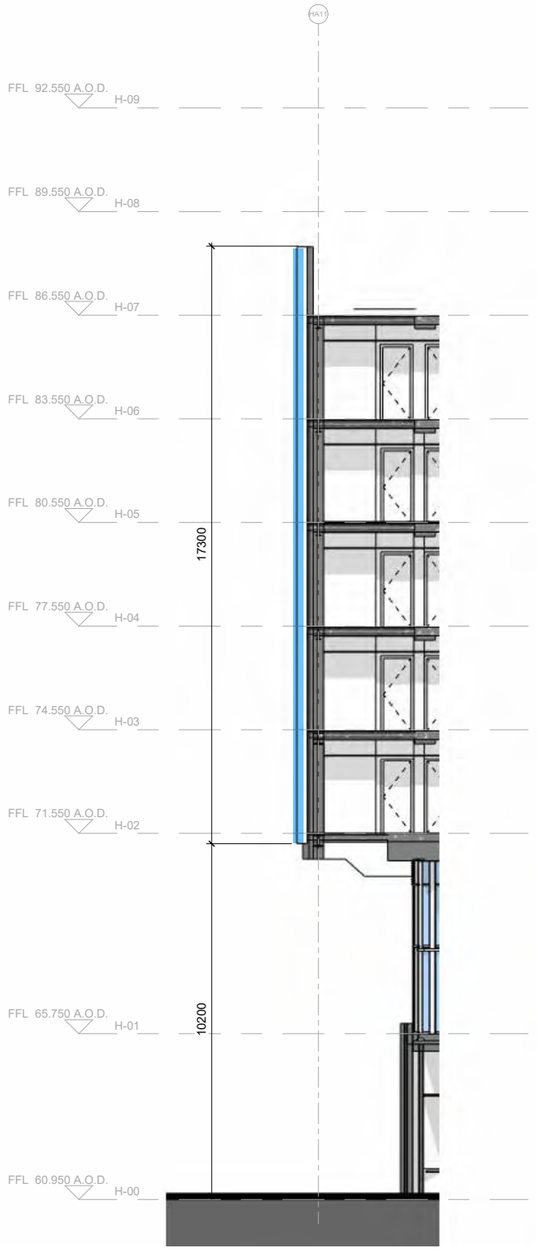
LED Screens

POPULOUS

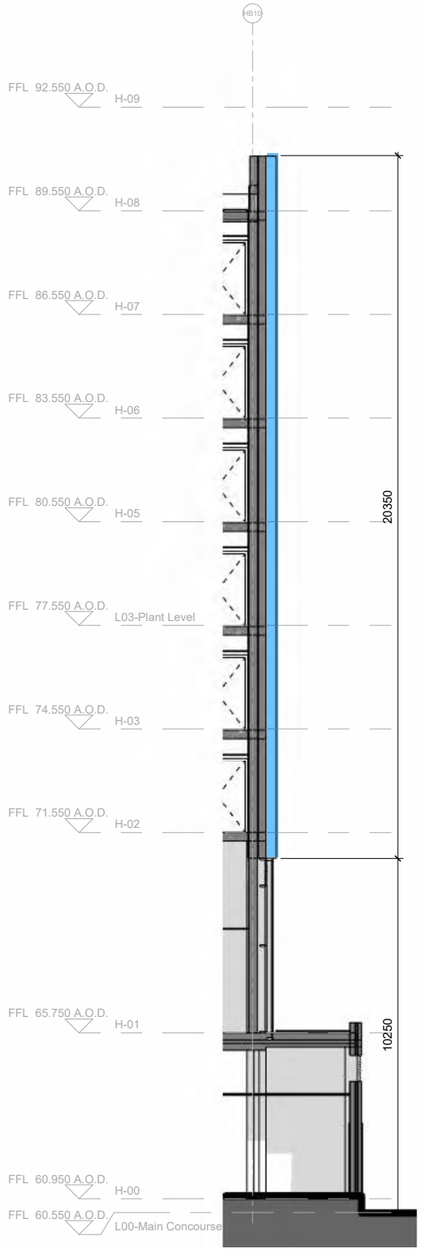
LED SCREEN PLACEMENT SECTION



Screen A Commercial North facade

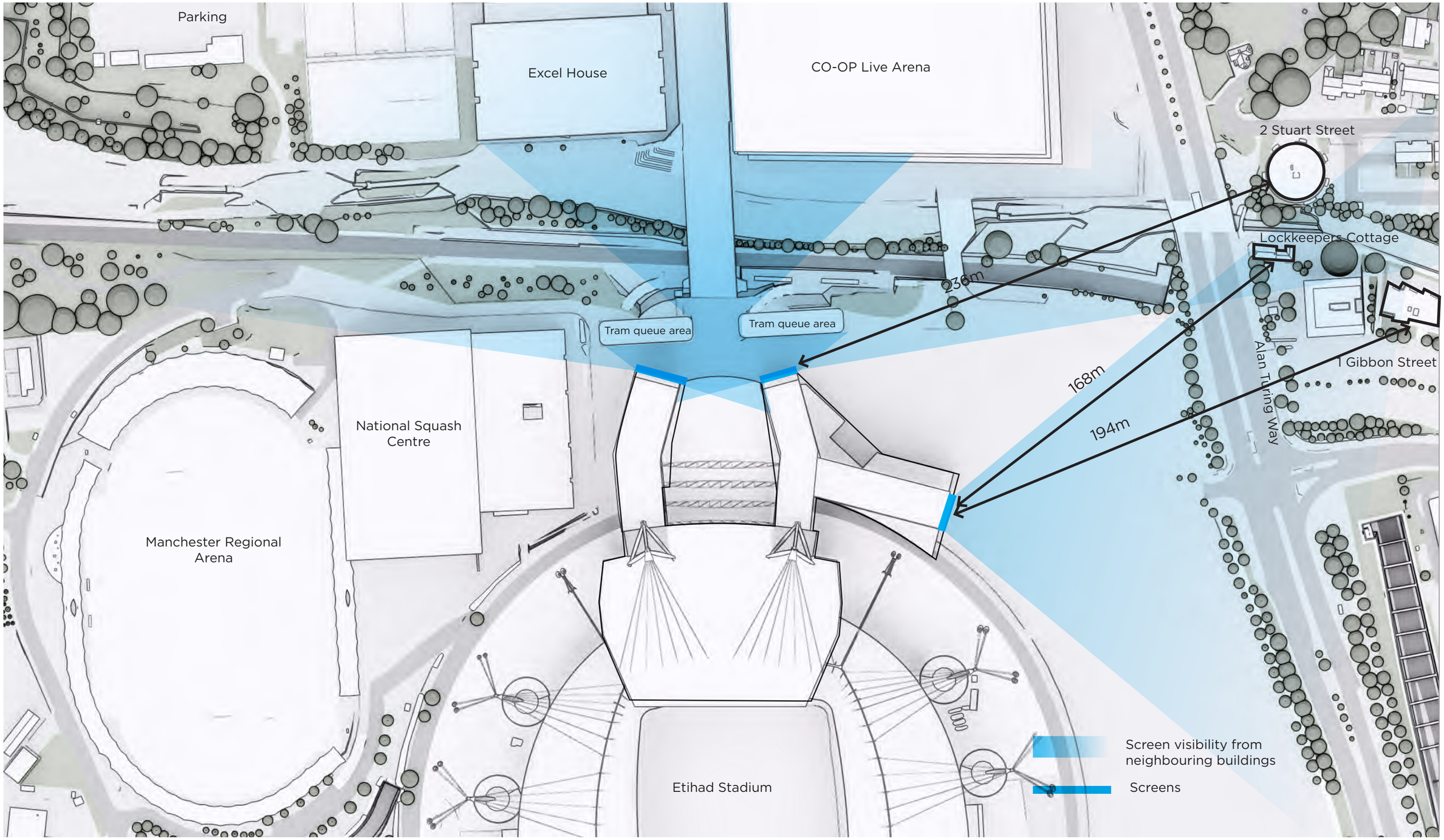


Screen B Hotel North facade



Screen C Hotel East facade

SCREEN VISIBILITY



POPULOUS

FACADE ACTIVATION



LANDSCAPE

6


CITY STORE

CONCEPT

The concept for the landscaping draws from two themes, firstly taking inspiration from the Garden City Movement, a 20th century planning movement aiming to draw together communities separated by grerenbelts. and secondly, that our site is known for its industrial heritage, made possible by the nearby Ashton Canal.

These characteristics of Manchester are portrayed in the landscaping, as seen combining in the diagram to the right, by having the green spaces infiltrating and breaking down the rigid pattern that mimics the ship decking

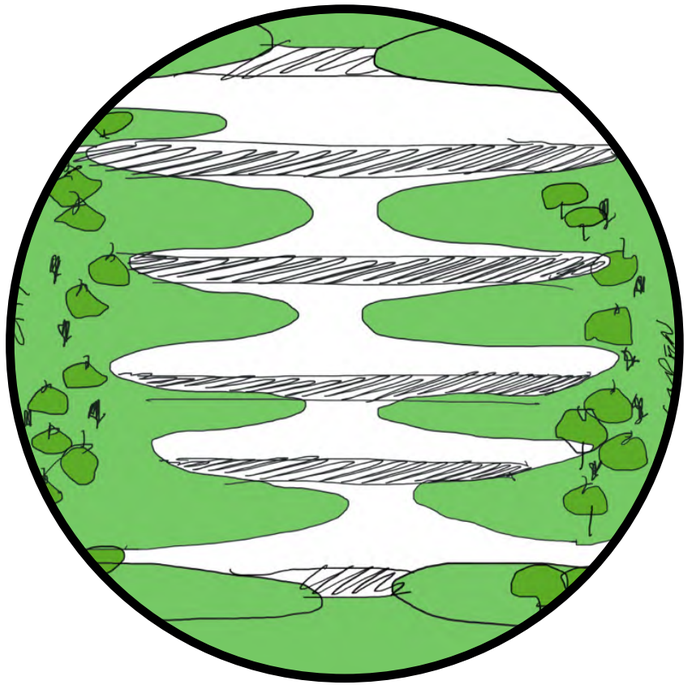
City Square becomes a greren space between buildings, in a main hub of the city of Manchester.



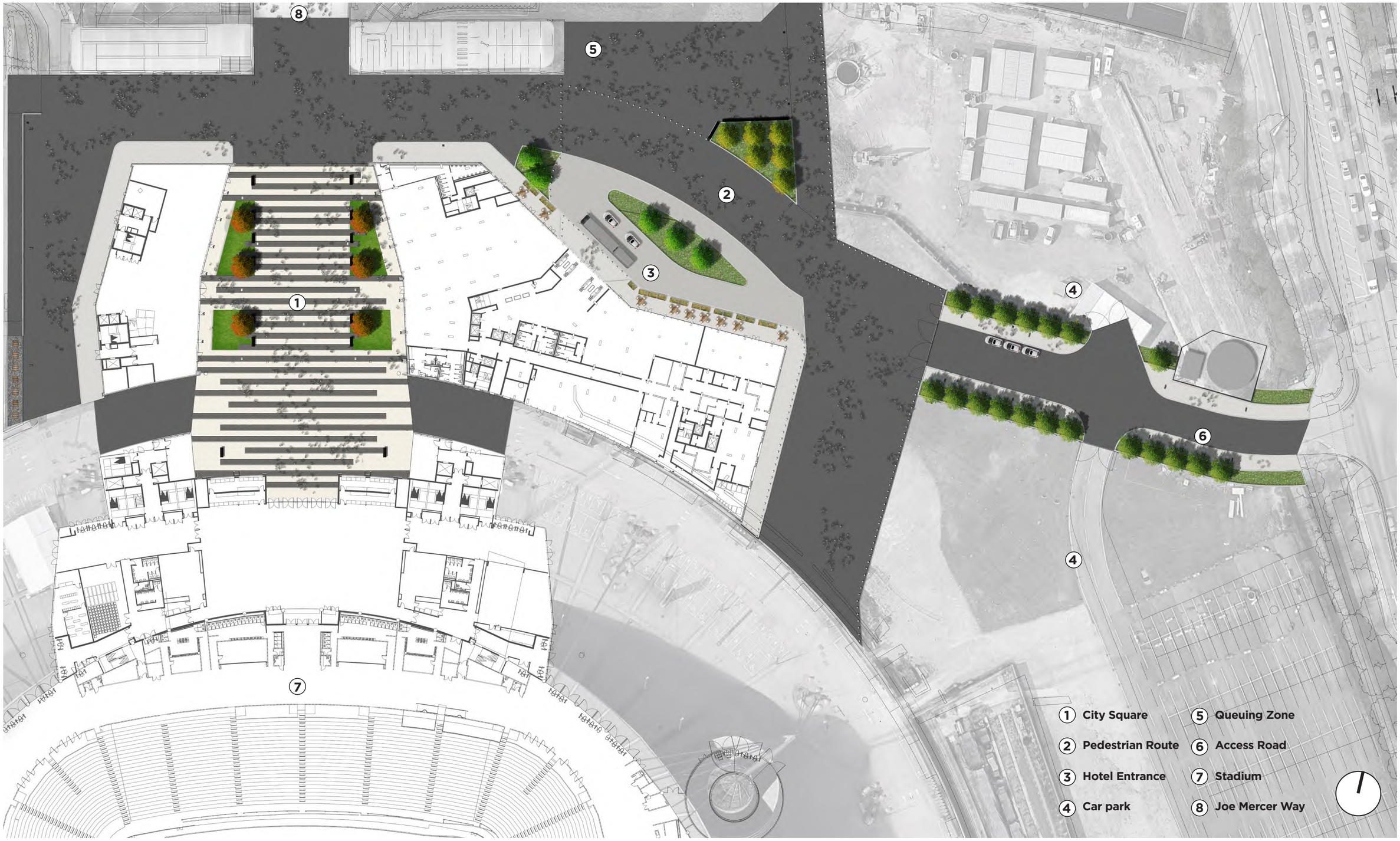
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OVERALL ILLUSTRATIVE PLAN

