



Accu Stadium Hotel

Design and Access
Statement

Buttress



July 2026

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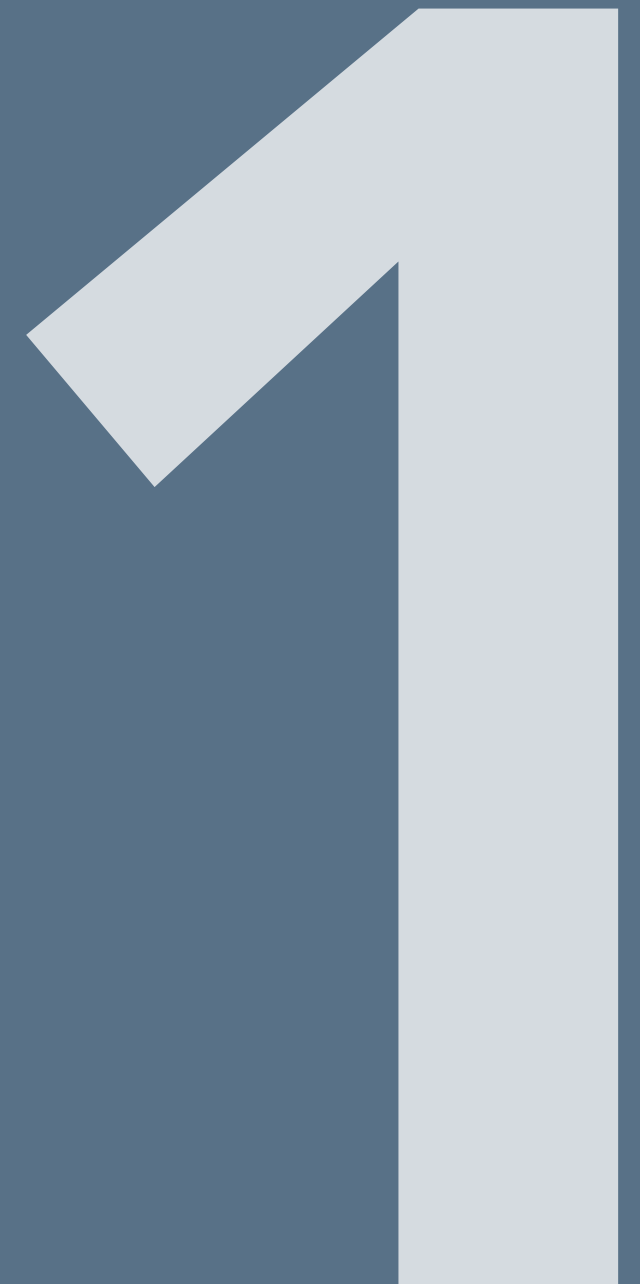
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1 Executive Summary



Introduction

Purpose of this Document

This Design and Access Statement (DAS) has been prepared by Buttress in conjunction with the professional team (listed to the right) to support Town Sports & Entertainment Group Limited for full planning application for Accu Stadium Hotel. The purpose of this document is to set out site analysis, design development and how it can be accessed by all prospective users.

It explains the design principles and concepts that have been applied to the proposal and demonstrates how the proposed development's context has influenced the design.

The statement explains the approach to access how any consultation undertaken in relation to design and how the outcome of these have informed the proposed development. This DAS should be read with the planning drawings submitted as part of the application.

Client Team

Town Sports & Entertainment Group Limited (TSEG) is the organisation responsible for operating the Accu Stadium and its surrounding 53-acre site in Huddersfield. Established by Huddersfield Town AFC in 2025 to replace Kirklees Stadium Development Limited, TSEG oversees all stadium, hospitality, and event operations while supporting future redevelopment ambitions across the site.



Design Team

The following design team have been appointed to develop the proposals to be read with this report:



Buttress

Architect and Design Team Lead



SaMart
CONSULTING

Project Management



zerum

Planning Consultant



clancy
consulting

Structures and Civil



HOARE LEA (H.)

MEP and Acoustic Consultants



re-form
landscape architecture

Landscape Architect



FRaMS Associates

Risk and Management Solutions

Fire Engineer



LPS
CONSTRUCTION CONSULTANTS

Quantity Surveyor



leaf
HOSPITALITY

Hotel Management and Operations Consultants



calibro

Highways/Transport Consultant



Brooks
Ecological

Ecologist

Design Brief

The brief for the contemporary hotel is distilled into key components, each supporting the proposal's environmental, functional, and aesthetic performance.

Building Arrival: There is a strong opportunity for a clear, welcoming entrance. The prominent leisure centre can help draw visitors in, and with the new building connecting to the north stand and wider stadium, a distinct, legible arrival point is essential.

Hotel Bedrooms: Hotel accommodation that attract visitors to Huddersfield and connect with the fan-zone experience is a key driver. The design must ensure a comfortable, functional, and enjoyable stay for all users.

Hotel Front of House and Hotel Back of House: Clear separation between the hotel's front of house and back of house areas is essential to ensure a discreet and efficient guest experience. Front facing functions like reception and arrival, food and beverage areas, lounge, and concierge must be easily accessible and welcoming. Meanwhile, back of house operations including cleaning, linen handling, and guest services should remain hidden yet fully functional.

