



View of the Main Stand from the SE corner.





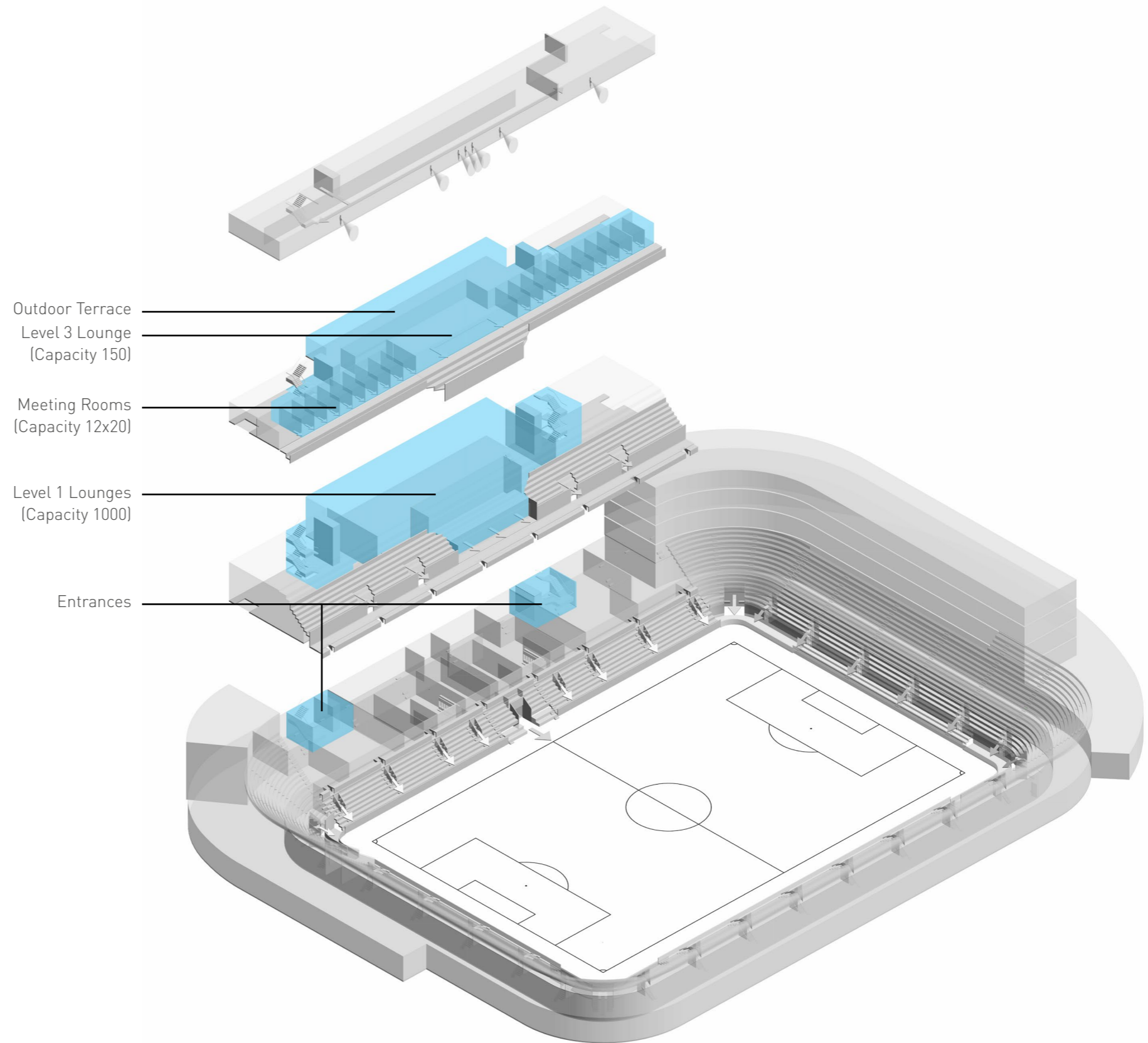
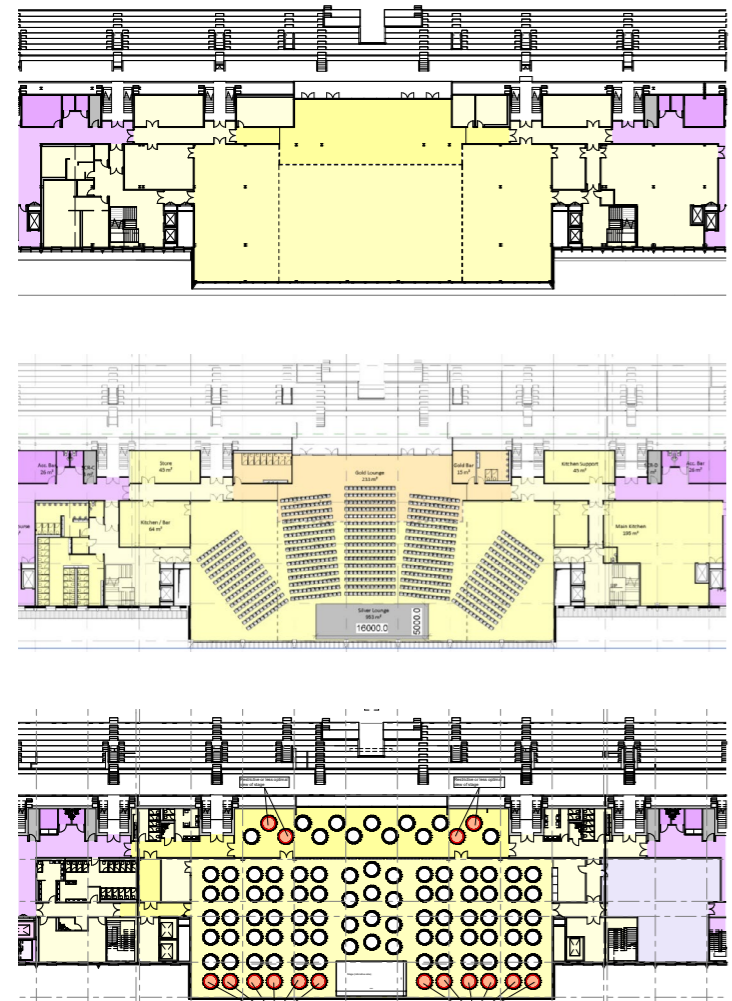
6.18 Non-match Day Hospitality