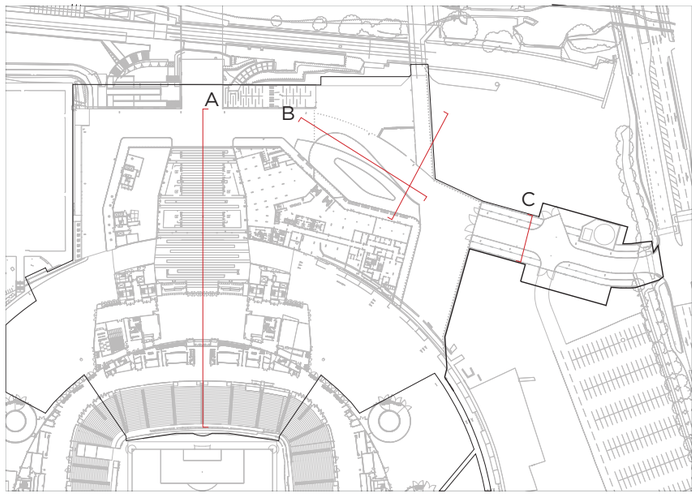




SECTIONS & ELEVATIONS



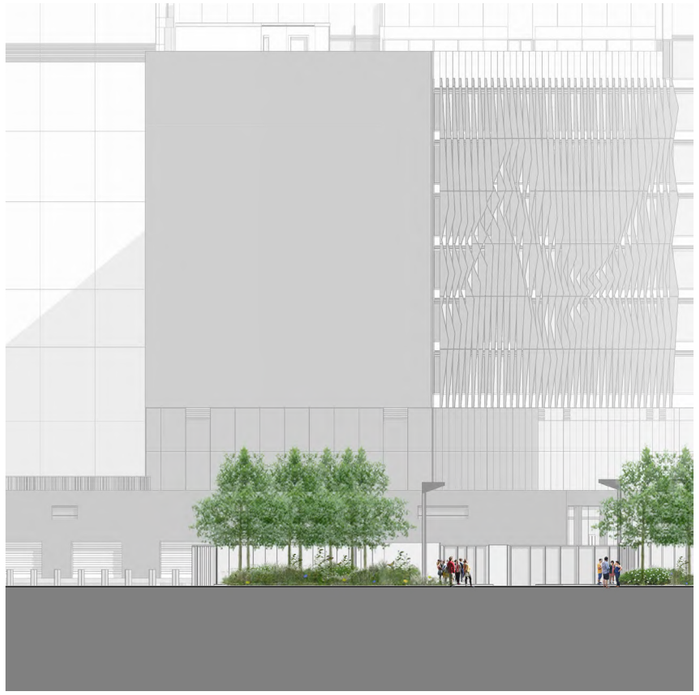
Elevation A: View from City Square to Hotel



Key



Elevation B: View from Pedestrian Route to Hotel Drop-off



Elevation C: View from Access Road to Hotel Entrance Gate

SECTIONS & ELEVATIONS



Key

Section A: View of Hotel Drop-off and Queuing Zone

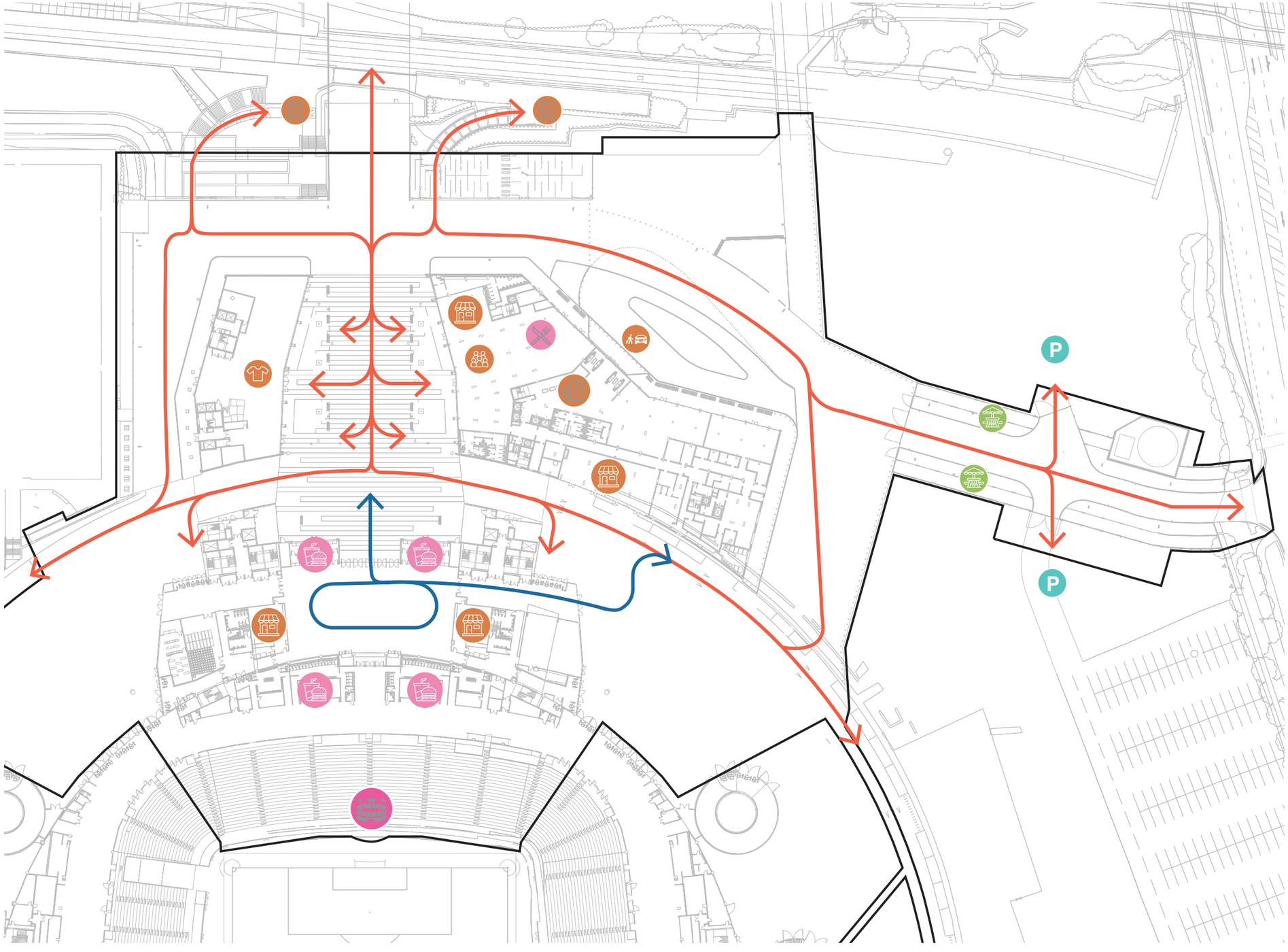
POPULOUS

CIRCULATION AND ACTIVATION DIAGRAM

The site is a main link between Joe Mercer Way (leading to Coop Live) , Alan Turing Way, City Link and the Ashton Canal. Its strategic location attracts people on match days as well as non-match days.

Visitors can enjoy the activities around the stadium before and after a match, access the Manchester City Club shop, dine in restaurants and cafes, enjoy public spaces in the City Square and around it, as well as stay in the hotel or attend events there. The City Hall is also a space that transforms from match day to non-match day, hosting events and pre-game activities.

Users can reach the site by tram, bus, foot, cycle and car, making it accessible to all types of transport.



- Food Stand
- Cafe
- Restaurant
- Kitchen
- Hotel Drop-Off
- Tram
- Retail Shop
- Hotel
- Club Shop
- Stadium
- Green Buffer
- Car Park
- Match Day / Non-Match Day Circulation
- Non-Match Day Circulation



PRECEDENT IMAGES

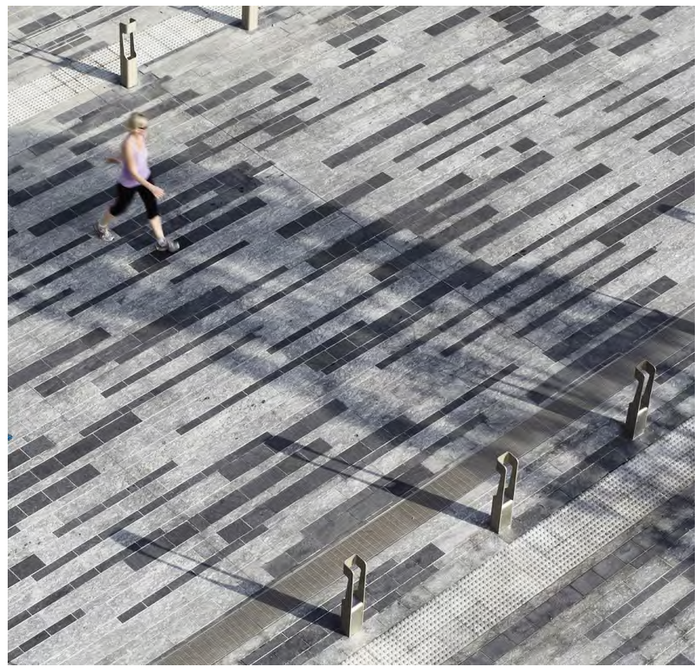


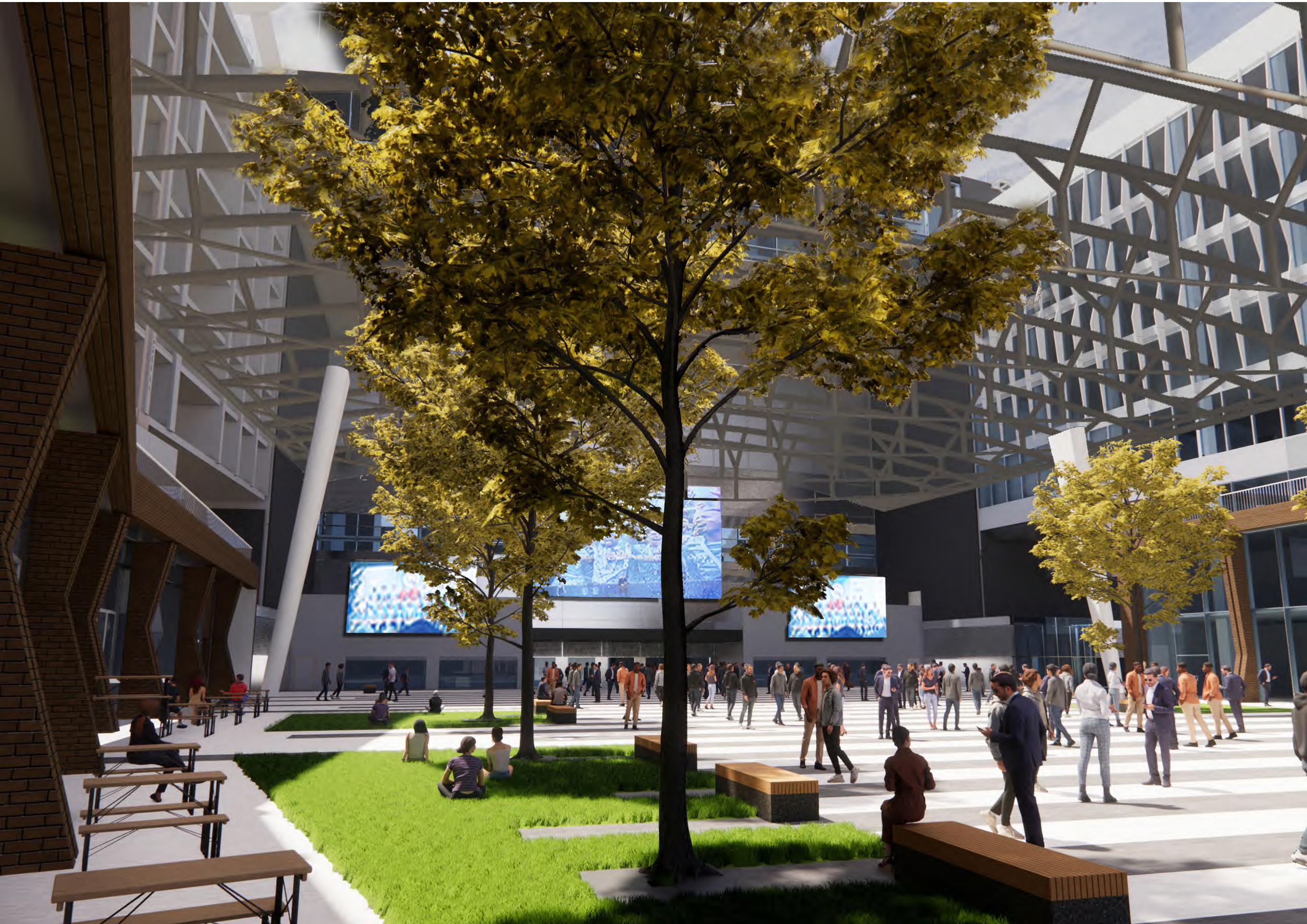












SOFT LANDSCAPE PALETTE - TREES

The soft landscape strategy aims to provide a range of native planting species with different purposes such as providing shelter, seasonal interest, wildlife attraction and act as a sustainable drainage system.

The robust nature of the proposed species reflects the demands of large crowds moving across space. The chosen vegetation for SuDS planting features grasses that will contribute to the stormwater management of the site.