Stadium Hospitality: Pitch-side rooms already exist and offer a full match-day experience, but their finishes are dated. Refurbishing them or introducing additional rooms would create a more distinctive hospitality offer. The banqueting suite in the North Stand must be retained, yet it also presents a strong opportunity for enhancement as it becomes integrated into the proposal's new amenities.

Fan Zone: H-Town is an existing vibrant fan hub for socialising, food, and drink. With fan-zone culture evolving toward festival-style experiences that mix sport, street food, music, and entertainment, enhancing H-Town presents a strong opportunity to elevate the visitor experience and reinforce the stadium's identity.

Plant and Ancillary Spaces: Allowance for secondary serving spaces such as back of house areas, staff facilities, storage, WC/Shower facilities and plant is key for building operations and services.

Sustainability: Design strategies must minimise environmental impact, ensuring ventilation, heating, mechanical and electrical systems, and the building fabric all contribute to a low-carbon scheme.

Acoustics: High-quality acoustic performance is essential, ensuring excellent sound conditions for all event types across both the stadium and hotel.

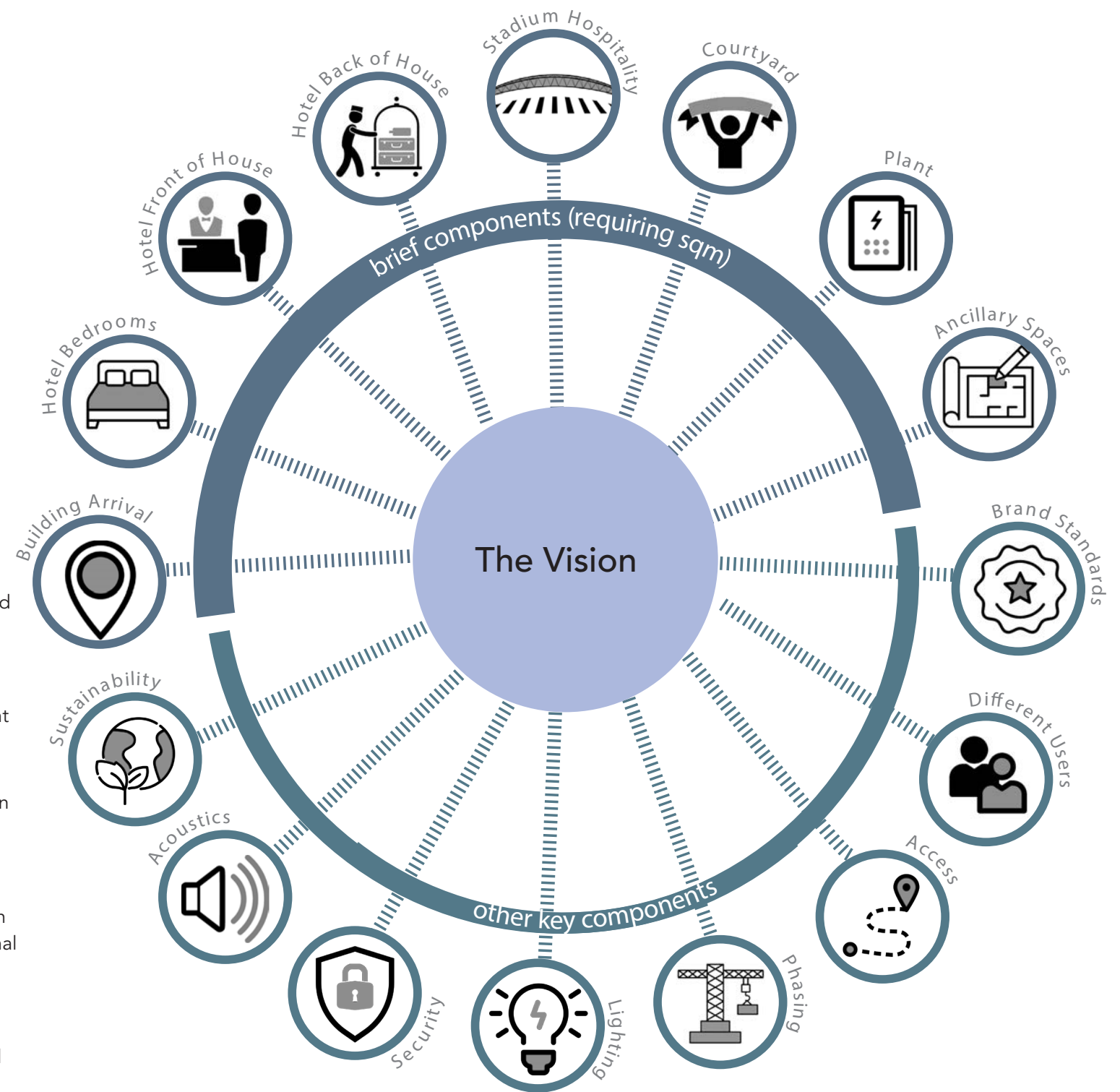
Security & Access: Safe-guarding of the users and building itself. The existing site layout already supports both pedestrian and vehicular movement, but dedicated routes for deliveries and visitors must also be provided.

Lighting: This will help with the overall ambiance and aesthetics to create and control a particular environment internally and externally.

Phasing: Phasing will be critical, requiring a construction strategy that maintains full stadium operations while managing the demolition of the existing leisure centre.