One significant driver behind this development is its year-round functionality. We have incorporated a commercial wing into the building, offering the community access to facilities throughout all 365 days of the year, alongside a hotel that will remain open year-round as well.

Furthermore, we have dedicated Conference and Event (C&E) spaces. These spaces have been designed to cater to both match days and non-match days, ensuring versatility. In particular, the Level 01 space can accommodate a range of events, including a banquet with a capacity of 1000 guests.

The diagrams below illustrate our vision for dividing the main space and how it can be configured to accommodate different layouts.

Note: Other spaces, such as the concourses, could also be used for non-match day related events.





6.19 Sections

The North Stand represents a unique mix of commercial and football stadium elements. It comprises a four-story block of hotel rooms situated atop a single-story commercial base, which extends outward, creating its own substantial presence on the public plaza.

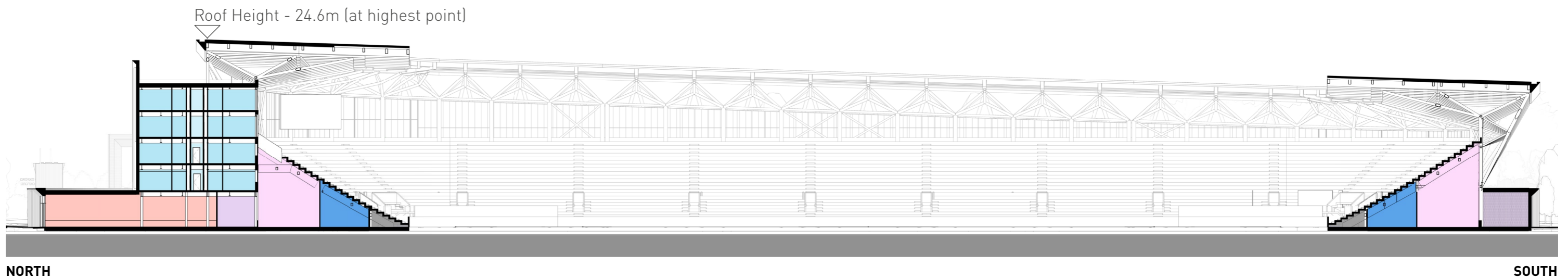
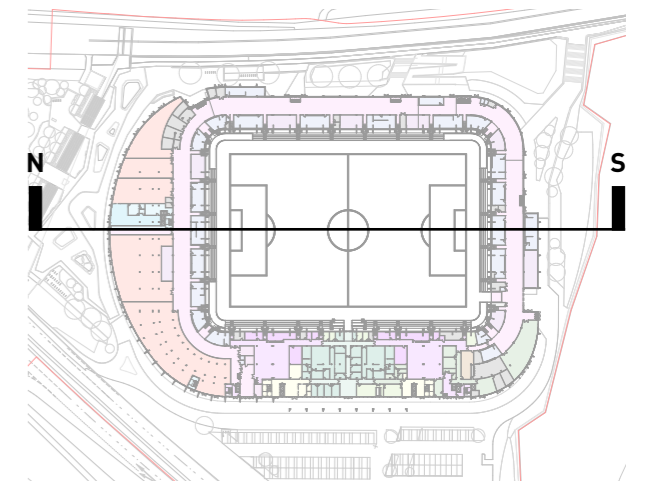
In order to control the height of the overall development, the hotel's floor-to-floor heights are set at 3400mm. This design efficiency is consistently maintained throughout the main stand, with a slight increase on Level 3 where you'll find the Director's Lounge and Sky Boxes.