Strategic placement of deciduous trees on City Square will allow winter sun through denser planting and provide a second layer of interest displaying sculptural multi-stem species. Seasonal interest is also marked by flowering species which will introduce a second layer on top of the solid colour of trees at the hotel entrance.

Due to all the considerations explained, trees are proposed to be installed as semi-mature in order to fulfill a fully functional landscape from the beginning of the development. Moreover, trees will achieve a better effect and performance if planted in tree pits rather than planters, which also supports the current design.

The biologically diverse meadow and wild flower species placed at the access road will connect with existing surroundings by introducing native species, attracting wildlife and reflecting seasonal change while providing a lush look to the visitors entering from the Alan Turing Way.



Acer campestre
Proposed Deciduous Tree



Pinus sylvestris
Proposed Evergreen Tree



Magnolia soulangeana
Proposed Deciduous Tree



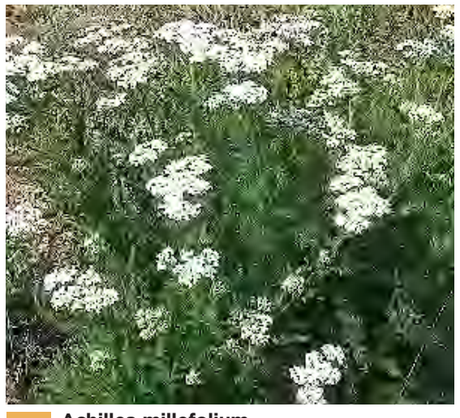
Sorbus aria
Proposed Deciduous Tree

SOFT LANDSCAPE PALETTE - GENERAL PLANTING

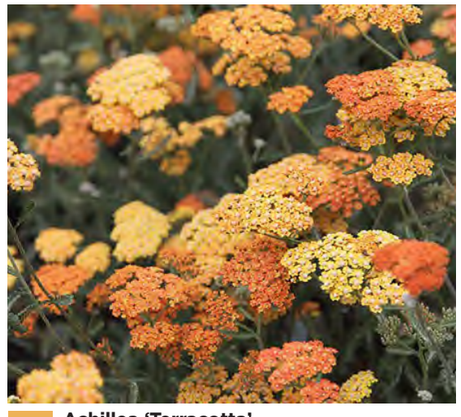
Planting Mix A



Hebe rakaiensis



Achillea millefolium



Achillea ‘Terracotta’



Carex flacca



Carex pendula



Helictotrichon sempervirens



Melica ciliata



Pachysandra terminalis ‘Green Carpet’

SOFT LANDSCAPE PALETTE - GENERAL PLANTING

Planting Mix B



Hebe rakaiensis



Philadelphus ‘Belle Etoile’



Viburnum tinus



Liriope muscari ‘Monroe White’



Pachysandra terminalis ‘Green Carpet’

SOFT LANDSCAPE PALETTE - SUDS PLANTER

Planting Mix C



Viburnum opulus



Cornus sanguinea



Helleborus foetidus



Eupatorium cannabinum



Juncus effusus



Osmunda regalis



Campanula glomerata

SOFT LANDSCAPE PALETTE - GREEN SCREEN

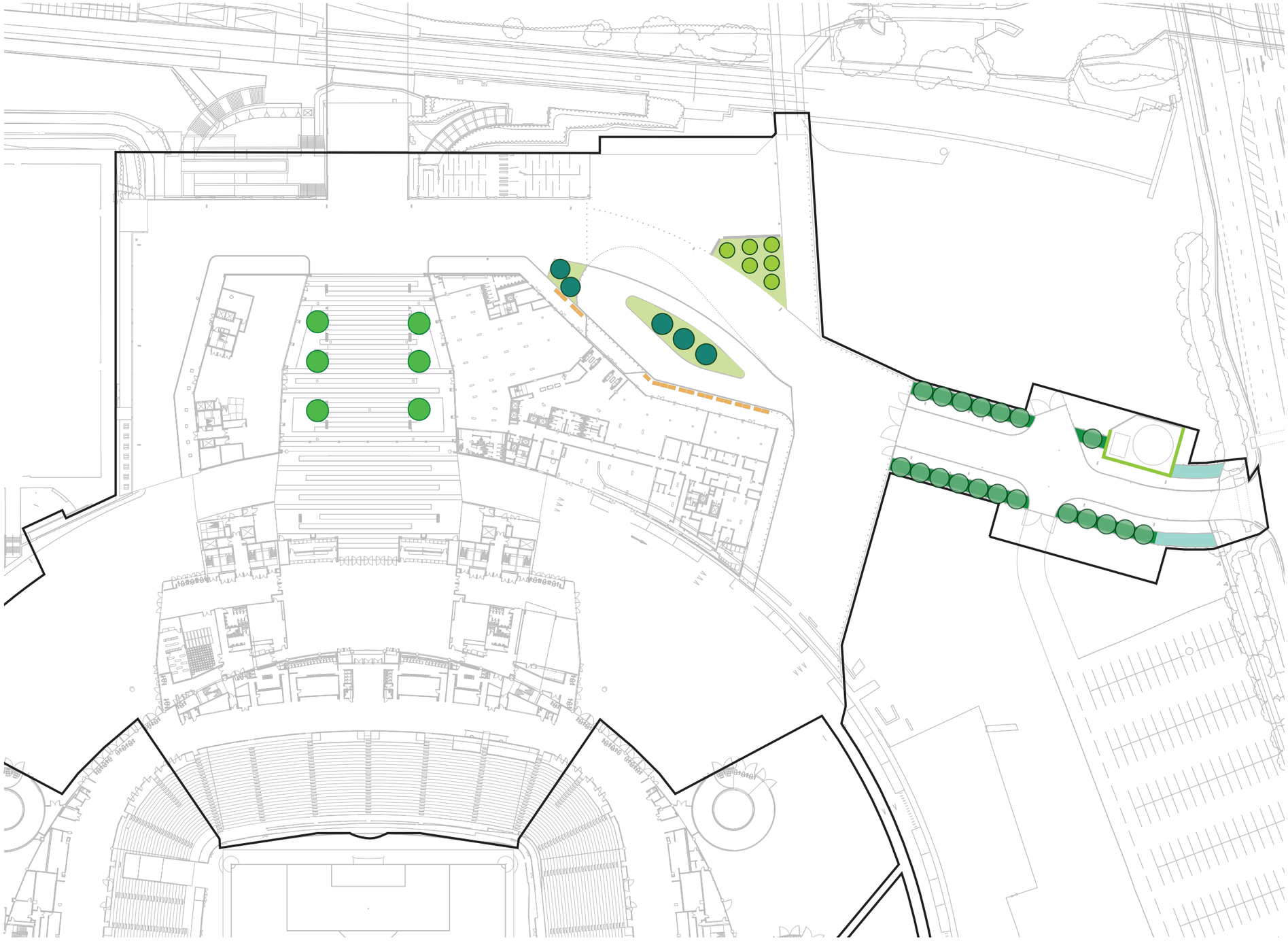


Euonymus fortunei ‘Dart’s Blanket’



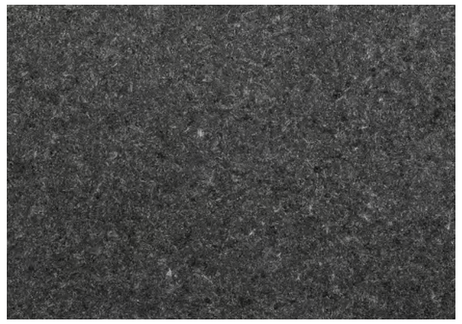
Hedera helix ‘Woerner’

SOFT LANDSCAPE PLAN



- Acer campestre
- Pinus sylvestris
- Magnolia soulangeana
- Sorbus aria
- Green Screen
- Planting Mix A
- Planting Mix B
- Planting Mix C
- Meadows

HARD LANDSCAPE PALETTE



Black Paving - Type 1



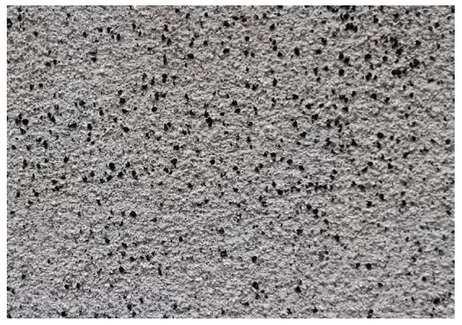
Mid Grey Paving - Type 2



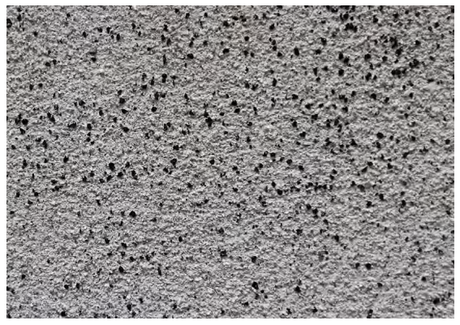
Black Tarmac



Porous Black Tarmac



Permeable Concrete Block Paving - Type 1 (Bound) Light Grey



Non-Permeable Concrete Block Paving - Type 2 (Bound) Mid Grey



Concrete Flush Kerb
Concrete Raised Kerb

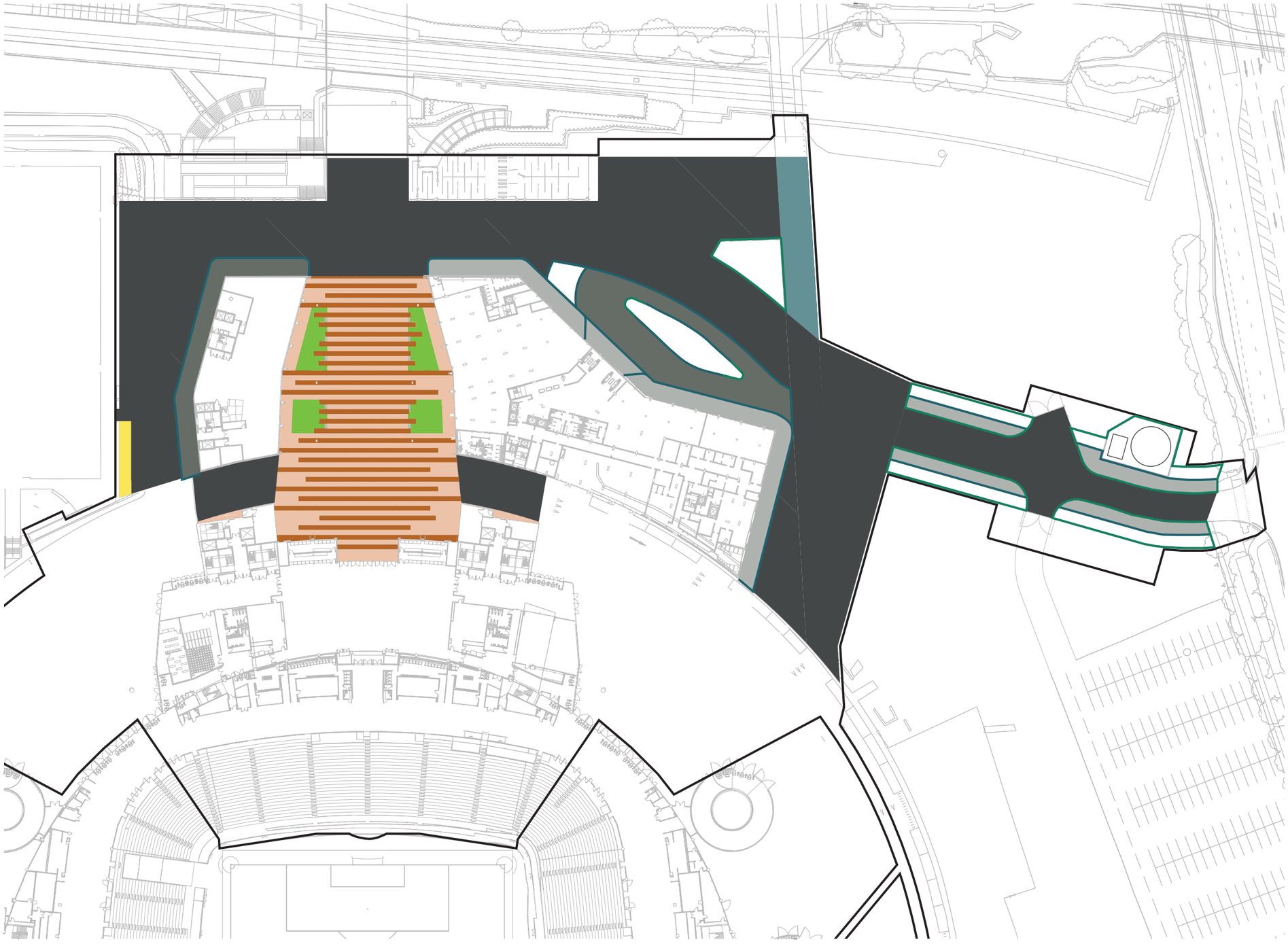


Artificial Turf



Gravel

HARD LANDSCAPE PLAN



- Black Paving - Type 1
- Mid Grey Paving - Type 2
- Porous Black Tarmac
- Black Tarmac
- Gravel
- Artificial Turf
- Permeable Concrete Block Paving - Type 1 (Bound) Light Grey
- Non-Permeable Concrete Block Paving - Type 2 (Bound) Mid Grey
- Concrete Flush Kerb
- Concrete Raised Kerb