Different Users: Stadium and hotel users should remain separate wherever possible, as clear internal and external accessibility is essential.

Brand Standards: With a hotel operator involved, the design must meet a defined set of brand standards and operational criteria.



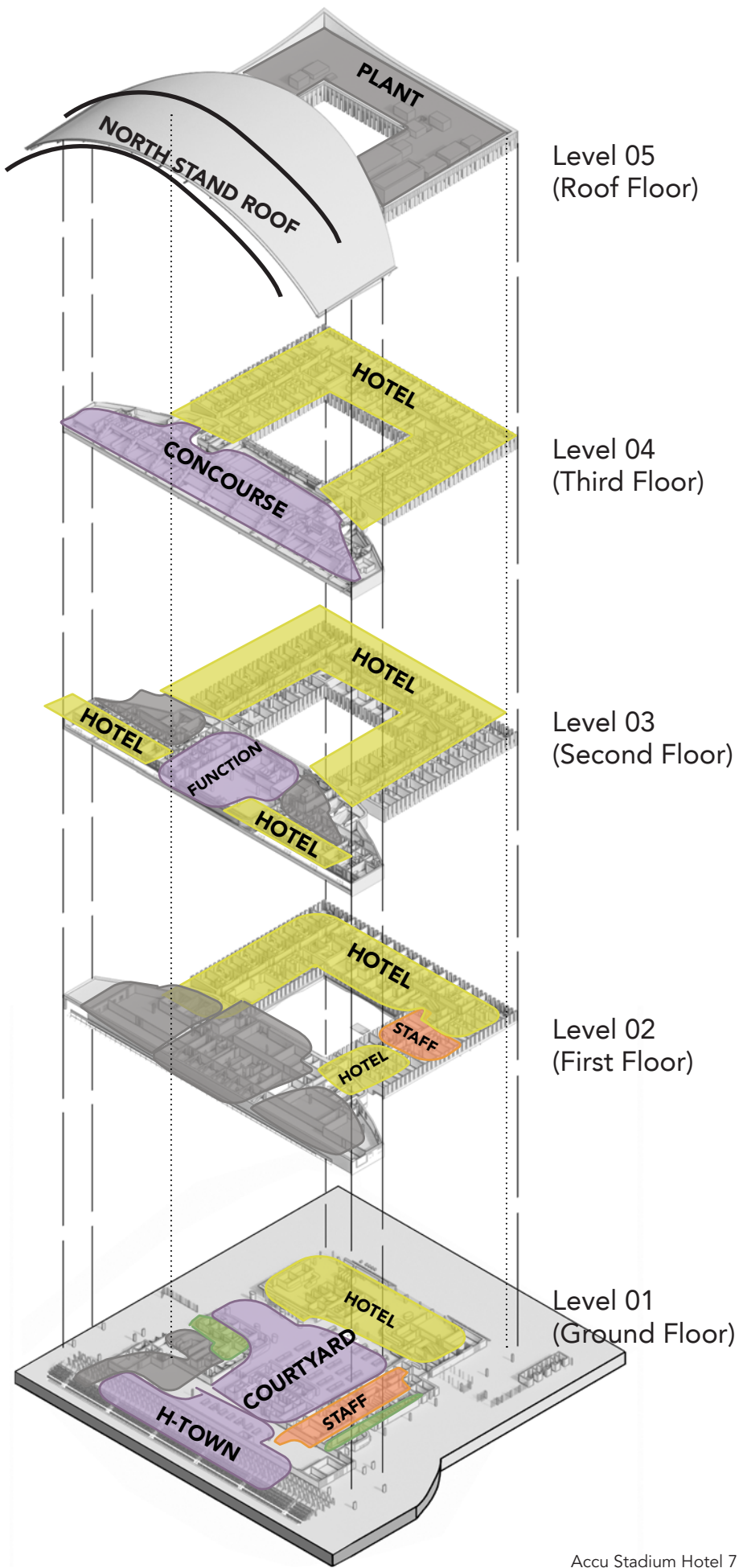
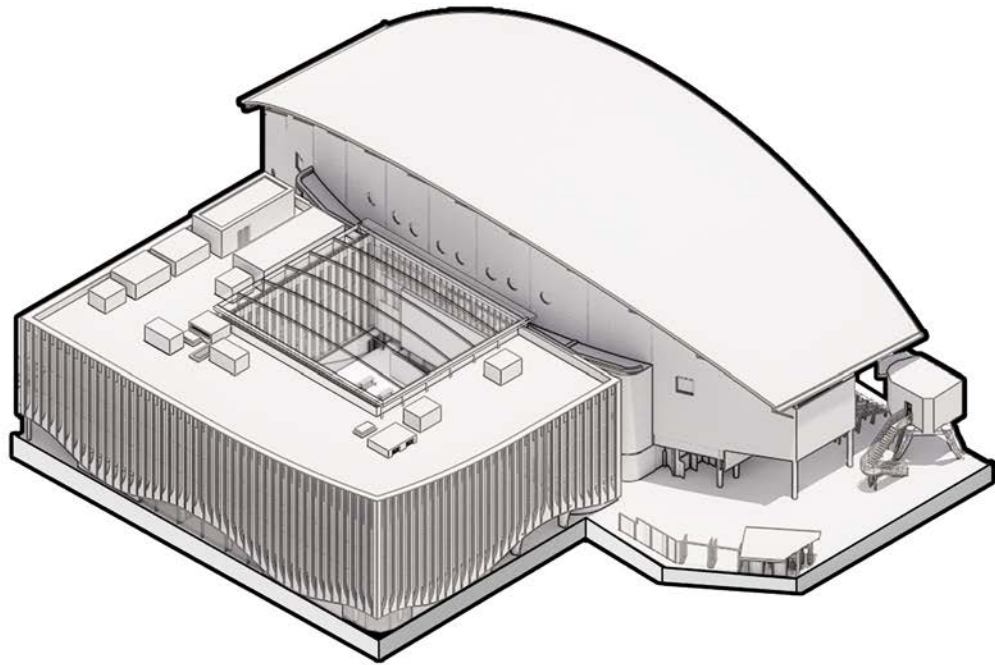
Summary of Proposals