The Ground Floor's height, at 4600m, is a functional choice that provides ample space for the commercial area to operate effectively. It's also a deliberate aesthetic choice, as it elevates the commercial structure, making it more comparable in scale to the primary stadium structure.

Of the 180 hotel rooms, approximately half offer north-facing views overlooking the public plaza and park, while the remaining 90 rooms face inwards, towards seating bowl, pitch and concourse.

The design of the GA concourse is consistent across all stands, boasting a generous depth of over 7500mm. This concourse depth facilitates both queuing in front of concessions and smooth circulation behind them.

In certain sections of the east and south stands, concessions and/or restrooms extend beyond the back of the seating bowl as a single-story structure. This extension is minimised wherever possible but is a necessity due to compliance with British Standards, which impose more rigorous requirements for restroom facilities.



Colour Key

- Commercial
- Hospitality - Silver
- Plant
- GA Concourse
- Hospitality - Suites
- Players & Officials
- Hospitality - Support
- Hotel
- Premium GA
- Hospitality - Gold
- Media
- Venue Operations



6.20 Sections

The West Stand, also known as the Main Stand, serves as a hub for various visitor groups and staff from different departments.

This section cuts across the halfway line, right through the heart of the Ground Floor housing the Player's & Officials, as well as the primary hospitality areas above.

A pivotal aspect of the project's brief was to create a 1000-person conference and events space. Given site constraints and other project requirements, the most efficient location for this space was above the Player's & Officials area. To meet space requirements, this double-height area protrudes out over the main entrance.

On match days, this expansive area is partitioned, with the section facing the pitch designated for high-end hospitality.

The protrusion in the main facade allows us to propose a sheltered terrace on Level 03. This will be an outdoor space accessible from the communal area of the top hospitality floor

As well as this, the section cuts through the Director's Lounge & Boardroom, which are flanked by 20 sky lounges.

On Level 04, you'll find the TV Gantry with the Media Studio and Security hub located in the northwest corner.