STREET FURNITURE PALETTE



Raised Planter



Tree Cell with Root Barrier



Light Column



Removable Bench



Picnic Table



Litter Bin



Tree Grille

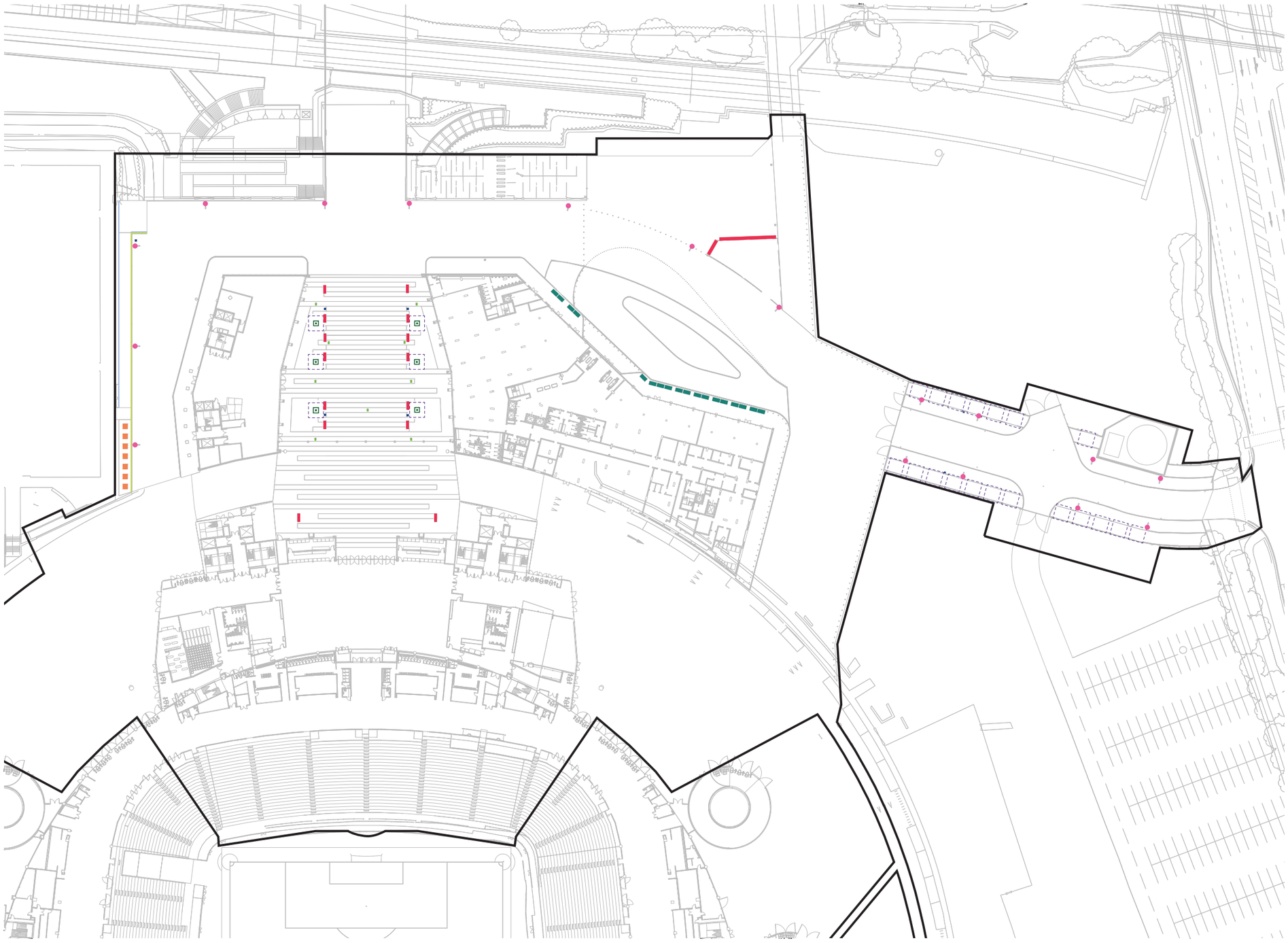


Floorbox (Power, Data, Water)



Recessed Manhole Cover

STREET FURNITURE PLAN



- Raised Planter
- Tree Cell with Root Barrier
- Tree Grille
- Light Column
- Removable Bench
- Picnic Table
- Litter Bin
- Balustrade
- Concrete Wall
- Floorbox (Power, Data, Water)

SECURITY ITEMS PALETTE



Retractable Bollard (PAS 68 Rated)



Static Bollard (PAS 68 Rated)

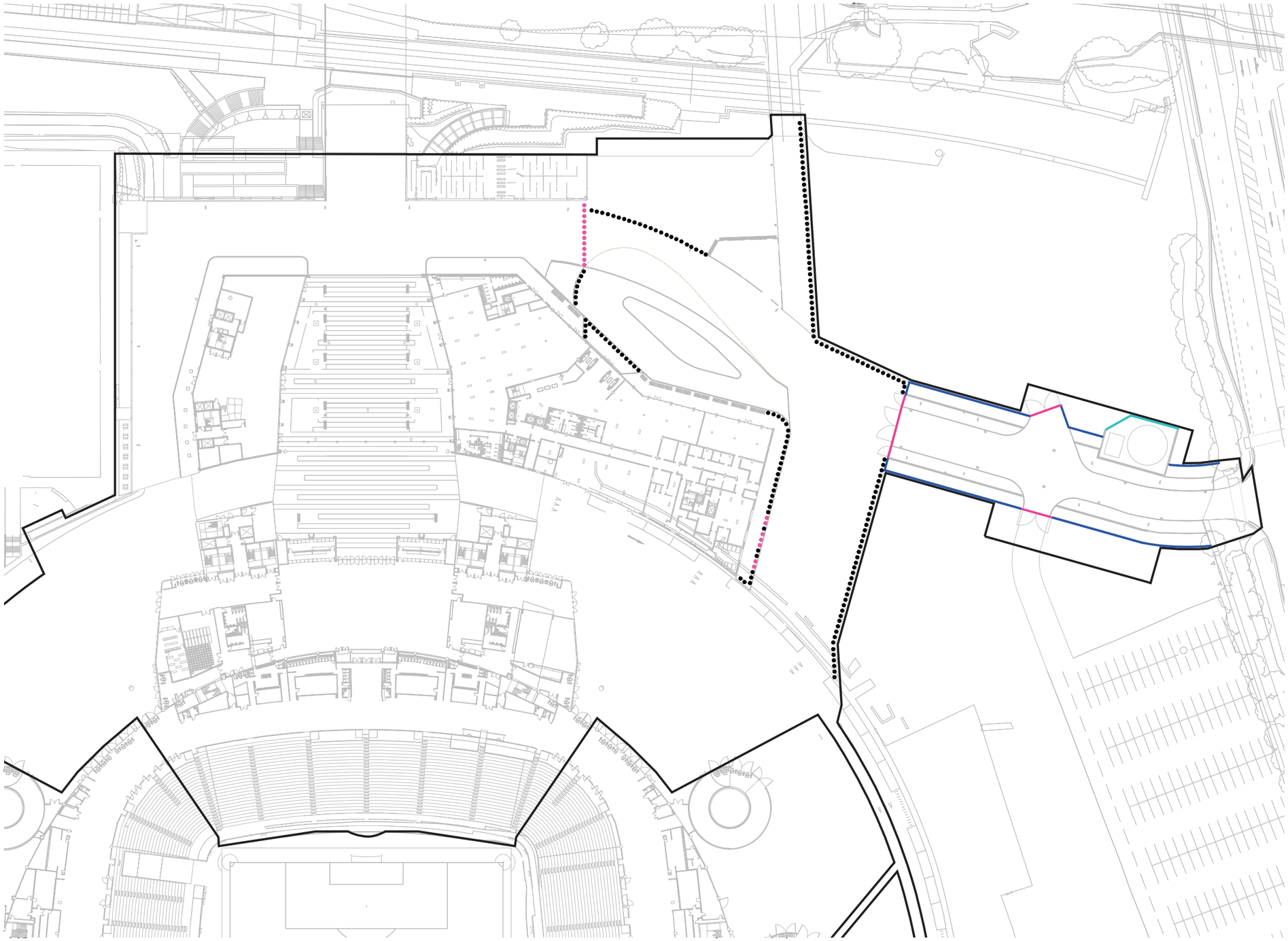


Vehicle and Pedestrian Access Gate, Security Fence



Demarcation Stud

SECURITY ITEMS PLAN



- Retractable Bollard (PAS 68 Rated)
- Static Bollard (PAS 68 Rated)
- Vehicle and Pedestrian Access Gate, Security Fence
- Demarcation Stud
- Tank Enclosure Wall

DRAINAGE PALETTE

Drainage Strategy

The general concourse level contains permeable and non-permeable paved areas.

Permeable paving - concrete block paving - is used on the pedestrian walkways, along the edges of buildings, where there is no vehicle access.

Non-permeable paving - Tarmac and City Square and some pedestrian walkways - are both provided with channel drains to collect rainwater and paving maintenance water.

SuDS planters - raised and flush kerbs - also contribute to the water management strategy of the site.

For drainage design, refer to civil engineer's drainage strategy.