Over the past 15 years, several proposals have been brought forward for a hotel in close proximity to the Accu Stadium, and the demand for a stadium-linked hotel remains strong.

This scheme is designed as a contemporary, welcoming destination that extends the fan-zone experience, reflecting the stadium's architecture and character beyond matchdays.

The proposals set out in this document aim to;

- Integrate hotel and stadium operations, providing distinct yet complementary spaces that function seamlessly for daily use and event days.
- Deliver a high-quality, distinctive design rooted in value, efficiency and long-term functionality.
- Deliver a holistic architectural response to the wide context, encompassing the building form, interior spaces, materiality and construction standards.
- Align fully with the wider sustainability strategy and performance requirements.
- Establish a new destination that supports the evolving broader vision of the masterplan.



141
Total beds



14
Pitch facing
rooms/ boxes



x2
Doubles the size
of H Town

2 Context



Development Context

The Huddersfield Blueprint

Huddersfield is undergoing substantial transformation through the £1bn Huddersfield Blueprint, which is delivering new cultural, leisure and public-realm improvements across the town centre.

Ongoing schemes include the ‘Our Cultural Heart’ development, enhancements to key public spaces, and the restoration of the George Hotel as a Radisson RED as key current developments.

Recent openings, such as The Light leisure complex at Kingsgate, further demonstrate active investment and visible change across the town.

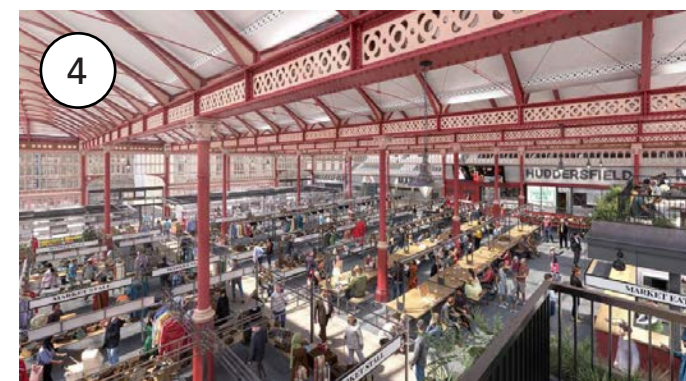
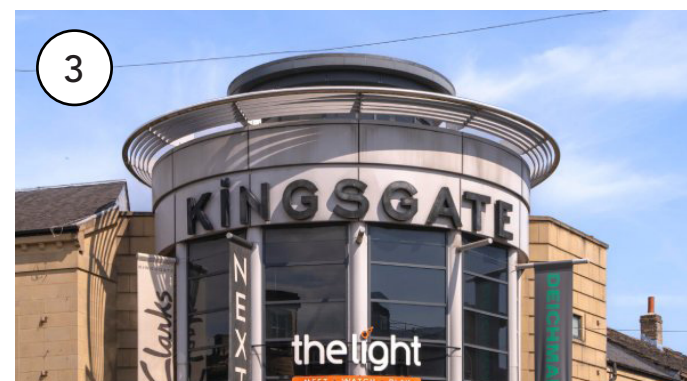
Alongside this, the TransPennine Route Upgrade is transforming Huddersfield Railway Station with new platforms, improved accessibility and increased capacity, significantly improving the town’s main arrival point.

The Stadium to Station Corridor therefore serves as a vital pedestrian and movement spine linking two primary arrival nodes. Its enhancement supports improved accessibility, more efficient match-day and event flows, and stronger integration between the stadium and the wider programme of town-centre regeneration.

This connection also reinforces its emerging role within the Station-to-Stadium Enterprise Corridor, a zone identified as key to future economic growth and investment.



1. Our Cultural Heart - Town Centre Cultural District (Under construction) featuring a new library, museum, art gallery, food hall, music venue and public square with Phase 1 progressing towards a 2026 opening.
2. George Hotel - Radisson RED Redevelopment (On site) Grade II* Listed hotel is undergoing restoration and interior rebuild aiming to deliver a 108 room Radisson RED an important arrival point adjacent to the station.
3. Kingsgate Transformation/The Light Leisure Complex (Partially Open) A new leisure destination for families including cinema, bowling and food and drink spaces. The Light have taken place within the former House of Fraser space.
4. Huddersfield Open Market Redevelopment - Redevelopment of the Grade II listed market to bring it back into active use.
5. National Health Innovation Campus - University of Huddersfield - multi-building health and wellbeing campus, with the Daphne Steele Building complete and further buildings underway as part of a long-term programme.
6. Bus Station Redevelopment (Underway) - Upgraded arrival and experience, improved accessibility and cycle facilities.
7. Station Gateway Regeneration (In Progress)- Train station improvements to the arrival experience, movement and public realm.
8. Trinity One - Former Technical College and Infirmary Redevelopment (In progress) looking at delivering retail and residential units.