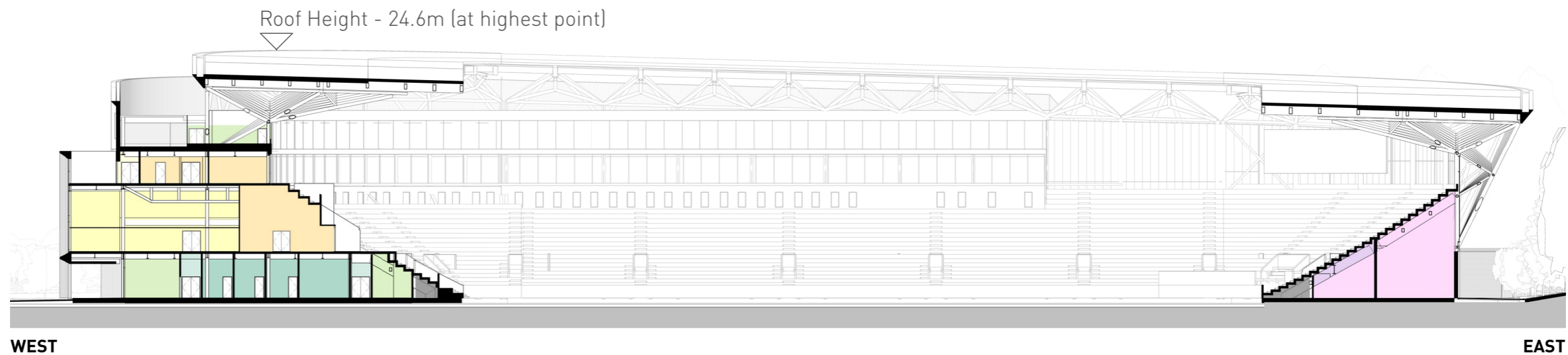
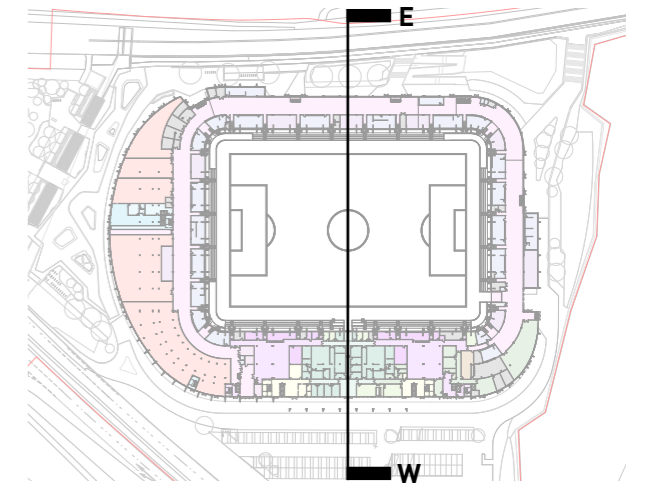
This section also underscores the distinction between the standard seating arrangement in the North, East, and South stands, as opposed to the stepped bowl to the Main Stand. As mentioned earlier, this design choice enables us to accommodate a full-length wheelchair bay at First Floor.

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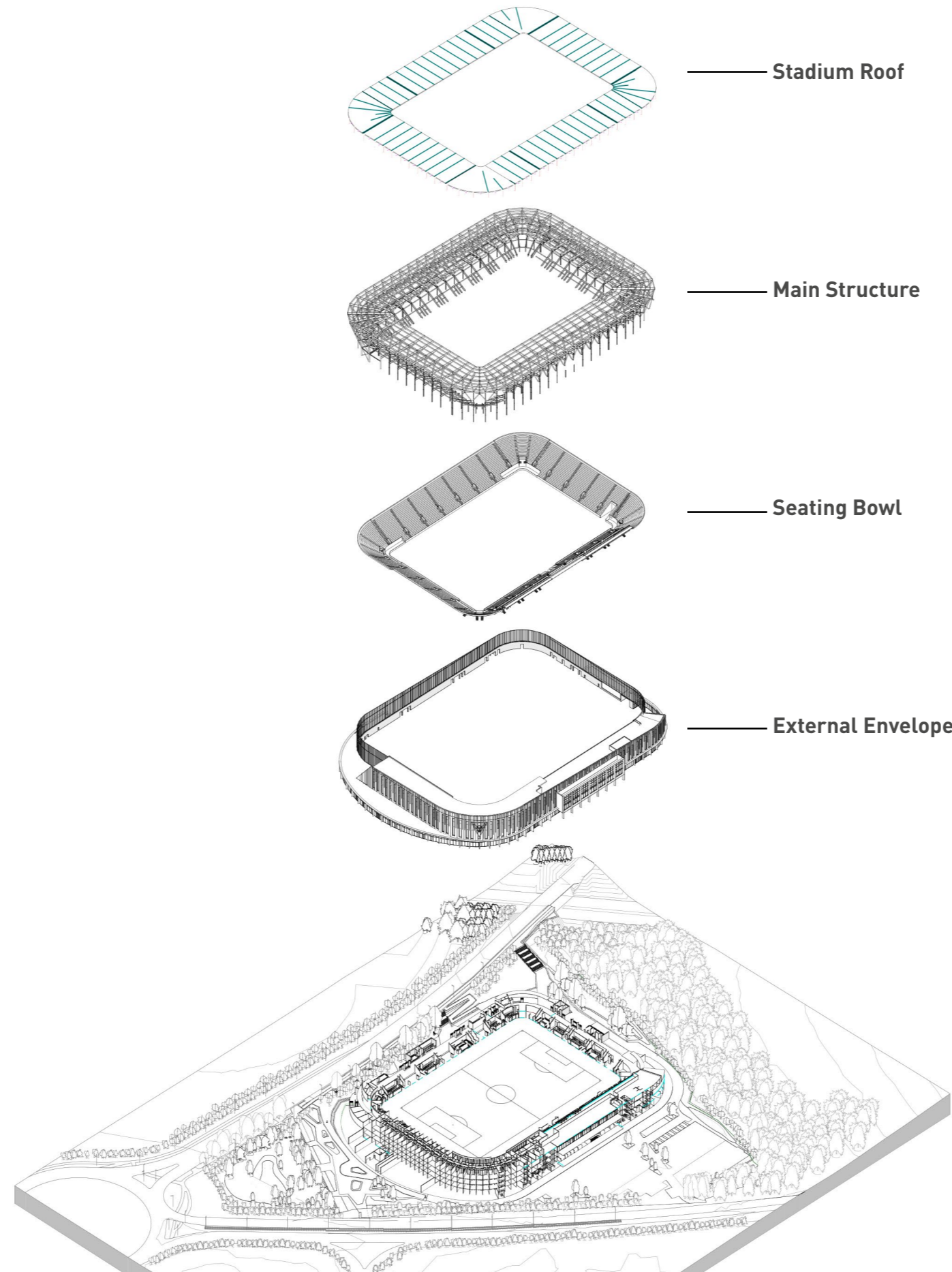
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6.21 Building Elements