Channel Drain

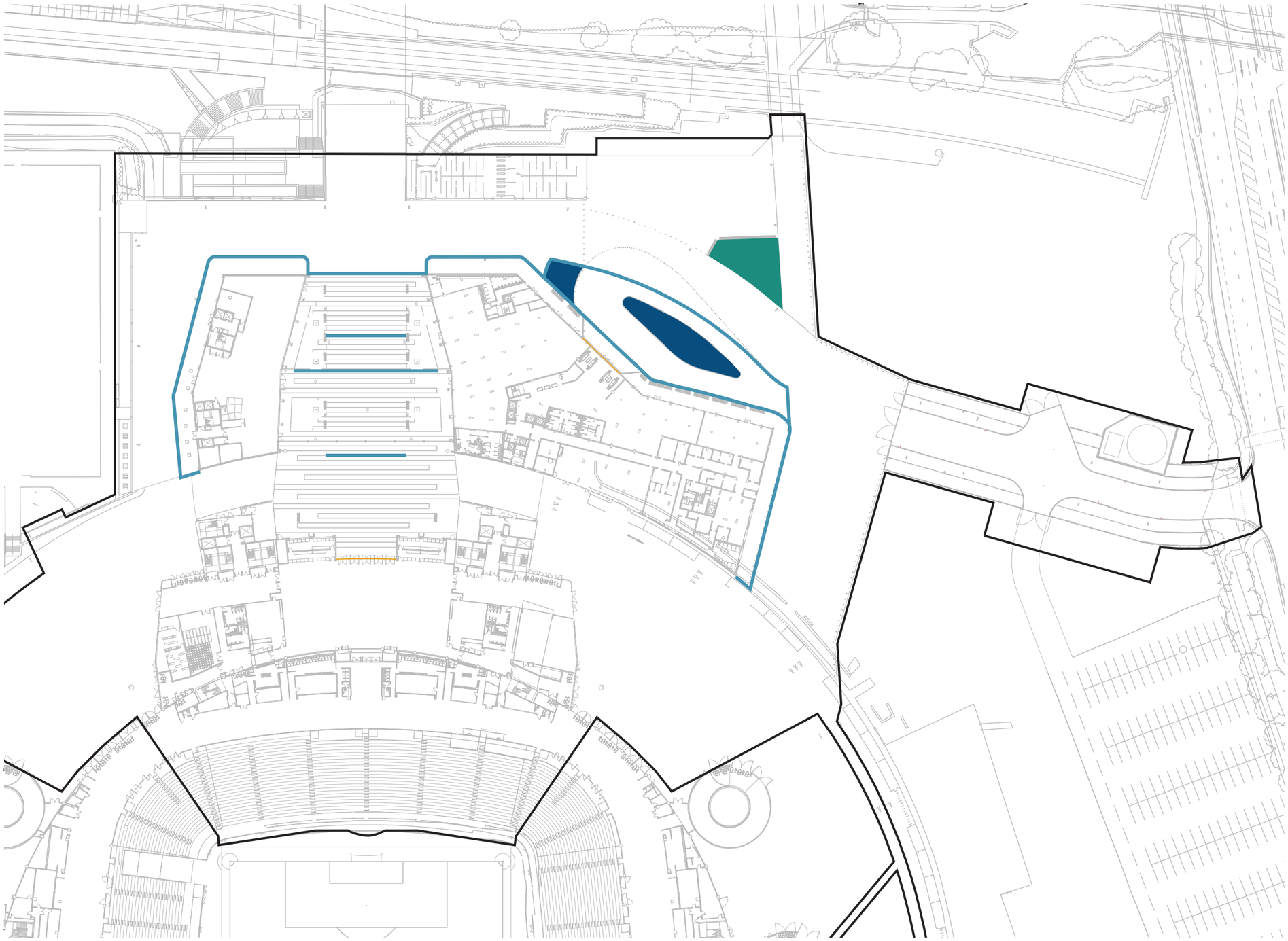


Drainage Gully

SUDs Planter

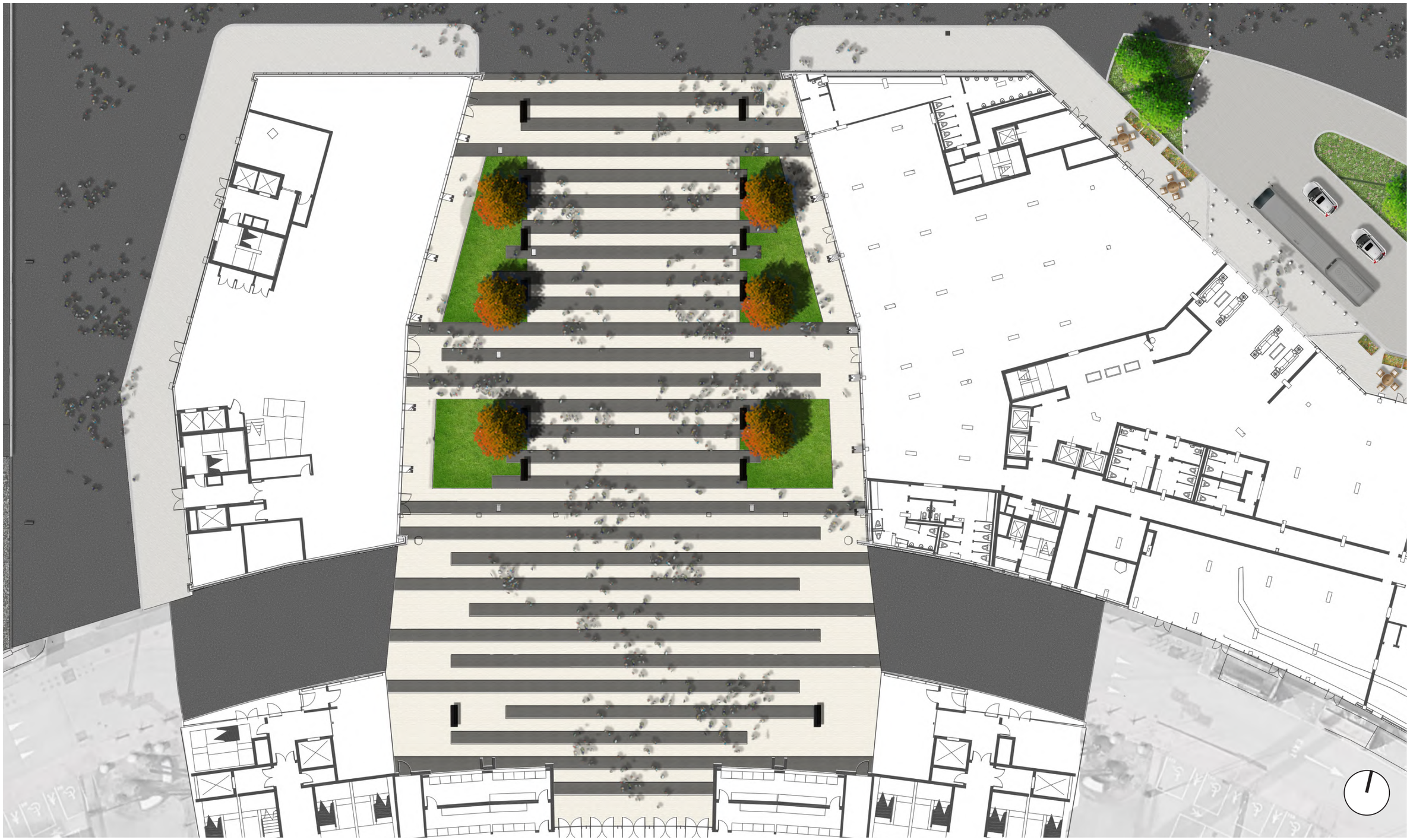
Raised Kerb SUDs Planter

DRAINAGE PLAN



- Drainage Gully
- Building Threshold Drainage
- Channel Drain
- Raised Kerb SuDS Planter
- SuDS Planter

ENLARGED PLAN - CITY SQUARE

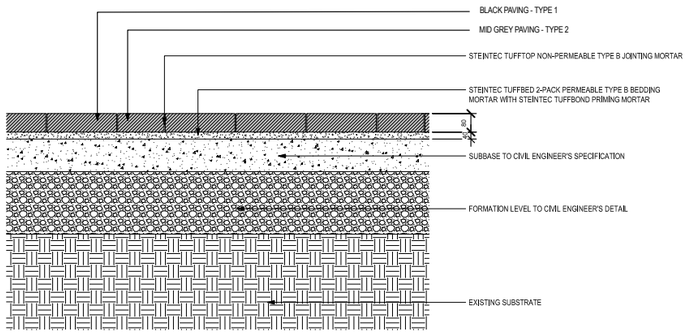


ENLARGED PLAN - HOTEL DROP-OFF

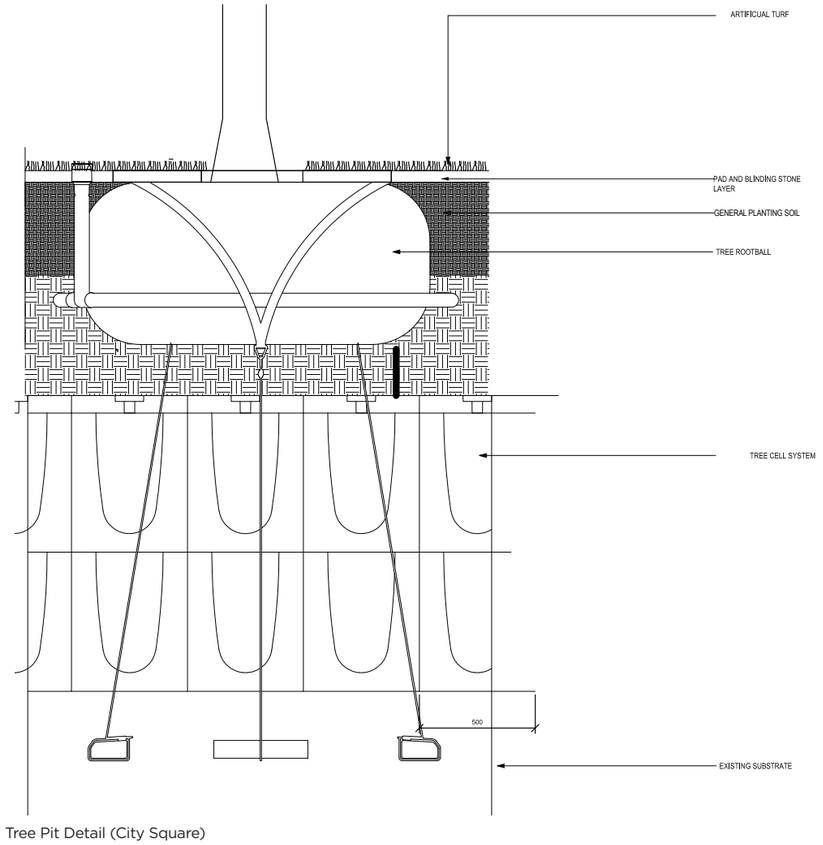




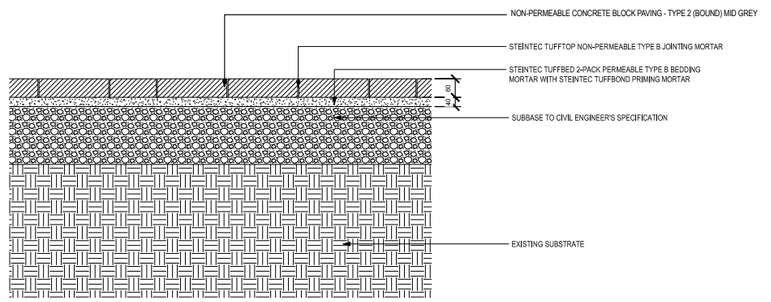
TYPICAL LANDSCAPE DETAILS



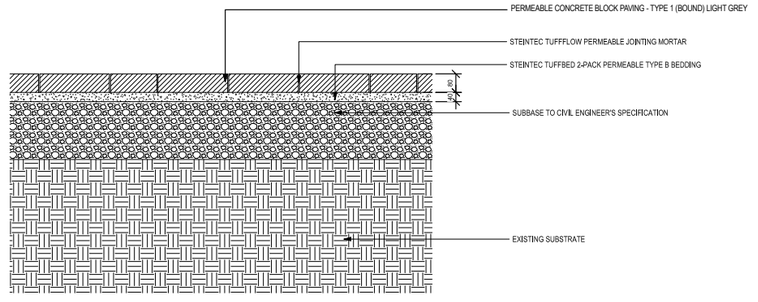
Typical Paving Detail (City Square)



Typical Tree Pit Detail (City Square)



Typical Concrete Block Paving Detail (Non-Permeable)



Typical Concrete Block Paving Detail (Permeable)

SIGNAGE

Signage of such a complex site such as the Etihad Campus is one of the most fundamental elements to consider when looking at the experience of a user. The primary function of the stadium is as a football ground, and while the attendance figures would clearly demonstrate that the majority of visitors to the stadium are football fans, it must be acknowledged that these fans are regular visitors and would not rely on wayfinding as much as other users of the site.

Specialist Signage

For the majority of users at large entertainment events at the Etihad Campus, their visit to the estate will be their first. They will be using and approaching from one of the many car parks, a public transport arrival point, or having arrived on foot either walking from the city centre or the surrounding community. All of these arrival methods and approaches should be considered when looking at the effectiveness and appropriateness of new and existing signage.

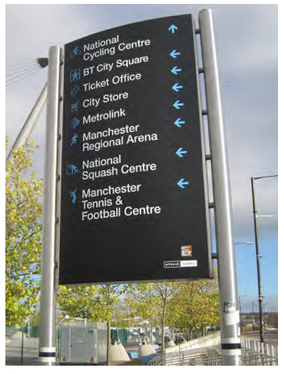
Etihad Campus

The Etihad Campus signage orientates users in the wider context of East Manchester, as well as indicating the locations of the Eastlands estate facilities such as the Manchester Regional Arena, National Squash Centre and National Cycling Centre.

Although all signage on the estate is pertinent to current day events and uses, some of the information on the signs is out of date with regard to recent developments that have taken place. An Etihad Campus Signage Strategy has recently been approved to manage future Campus signage by the Campus Management Company



Large totem signage



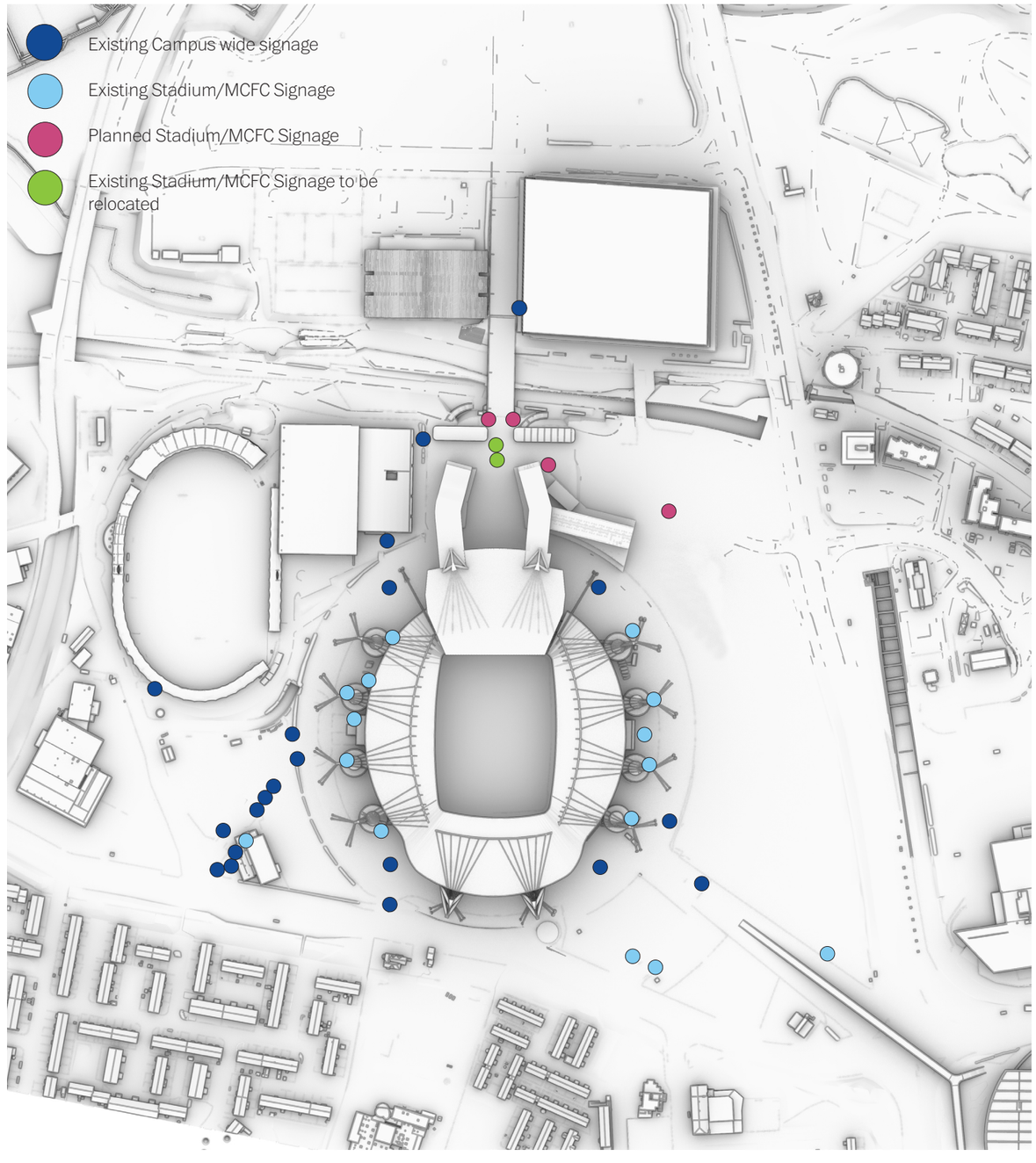
Estate signage



Large local signage



Small local signage



CYCLING STRATEGY

The Etihad Campus includes some very diverse functions, which the new north stand scheme adds to; from additional stadium seating to work spaces, leisure and entertainment offers. As such the demand for spaces across the campus is very dynamic and fluctuating with different peaks throughout the day, week and season, it therefore makes sense that the requirements for cycle parking are addressed holistically for the campus.

Currently across the site are 272 positions, shown in blue on the diagram to the right, with an additional 240 being provided as part of the arena development, currently under construction. As part of the north stand scheme, we are proposing 200 covered spaces to the south east of the stadium, near to the bridge over to the academy, bringing the campus total to over 700 positions. These covered positions add in a different offer in terms of bike parking around the site, and will take another step towards the overall campus target of 1000 cycle positions across the campus, when the campus is fully developed.