Site Location

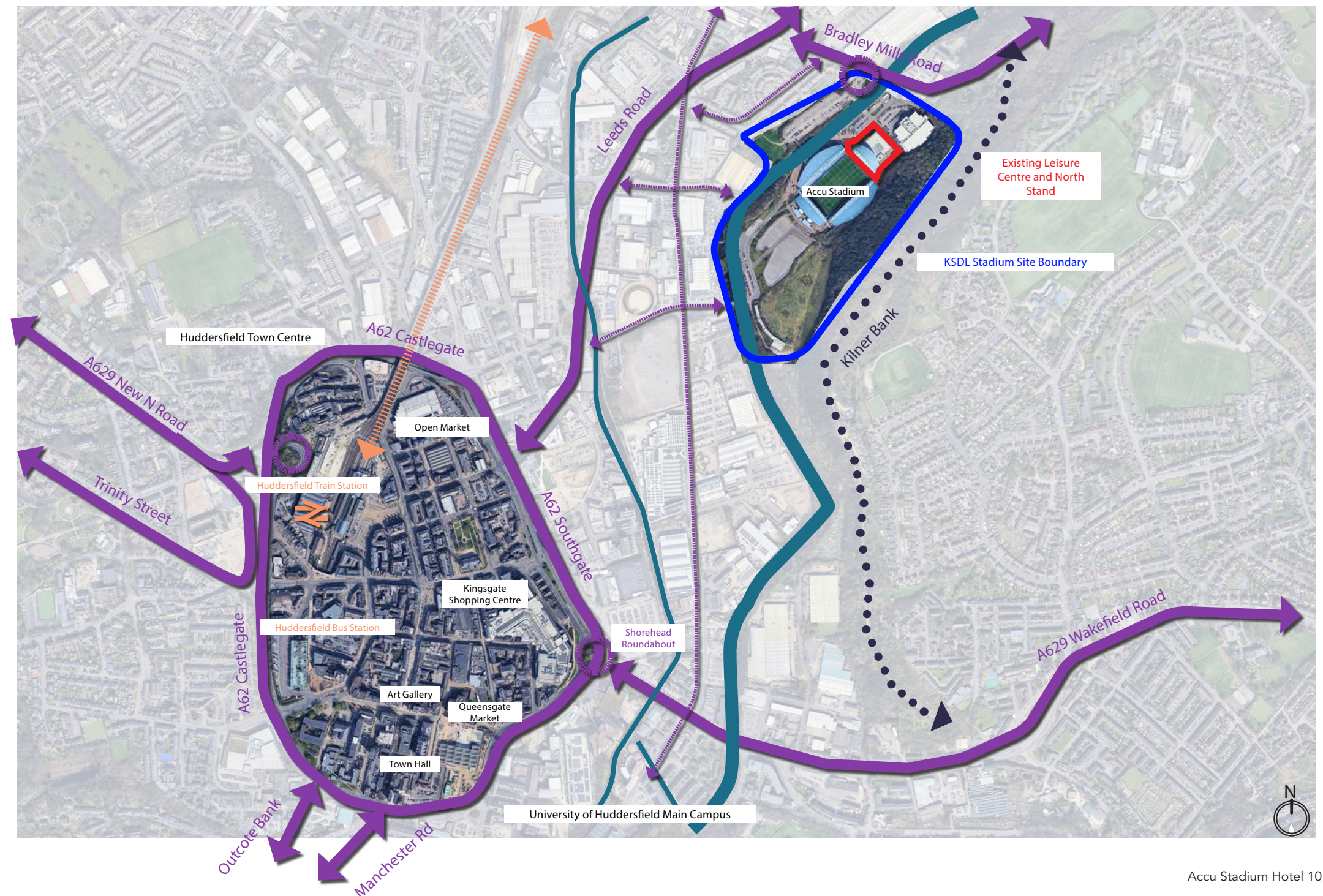
Huddersfield is a major town located just off the M62 between Leeds and Manchester and serves as the principal urban centre within the Metropolitan Borough of Kirklees.

The stadium formerly known as the John Smith's Stadium now renamed the Accu Stadium following a 2025 naming rights agreement is situated around half a mile northeast of Huddersfield town centre. It occupies a 54 acre, low lying former industrial site at the base of Kilner Bank, separated from the town centre by the River Colne.

Opened in 1994, the stadium sits at the north eastern extent of the site and is home to both Huddersfield Town Football Club and the Huddersfield Giants Rugby League Club. In recent years, the venue has undergone significant upgrades, including new branding, murals, refreshed changing facilities, improved performance areas, and updates to office and hospitality spaces.