As previously discussed in our design principles, we made a deliberate choice not to encase the entire building in a uniform exterior, but instead, we opted to express the distinct features of each individual part. This graphic illustrates how the various components unite to create the proposal before us today.

From the internal layouts to the cladding, the seating bowl, the supporting structure, and ultimately the roof, we are confident that this design will be both aesthetically and structurally successful as a community facility and as a long-awaited home for OUFC.





6.22 West Elevation

The entire development is set on a ground floor plinth framed with precast elements in Oxford buff stone texture. Set within this is a mixture of glazed curtain walling to the north and west and solid precast panels to the south and east.

The central part of this facade is a four storey element in the same materials as the ground floor plinth. This form expresses the main Hospitality Lounge with large glazed windows offering views across the countryside.

Above the plinth the facade is clad in a blue-grey slate coloured metal composite panel. The windows are formed with punched apertures set in vertical slots with spandrel panels across floor levels.

The top of this facade slopes to match the slope of the main roof, rising upwards from right to left (south to north). Where the facade is highest the development branded signage will be placed.



6.23 North Elevation

The ground floor plinth on the north stand bulges out from the main building line above to contain the commercial elements of the scheme. This is framed with precast elements in Oxford buff stone texture. Set within this is glazed curtain walling. The roof of this single storey space will have a bio-diverse garden.

Above the plinth the blue-grey slate coloured metal composite panel facade contain the hotel. The windows are formed with punched apertures set in vertical slots with spandrel panels across floor levels. The top of this facade slopes to match the slope of the main roof, rising upwards from left to right (east to west). Where the facade is highest the development branded signage will be placed.

As a juxtaposition on this elevation the last third of the building (left hand side) sets back, with a dramatic diagonal slope, exposing the metal stadium structure behind constructed out of tree like Y-frames.. Semi-translucent polycarbonate panels clad the rear of the stadium structure from plinth level to just short of the roof leaving a ventilation gap. This arrangement allows the roof to float above the body of the building.





6.24 East Elevation

The ground floor plinth on the east stand becomes much simpler and is made up of large flat precast panels in the Oxford buff stone texture. Set within this wall are spectator ingress and exit gates in dark grey metal paneling.

This facade is mainly dominated by the metal stadium structure constructed out of tree like Y-frames. Semi-translucent polycarbonate panels clad the rear of the stadium structure from plinth level to just short of the roof leaving a ventilation gap. This arrangement allows the roof to float above the body of the building.

The diagonally sloping roof of the development is clearly expressed here.

The the eastern end of the 4 storey hotel block it is intended to install a green wall to the stepped elements.