The way cycling journeys are being undertaken is changing, and we expect more journeys to be undertaken with temporary bike hire schemes such as Bee Bikes, the campus is already served by 14 docking stations to the west on Rowsley Street, with more docking stations proposed under the bridge to the academy, these are shown in Yellow and Orange on the plan to the right.

The nature of the existing provision being spread around the campus means that short term journeys, for drop offs etc. can also be accommodated as part of the existing and expanded provision.



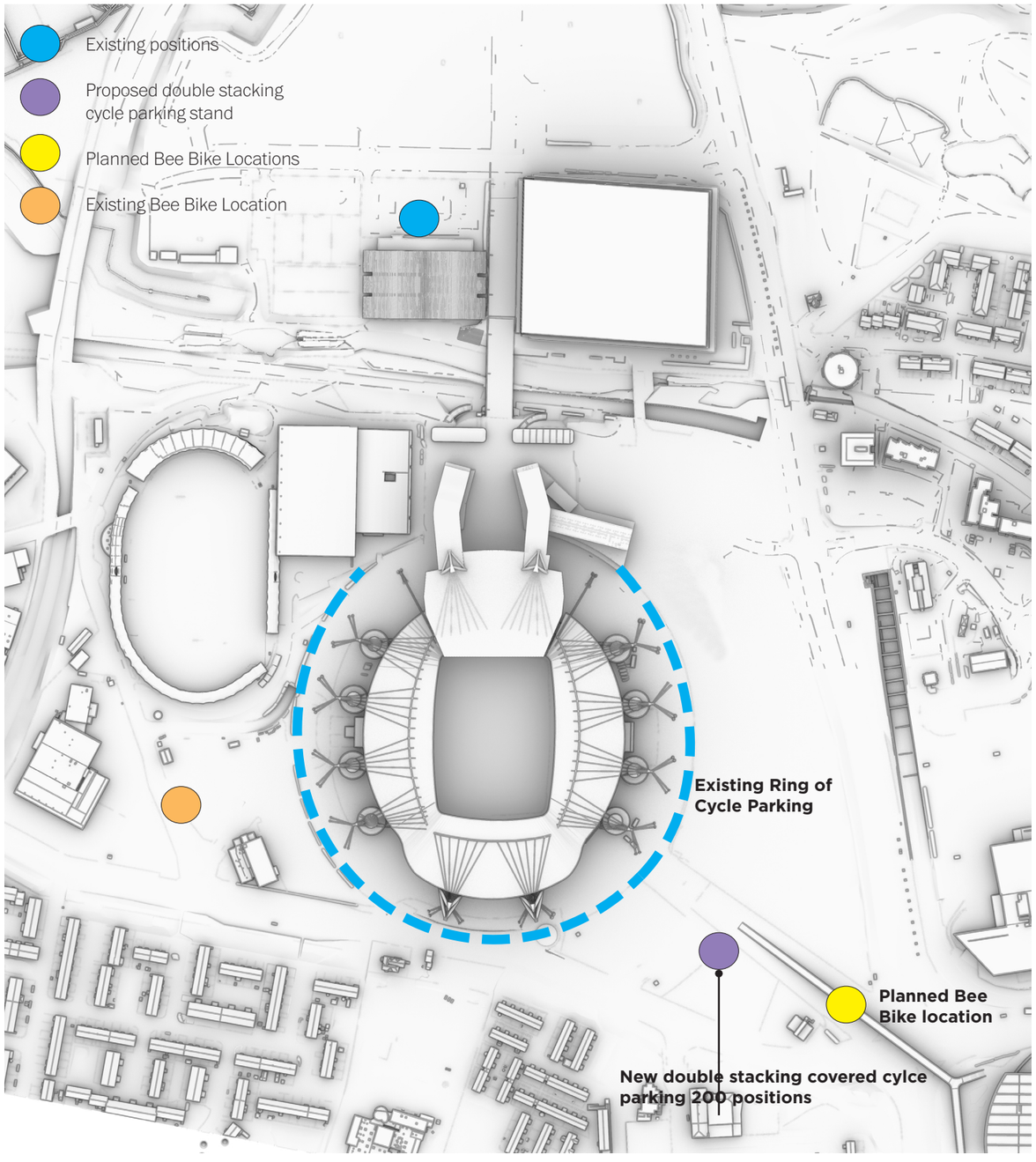
An example of Bee Bike Parking



New covered double-Tier Cycle Rack



Proposed Cycle Rack Site

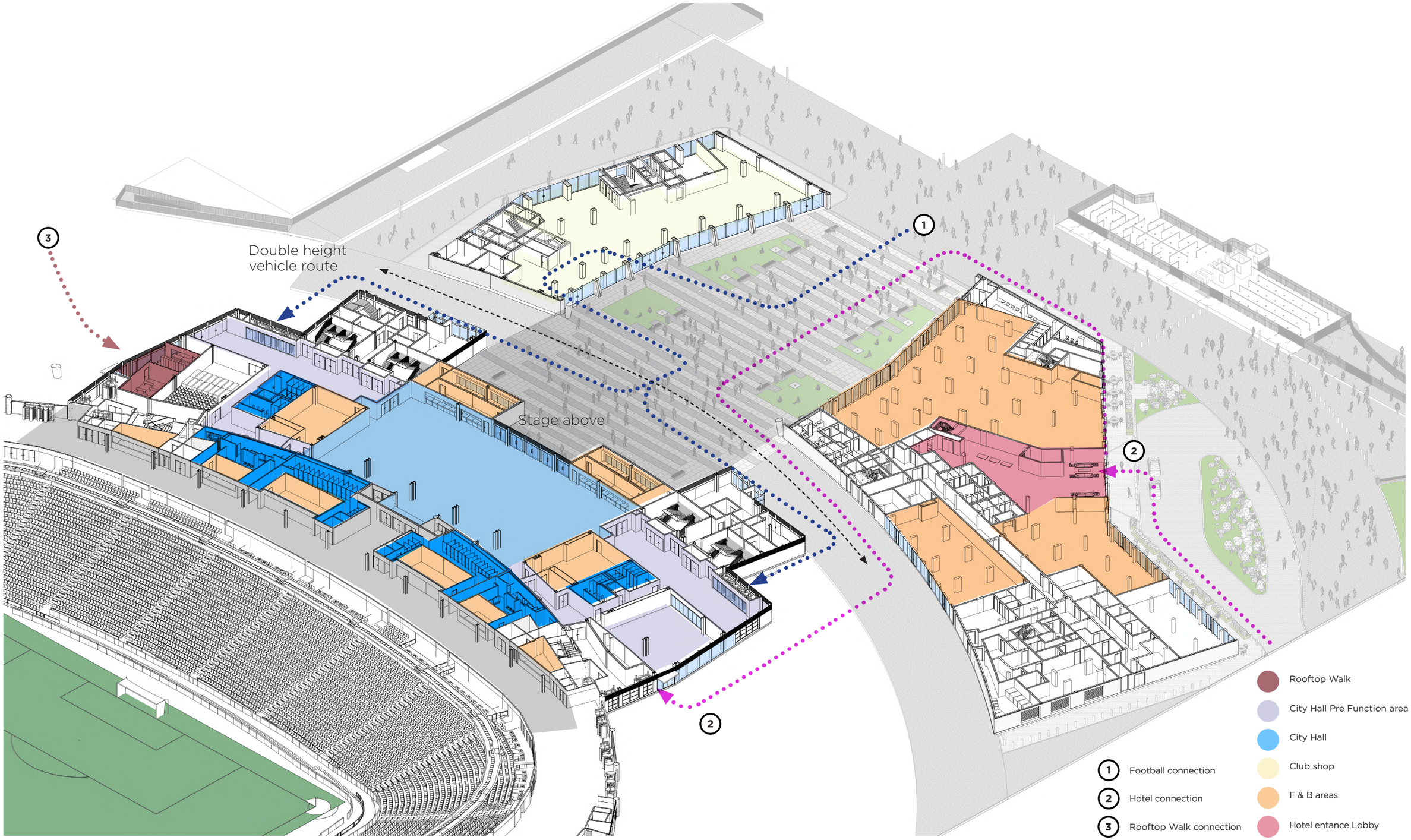


ACCESS

7

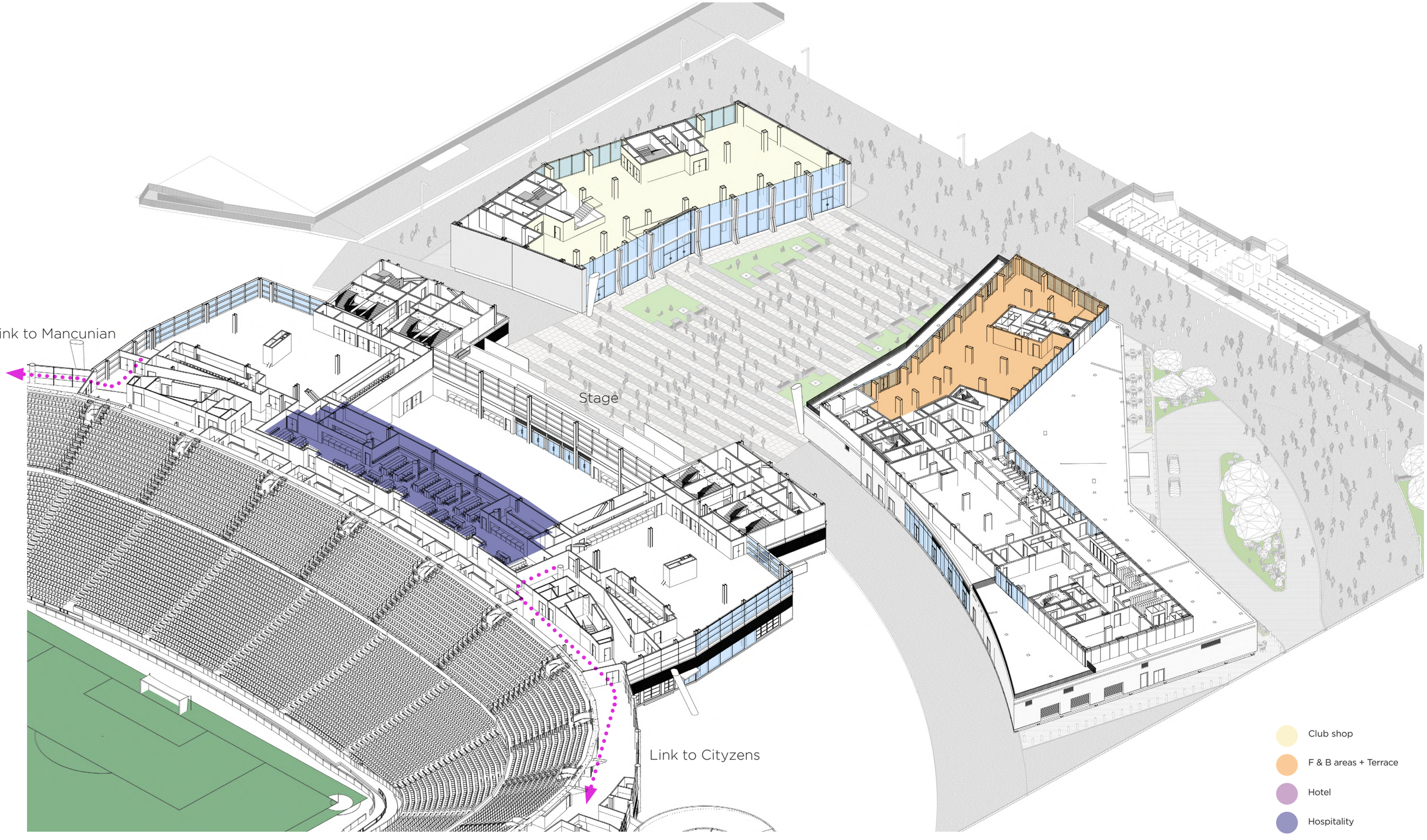
POPULOUS

L00 | SPATIAL AFFINITIES



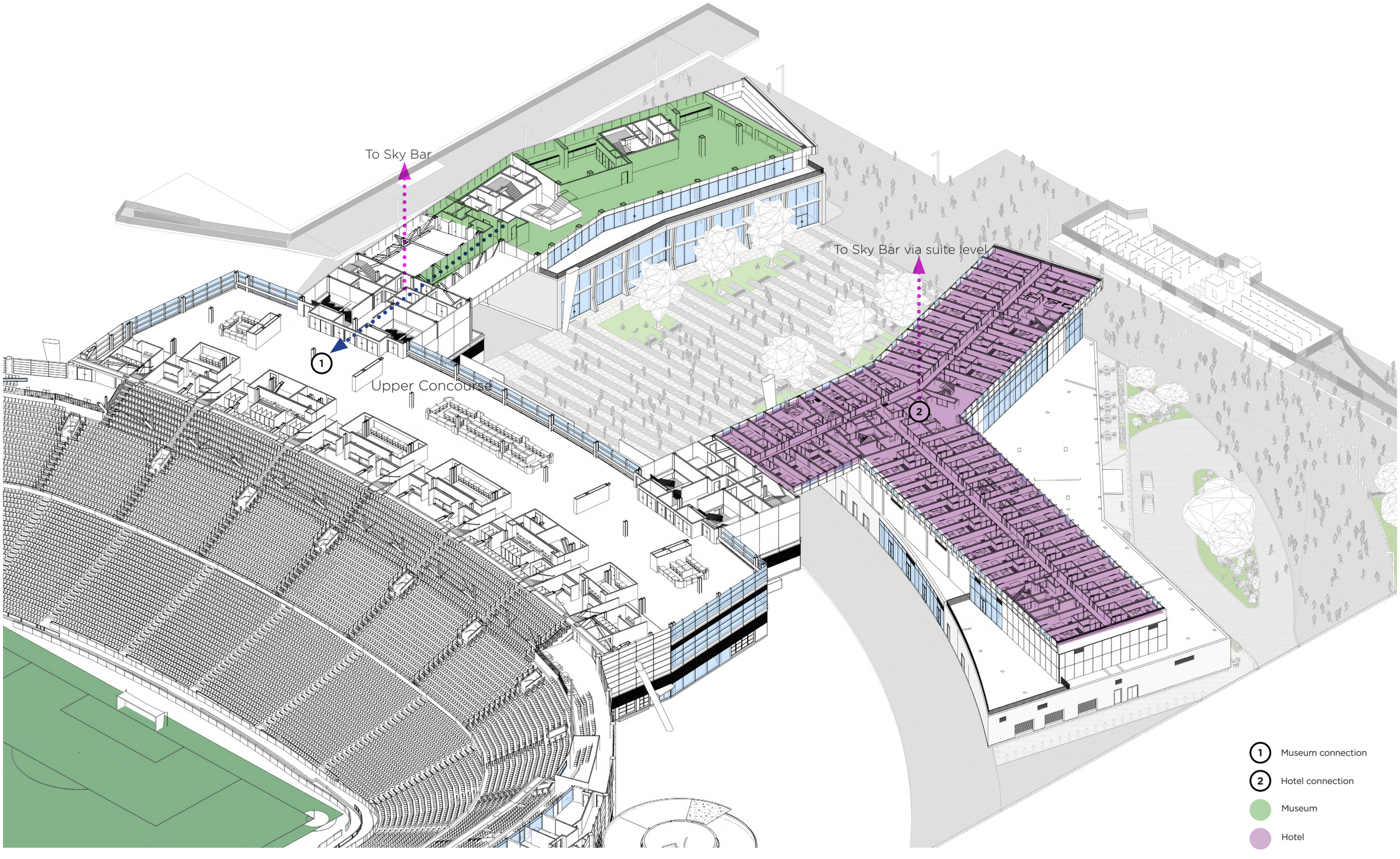
POPULOUS

L01 | SPATIAL AFFINITIES



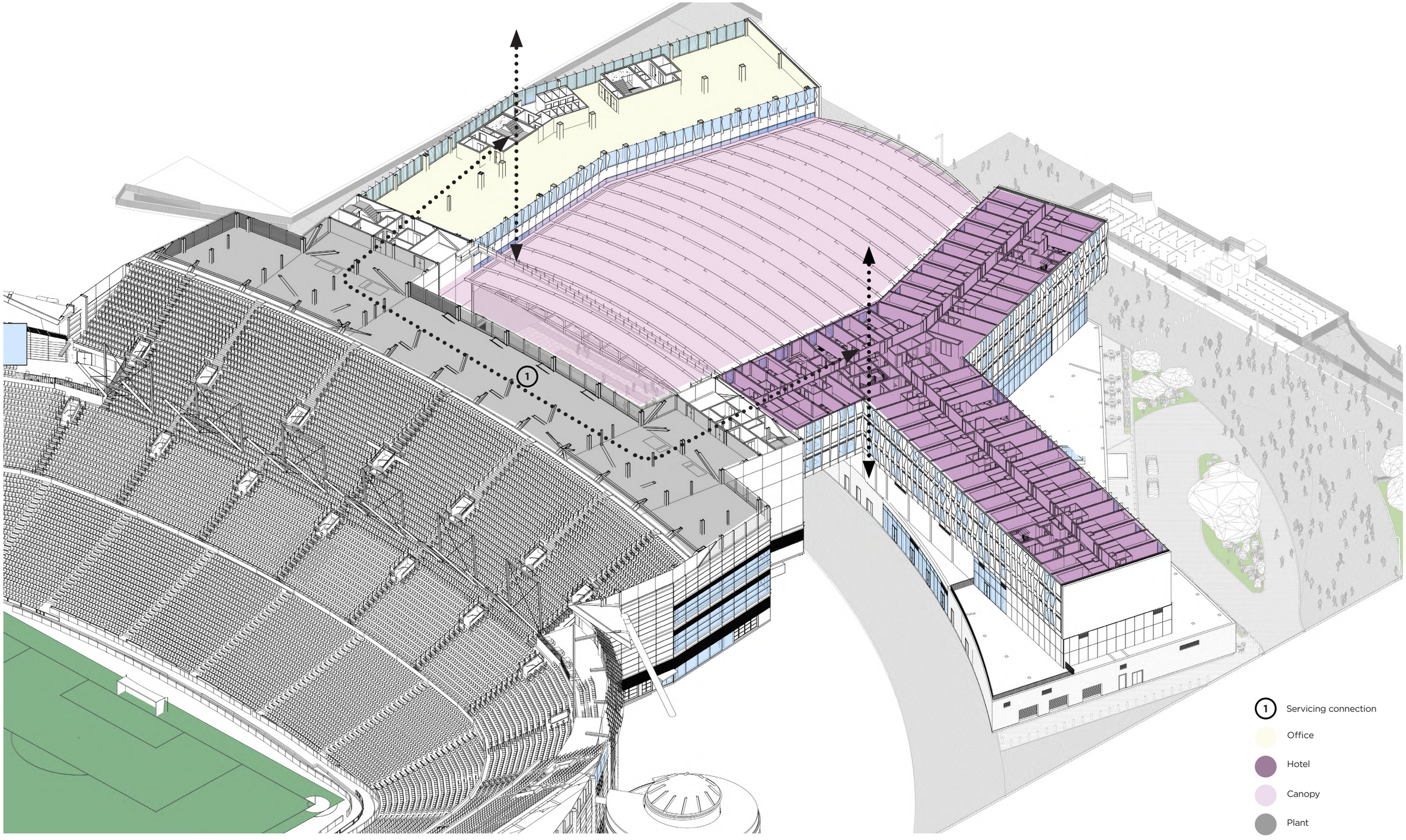
POPULOUS

L02 | SPATIAL AFFINITIES



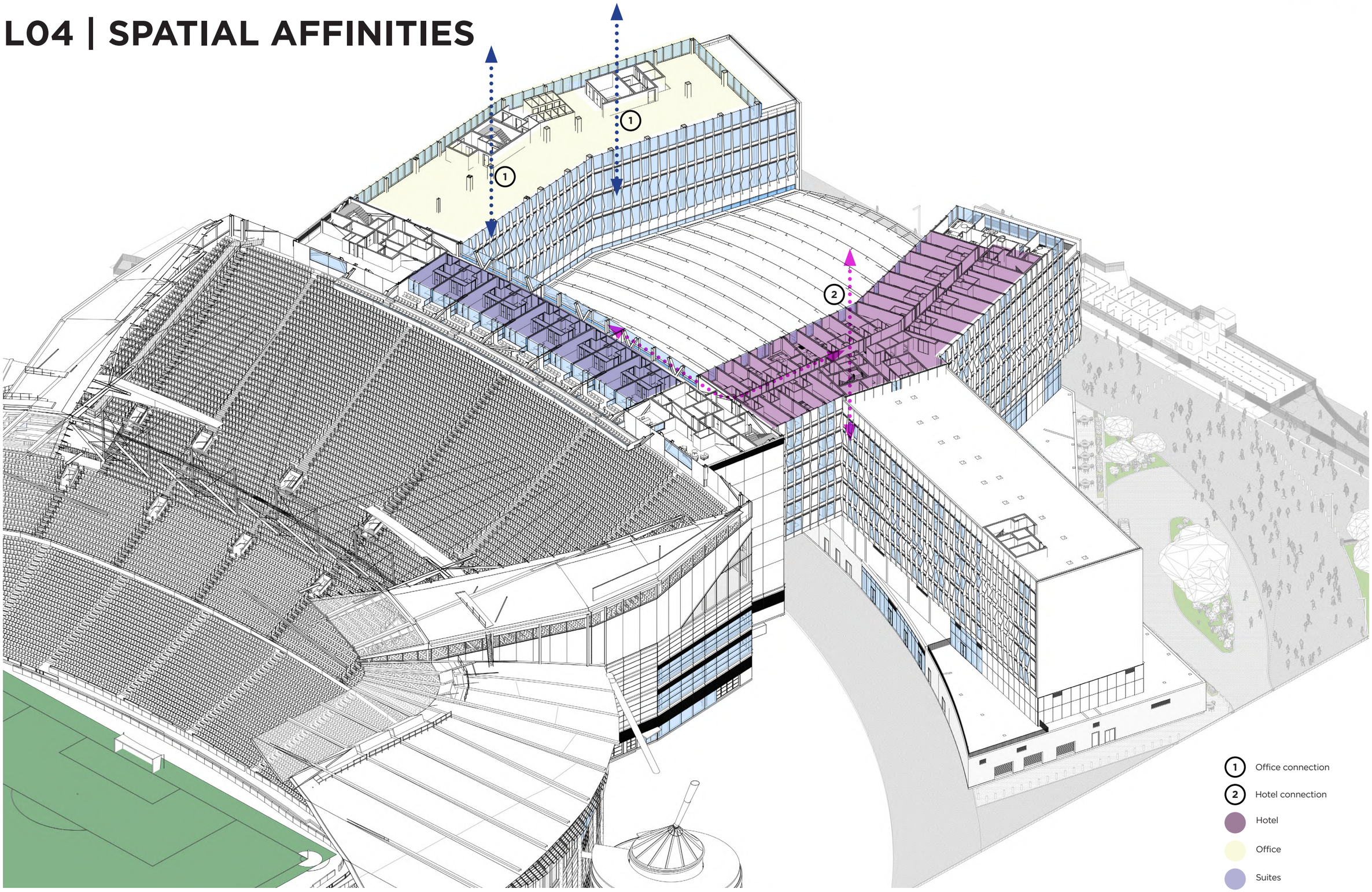
POPULOUS

L03 | SPATIAL AFFINITIES



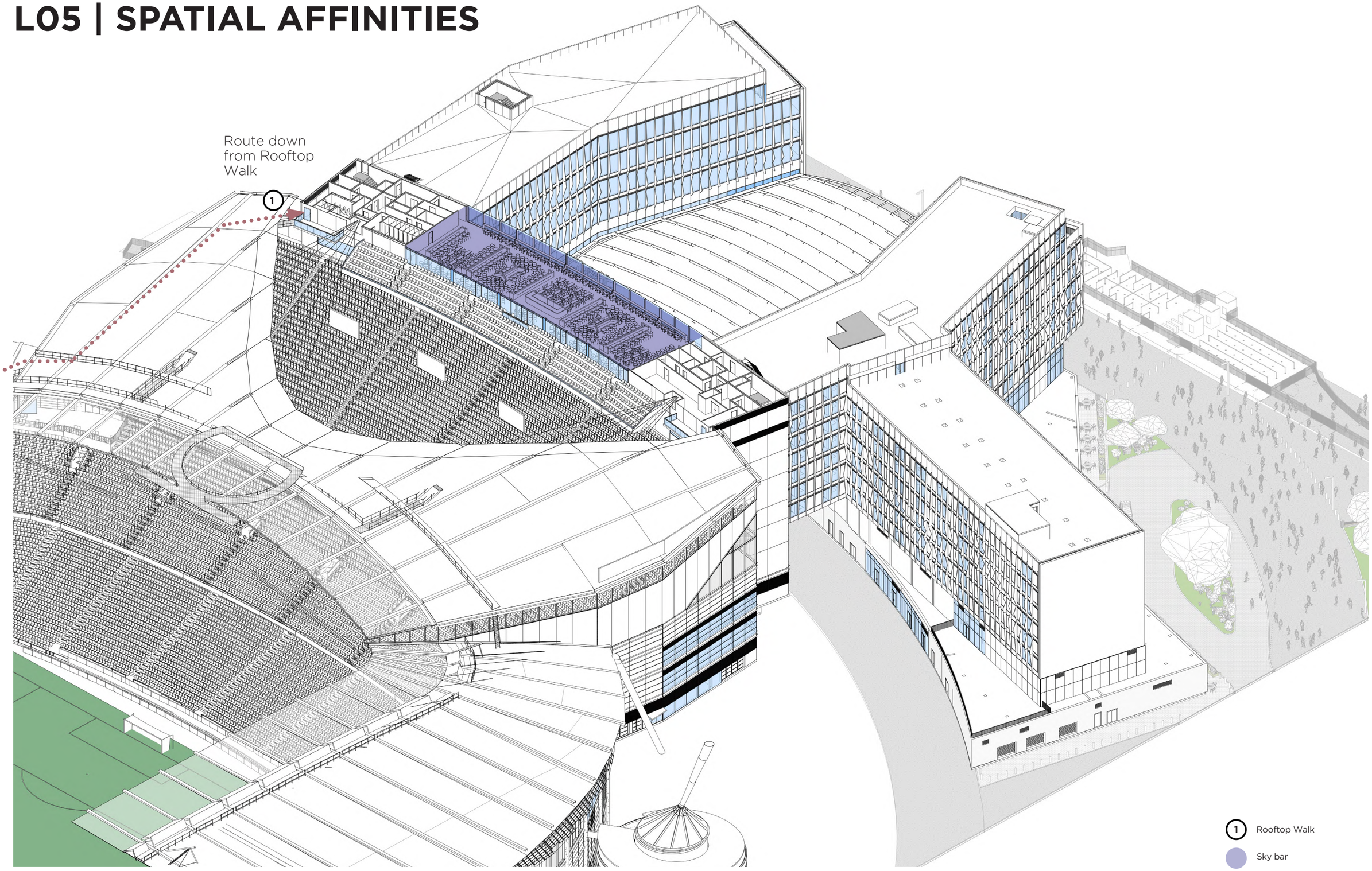
POPULOUS

L04 | SPATIAL AFFINITIES



POPULOUS

L05 | SPATIAL AFFINITIES



APPENDIX

8

POPULOUS

LANDSCAPE PLANTING SCHEDULE

CODE	LOCATION / ZONE	SPECIES	COMMON NAME	POT SIZE	HEIGHT	SPREAD	GIRTH	QUALITY / COMMENT
Trees								
	Access Road	Sorbus aria	Common whitebeam	0250L	6-8m	4-5m	20-25cm	Medium size deciduous tree, with broadly ovate dark green leaves and cluster of white flowers in Spring. Standard - single stem, branching starts above 2.5m
	Queueing Area	Pinus sylvestris	Scots Pine	0350L	8m	5m	20-25cm	Large evergreen tree, with attractive bark Standard - single stem, branching starts above 2.5m
	Hotel Front	Magnolia soulangeana	Saucer Magnolia	0450L	6m	5m	25-30cm	Deciduous tree with large, early-blooming flowers in various shades of white, pink, and purple
	City Square	Acer campestre	Field maple	0350L	6m	3-4m	20-25cm	Medium sized desiduous tree with compact bushy crown; turning yellow or red in the Autumn Standard - single stem, branching starts above 2.5m
Planting Mix A								
	Hotel front Planter	Hebe rakaiensis	Rakai hebe	0005L	0.5-1m	1.5-2m	-	
	Hotel front Planter	Achillea millefolium	Common yarrow	0005L	0.5-1m	0.5-1m	-	
	Hotel front Planter	Achillea 'Terracotta'	Yarrow 'Terracotta'	0005L	1-1.5m	0.1-0.5m		
	Hotel front Planter	Carex flacca	Glaucous sedge	0003L	0.1-0.5m	0.5-1m	-	
	Hotel front Planter	Carex pendula	Pendulous sedge	0007L	1-1.5m	0.5-1m	-	
	Hotel front Planter	Helictotrichon sempervirens	Blue Oat Grass	0007L	1-1.5m	0.5-1m	-	
	Hotel front Planter	Melica ciliata	Silky-spike melic	0005L	0.5-1m	0.1-0.5m	-	
	Hotel front Planter	Schizachyrium scoparium	Blue stem	0005L	0.5-1m	0.5-1m	-	
Planting Mix B								
	Access Road	Hebe rakaiensis	Rakai hebe	0005L	0.5-1m	1.5-2m	-	
	Access Road	Philadelphus 'Belle Etoile'	Mock orange 'Belle Etoile'	0007L	1-1.5m	1.5-2m	-	
	Access Road	Viburnum tinus	Laurustinus	0007L	1-1.5m	1.5-2m	-	
	Access Road	Liriope muscari 'Monroe White'	Lilyturf 'Monroe White'	0003L	0.1-0.5m	0.1-0.5m	-	
	Access Road	Melica ciliata	Silky-spike melic	0005L	0.5-1m	0.1-0.5m	-	
	Access Road	Pachysandra terminalis 'Green Carpet'	Japanese spurge 'Green Carpet'	0003L	0.1-0.5m	0.5-1m	-	
Planting Mix C								
	SuDs Planter	Viburnum opulus	Guelder rose	0002L	0.3m	0.3m	-	Native. Flowers attract insects and berries are eaten by birds.
	SuDs Planter	Cornus sanguinea	Dogwood	0002L				Native. Leaves are larval food for vase bearer moth and berries eaten by birds. Often planted for attractive winter stems.