Plans are being considered for new facilities including a club megastore, restaurant, and expanded event and commercial spaces to support the stadium's evolution into a multi-use regional destination. In September 2025, Huddersfield Town assumed full operational control of the stadium and its surrounding 53-acre site under a long-term lease, enabling coordinated investment aligned with the Station to Stadium Enterprise Corridor regeneration strategy.

The northern part of the site has already been redeveloped with a leisure complex, cinema, and parking, while the southern area currently dominated by surface parking and a golf driving range offers scope for future redevelopment as wider plans advance.



Site Analysis

The wider setting of the Accu Stadium is shaped by a distinctive and varied landscape. To the east, the steep and densely wooded slopes of Kilner Bank create a striking natural backdrop, clearly visible both when approaching the site and from elevated viewpoints across Huddersfield. Within the site, the land form gently descends from the higher south west corner towards the lower north east, establishing a natural gradient that influences movement, access, and views across the area.

The River Colne further defines the site's character. Its meandering course creates an irregular site boundary, while the raised riverbank provides subtle elevation in places, allowing for long range views across the valley and towards the surrounding townscape.

Connectivity is provided by key routes such as Leeds Road and Bradley Mills Road, which link the stadium to the wider town and regional network. The immediate context is made up of a mix of industrial, leisure, commercial, and residential uses, giving the area an urban, transitional character that contrasts with the natural landform and river corridor.