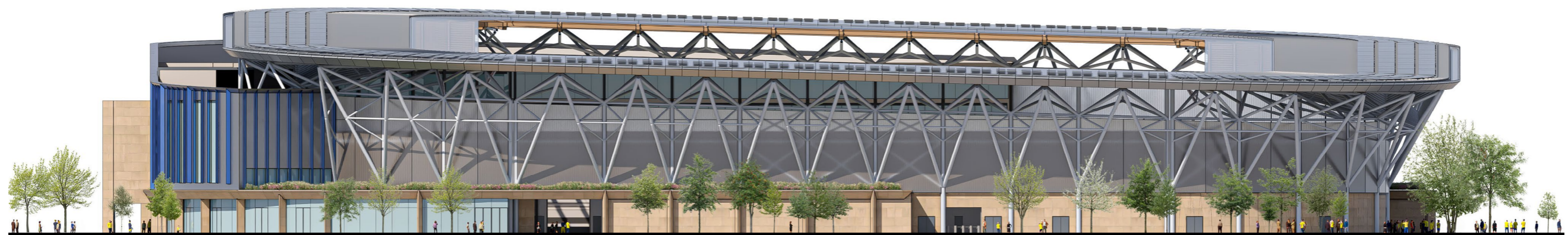
6.25 South Elevation

The ground floor plinth on the south stand remains simple being made up of large flat precast panels in the Oxford buff stone texture. Set within this wall are spectator ingress and exit gates in dark grey metal paneling.

This facade is mainly dominated by the metal stadium structure constructed out of tree like Y-frames. Semi-translucent polycarbonate panels clad the rear of the stadium structure from plinth level to just short of the roof leaving a ventilation gap. This arrangement allows the roof to float above the body of the building.

The diagonally sloping roof of the development is clearly expressed here.

To the left hand side of the elevation the upper part of the west stand rises. On the single storey plinth below is another section of bio-diverse roofing.



6.26 Materiality

There are three main material elements that form the cladding of the stadium:

- Precast Oxford buff stone textured framing and flat panels.
- Blue-grey metal composite cladding with punched windows in vertical slots. Vertical fins with an anodised blue tinge to help break up the areas in between.
- Semi-translucent polycarbonate panels to the rear of the stadium seating bowl.

Material Key

- ① Precast Flat Panels - Oxford Buff Stone texture
- ② Louvres - Dark Grey
- ③ Translucent twin wall polycarbonate
- ④ Ventilation gap
- ⑤ Metal standing seam roof
- ⑥ Precast framing elements
- ⑦ Curtain walling with glazing (with spandrel panels)
- ⑧ Bio-diverse roof
- ⑨ Metal cladding panels - grey/blue colour
- ⑩ Metal anodised fins - blue tinge

This East and South facades are dominated by the metal stadium structure constructed out of tree like Y-frames. Semi-translucent polycarbonate panels clad the rear of the stadium seating bowl from plinth level to just short of the roof leaving a ventilation gap. This arrangement allows the roof to float above the body of the building. A horizontal louvered band separated the polycarbonate from the precast flat panels in the plinth below.

The ground floor plinth is framed with precast elements in Oxford buff stone texture. Set within this is a mixture of glazed curtain walling to the north and west.

Above the plinth the facade is clad in a blue-grey slate coloured metal composite panel. The windows are formed with punched apertures set in vertical slots with spandrel panels across floor levels.

The central part of the west facade is a four storey element in the same materials as the ground floor plinth. This form expresses the main Hospitality Lounge with large glazed windows offering views across the countryside.





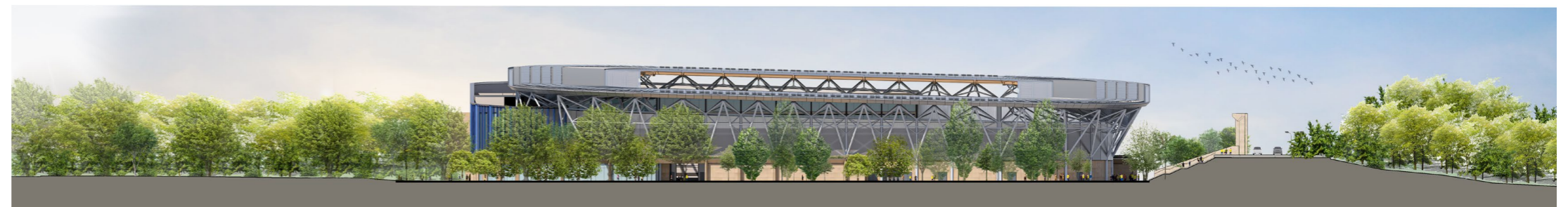
6.27 Contextual Elevations

The images displayed on this page illustrate how the new development will integrate into its natural surroundings.

The massing of the structure gently slopes downward toward the Stratfield Brake wood to the south and slowly rises toward the bustling dual carriageway - Frieze Way.



Context Elevation North
1:500



Context Elevation South
1:500



Context Elevation West
1:500



Context Elevation East
1:500