	SuDs Planter	Helleborus foetidus	Stinking hellebore	0002L	0.4	0.1m	-	Native. Winter flowers
	SuDs Planter	Eupatorium cannabinum	Hemp agrimony	0002L	0.4	0.3m	-	Native. Sub-shrubs with pink flowers
	SuDs Planter	Juncus effusus	Soft rush	0002L	0.4	0.3m	-	Native. Form tussocks – likely to prefer wetter areas.
	SuDs Planter	Osmunda regalis	Royal fern	0002L	0.5	0.3m	-	Native. Large clump-forming plants
	SuDs Planter	Campanula glomerata	Bellflower	0002L	0.4	0.1m	-	Native. Clumps bearing violet-blue bell shaped flowers
Green Screen								
	Access Road	Euonymus fortunei 'Dart's Blanket'	Wintercreeper 'Dart's Blanket'	0007L	1.8m	1.2m	-	
	Access Road	Hedera helix 'Woerner'	English ivy	0007L	1.8m	1.2m	-	

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AREA SCHEDULE

Commercial Building Area Schedule

LEVEL	AREA/m2
C-00	894
CIRCULATION	140
COMMERCIAL	684
GENERAL STORAGE	7
PLANT	63
C-01	868
CIRCULATION	138
COMMERCIAL	671
GENERAL STORAGE	5
PLANT	54
C-02	826
CIRCULATION	129
MUSEUM	660
PLANT	9
SANITARY PROVISION	28
C-03	1174
CIRCULATION	131
FOOD & BEVERAGE DISTRIBUTION	41
FOOTBALL EXPERIENCE	957
PLANT	9
SANITARY PROVISION	36
C-04	1187
CIRCULATION	97
COMMERCIAL	1028
PLANT	8
SANITARY PROVISION	54
C-05	1187
CIRCULATION	91
COMMERCIAL	1034
PLANT	8
SANITARY PROVISION	54
C-06	1188
CIRCULATION	97
COMMERCIAL	1029
PLANT	8
SANITARY PROVISION	54
C-07	1080
CIRCULATION	91
COMMERCIAL	927
PLANT	8
SANITARY PROVISION	54
C-08	21
CIRCULATION	21
Grand Total	**8425**

North Stand Area Schedule

LEVEL	AREA/m2
L00-Main Concourse	3893
BACK OF HOUSE	221
CIRCULATION	593
CONCOURSE	1805
FOOD & BEVERAGE DISTRIBUTION	526
HOSPITALITY	104
PLANT	90
SANITARY PROVISION	458
WORK SPACE	96
L01-Club Level	3400
BACK OF HOUSE	28
CIRCULATION	467
CONCOURSE	1713
FOOD & BEVERAGE DISTRIBUTION	396
GENERAL STORAGE	22
HOSPITALITY	416
PLANT	104
SANITARY PROVISION	254
L02-Upper Concourse	3207
CIRCULATION	401
CONCOURSE	1793
FOOD & BEVERAGE DISTRIBUTION	362
GENERAL STORAGE	18
PLANT	75
SANITARY PROVISION	558
L03-M-Plant Level Mezzanine	927
CIRCULATION	111
PLANT	816
L03-Plant Level	2036
CIRCULATION	144
PLANT	1892
L04-Suite Level	897
CIRCULATION	297
FOOD & BEVERAGE DISTRIBUTION	32
GENERAL STORAGE	10
HOSPITALITY	95
HOTEL ROOM	351
MEDIA AREA	86
PLANT	18
SANITARY PROVISION	8
L05-Sky Bar	1015
CIRCULATION	219
FOOD & BEVERAGE DISTRIBUTION	81
GENERAL STORAGE	23
HOSPITALITY	614
PLANT	24
SANITARY PROVISION	54
Grand Total	**15375**

Hotel Area Schedule

LEVEL	AREA/m2
H-00	2731
BOH CIRCULATION	304
CITY SQUARE F&B	1490
HOTEL BACK OF HOUSE	590
HOTEL PUBLIC SPACES	294
Void	53
H-01	1496
BOH CIRCULATION	138
GYM	187
HOTEL BACK OF HOUSE	566
HOTEL F&B	525
HOTEL PUBLIC SPACES	78
Void	2
H-02	1639
BOH CIRCULATION	50
CIRCULATION	205
GUESTROOM DELUXE + ACCESSIBLE	90
GUESTROOM STANDARD + TWIN	1202
HOTEL BACK OF HOUSE	31
HOTEL PUBLIC SPACES	55
Void	6
H-03	1643
BOH CIRCULATION	66
CIRCULATION	205
GUESTROOM DELUXE + ACCESSIBLE	90
GUESTROOM STANDARD + TWIN	1202
HOTEL BACK OF HOUSE	25
HOTEL PUBLIC SPACES	55
H-04	1644
BOH CIRCULATION	66
CIRCULATION	205
GUESTROOM DELUXE + ACCESSIBLE	148
GUESTROOM STANDARD + TWIN	1145
HOTEL BACK OF HOUSE	25
HOTEL PUBLIC SPACES	55
H-05	1643
BOH CIRCULATION	66
CIRCULATION	205
GUESTROOM DELUXE + ACCESSIBLE	148
GUESTROOM STANDARD + TWIN	1164
HOTEL BACK OF HOUSE	25
HOTEL PUBLIC SPACES	35

LEVEL	AREA/m2
H-06	1654
BOH CIRCULATION	66
CIRCULATION	203
GUESTROOM DELUXE + ACCESSIBLE	148
GUESTROOM STANDARD + TWIN	746
GUESTROOM SUITE	431
HOTEL BACK OF HOUSE	25
HOTEL PUBLIC SPACES	35
H-07	1596
BOH CIRCULATION	66
CIRCULATION	184
GUESTROOM DELUXE + ACCESSIBLE	116
GUESTROOM PRESIDENTIAL	106