Key

Planning Application Boundary

KSDL Stadium Site Boundary

Industrial/Retail/Commercial

Commercial/Retail

Residential

Leisure/Entertainment

Primary Routes

Green spaces and woodland/vegetation

Kilner Bank

Parking

Bridge link

Design and Access Statement

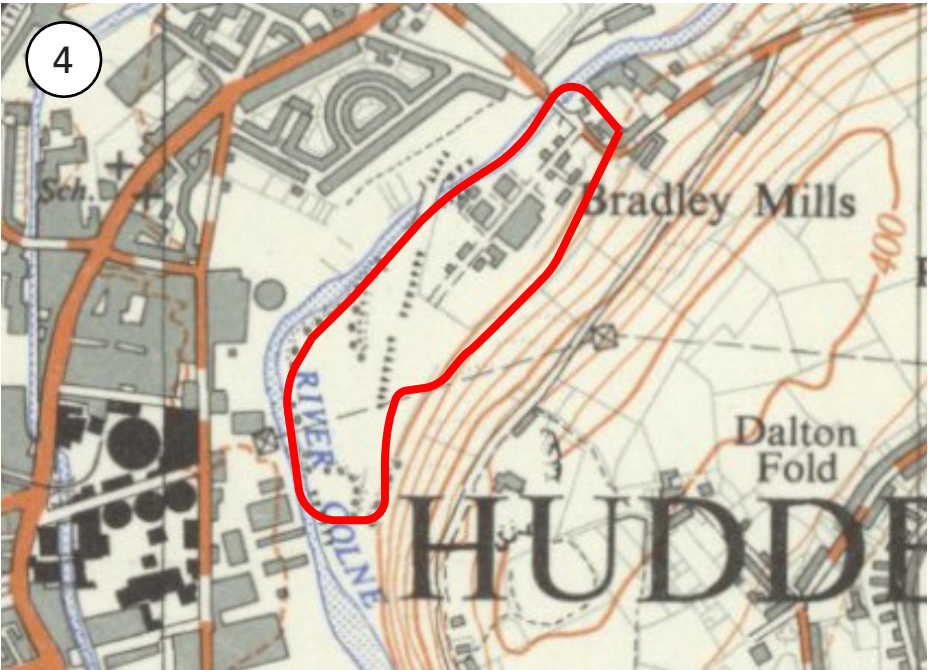
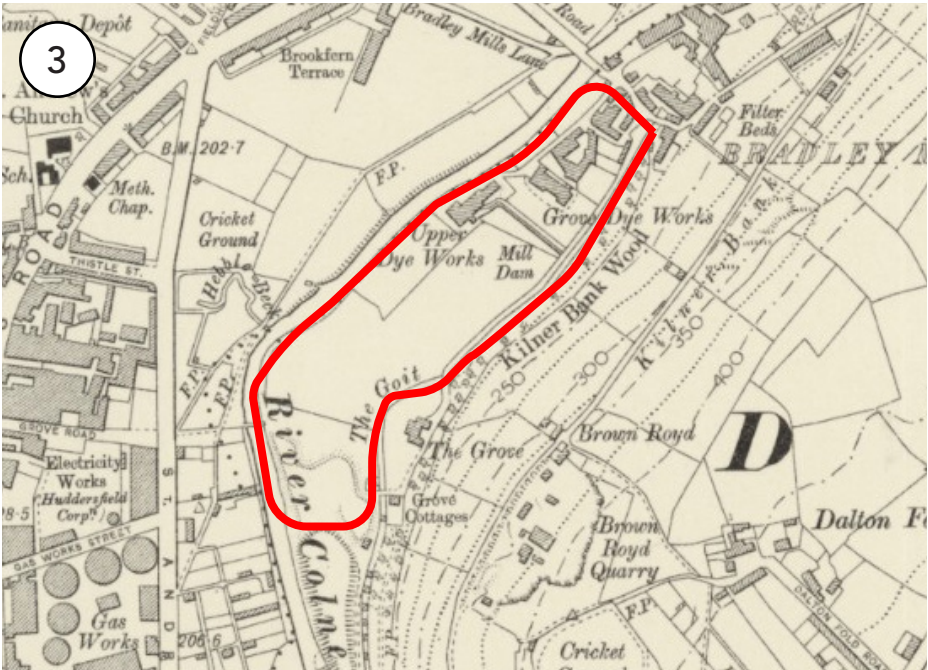
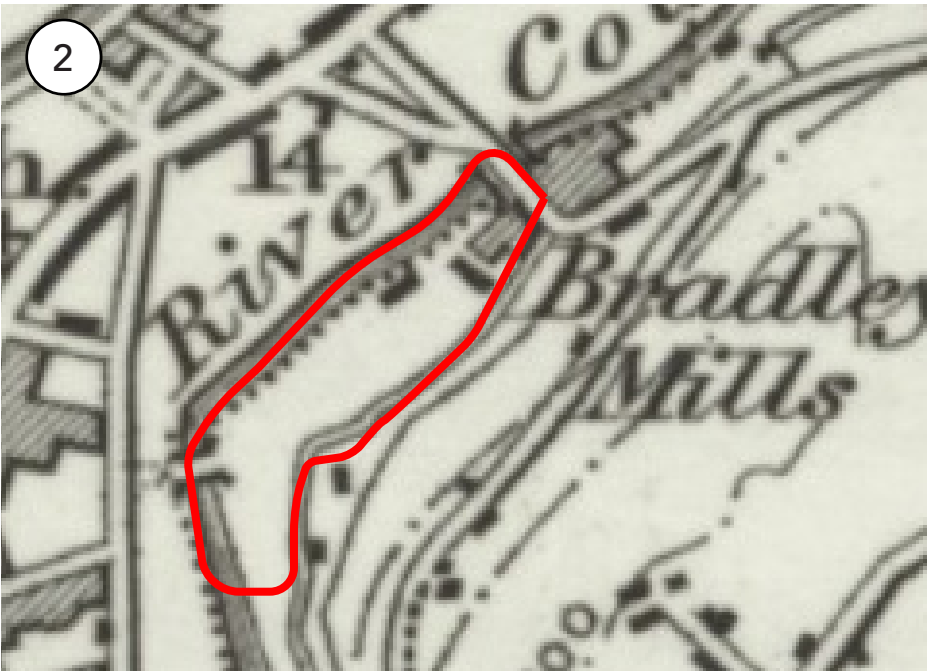
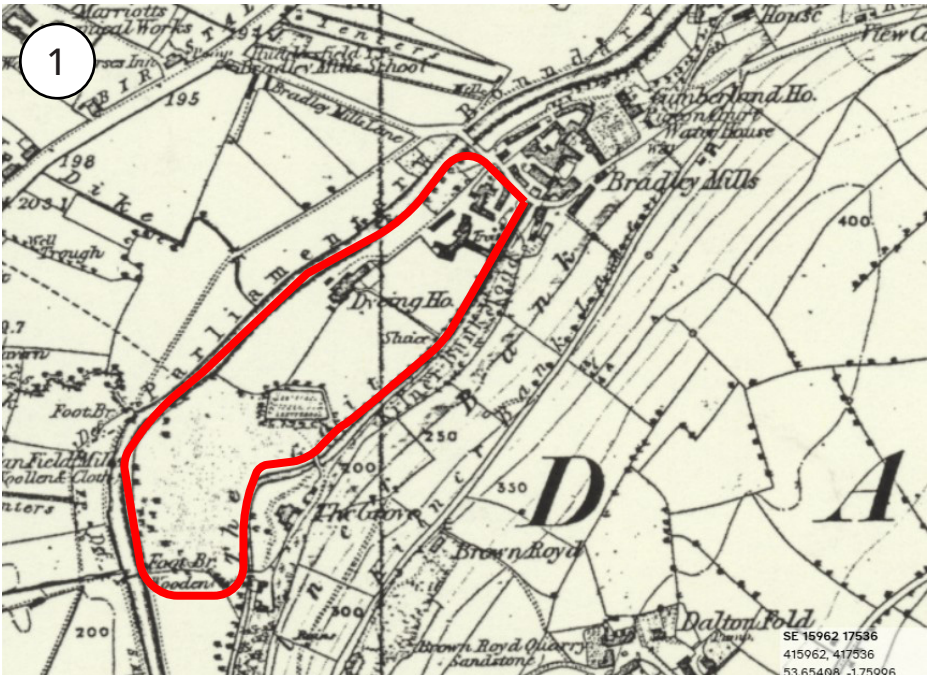
Accu Stadium Hotel 11

History and Character

Huddersfield has a rich history with Roman, Anglo-Saxon and Viking Influence. The character of the town was shaped by the Industrial Revolution.

The town itself grew around it's waterways attracting a focus around textiles. This led to the development of mills, dye works and weaving sheds through out the 18th and 19th centuries. These formed dense clusters in the valley bottom forming a mix of industrial buildings, canals, workers' housing and open pastoral land along the steep landscape.

The red boundary line indicated on the maps adjacent outlines the area now occupied by the stadium. A comparison of historic urban grain shows that, with the River Colne running alongside the site, the land was previously characterised by dye works, mills, and the associated workers' settlements that grew around them.