GUESTROOM STANDARD + TWIN	518
GUESTROOM SUITE	546
HOTEL BACK OF HOUSE	25
HOTEL PUBLIC SPACES	35
H-08	860
BOH CIRCULATION	64
CIRCULATION	102
GUESTROOM DELUXE + ACCESSIBLE	58
GUESTROOM PRESIDENTIAL	104
GUESTROOM STANDARD + TWIN	480
HOTEL BACK OF HOUSE	17
HOTEL PUBLIC SPACES	35
ROOF	18
BOH CIRCULATION	14
HOTEL BACK OF HOUSE	4
Grand Total	**14924**

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PLANNING DRAWING REGISTER

TITLE	SCALE	DRAWING NO.	REV
Existing Plans			
Existing - Site Plan	1:1250 @A1	NSE-POP-ZZ-ZZ-DR-A-000004	01
Existing - Level 00 Main Concourse	1:200 @A1	NSE-POP-NS-00-DR-A-000115	01
Existing - Level 01 Club Level	1:200 @A1	NSE-POP-NS-00-DR-A-000116	01
Existing - Level 02 Box Level	1:200 @A1	NSE-POP-NS-00-DR-A-000117	01
Existing - Bowl Plan	1:200 @A1	NSE-POP-NS-00-DR-A-000118	01
Existing - Roof Plan	1:200 @A1	NSE-POP-NS-00-DR-A-000119	01
Proposed Plans			
Proposed - Site Plan	1:1250 @A1	NSE-POP-ZZ-ZZ-DR-A-000090	01
Proposed - North Stand L00 - Commercial L00 - Hotel L00	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009100	01
Proposed - North Stand L01 - Commercial L01 - Hotel L01	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009101	01
Proposed - North Stand Club L02 - Commercial L02 - Hotel L02	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009102	01
Proposed - Commercial L03 - Hotel L03	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009103	01
Proposed - North Stand L03 - Commercial L04 - Hotel L04	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009104	01
Proposed - North Stand L03 Mezzanine - Commercial L05 - Hotel L05	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009105	01
Proposed - Commercial L06 - Hotel L06	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009106	01
Proposed - Hotel L07	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009107	01
Proposed - North Stand L04 Suite - Commercial L07 - Hotel L08	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009108	01
Proposed - North Stand L05 Sky Bar - Commercial L08 - Hotel L09	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009109	01
Proposed - Roof Plan	1:500 @A2	NSE-POP-ZZ-ZZ-DR-A-009110	01
Sections			
Existing - North-South Section	1:250 @A1	NSE-POP-NS-ZZ-DR-A-000230	01
Proposed - Site - North-South Section	1:250 @A1	NSE-POP-NS-ZZ-DR-A-000200	01
Elevations			
Existing Elevations - North and South	1:500 @A1	NSE-POP-NS-ZZ-DR-A-000308	01
Proposed Elevations - North and South	1:500 @A1	NSE-POP-NS-ZZ-DR-A-000301	01
Proposed Elevations - East and West	1:300 @A1	NSE-POP-NS-ZZ-DR-A-000302	01
Proposed Elevations - Commercial building	1:300 @A1	NSE-POP-NS-ZZ-DR-A-000303	01
Proposed Elevations - Hotel	1:300 @A1	NSE-POP-NS-ZZ-DR-A-000304	01
Detailed Sections			
Proposed - North Stand - North-South Section	1:200 @A1	NSE-POP-ZZ-ZZ-DR-A-000240	02
Proposed - North Stand - Core at N7 gridline Section	1:200 @A1	NSE-POP-ZZ-ZZ-DR-A-000241	01
Proposed - North Stand - N16 gridline Section	1:200 @A1	NSE-POP-ZZ-ZZ-DR-A-000243	01
Proposed - Hotel - North-South & East-West Sections	1:200 @A1	NSE-POP-ZZ-ZZ-DR-A-000244	01
Proposed - Commercial Building - North-South & East-West Sections	1:200 @A1	NSE-POP-HT-ZZ-DR-A-000245	01
Landscaping			
Proposed - Level 00 Landscaping	1:500 @A1	NSE-POP-ZZ-00-DR-A-000600	04
Screens			
Plan showing screen locations	1:1000 @A1	NSE-POP-ZZ-ZZ-DR-A-000025	00
Screen Elevations	1:100 @A1	NSE-POP-ZZ-ZZ-DR-A-000325	00
Screen Sections	1:100 @A1	NSE-POP-ZZ-ZZ-DR-A-000271	00
Documents			
Design and Access Statement	A3	NSE-POP-ZZ-ZZ-SH-A-008100	00


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