- 1. Map from 1850
- 2. Map from 1890
- 3. Map from 1910
- 4. Map from 1945

A Stadium for the 90s.

At the Lobb Partnership in London, architects had been developing a new post Hillsborough vision for the future of stadium design. The practice already had experience with football, rugby, and horse racing stands, and in 1991 they presented their concept, A Stadium for the 90s, at an exhibition in Birmingham. The proposal featured sweeping, blue roofed stands designed to provide excellent sight lines and a modern, uplifting alternative to the ageing and deteriorating stadiums common at the time. Huddersfield Town's leadership were impressed by this forward thinking approach and made the bold decision to pursue the design.

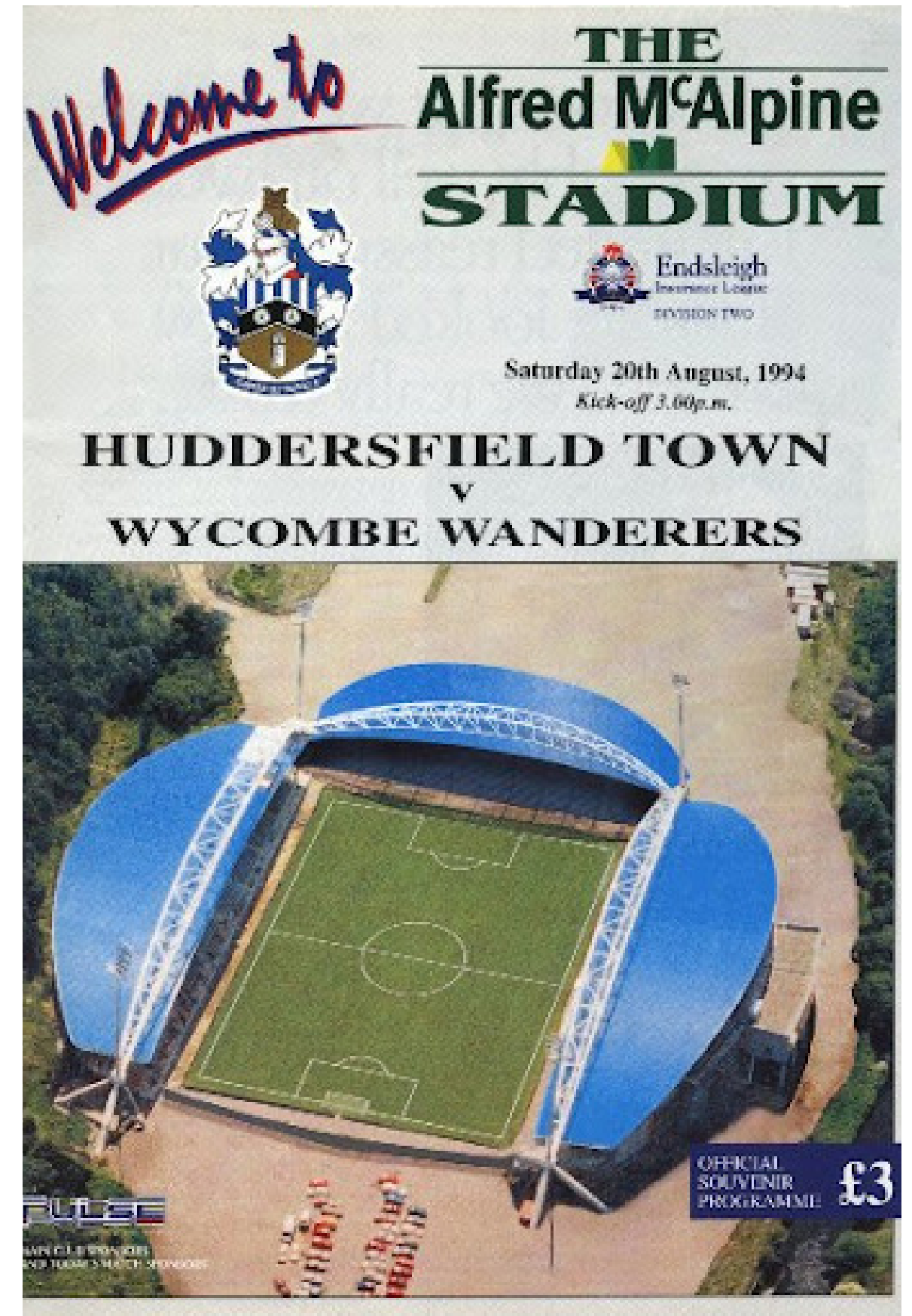
According to Rod Sheard, one of Lobb's lead architects, the ambition for the Huddersfield project was to create "a versatile sports, entertainment and hospitality facility, with a commercial theme integrated into the design... a futuristic stadium for the ultimate benefit of supporters of football and rugby league, the business sector and everyone who lives in the Kirklees community... a blueprint for others to follow."

Planning permission was granted in 1992. The new stadium would be built close to the old Leeds Road ground, on a derelict former chemical works site beside the River Colne. It was to be set into the wooded slope of Kilner Bank and shared by both Huddersfield Town and the Huddersfield Giants Rugby League Club.

The initial construction phase included two stands along each side of the pitch, followed by a third behind one goal. The final stand, behind the opposite goal, was completed a few years later, bringing the stadium to its full 24,500 seat capacity.

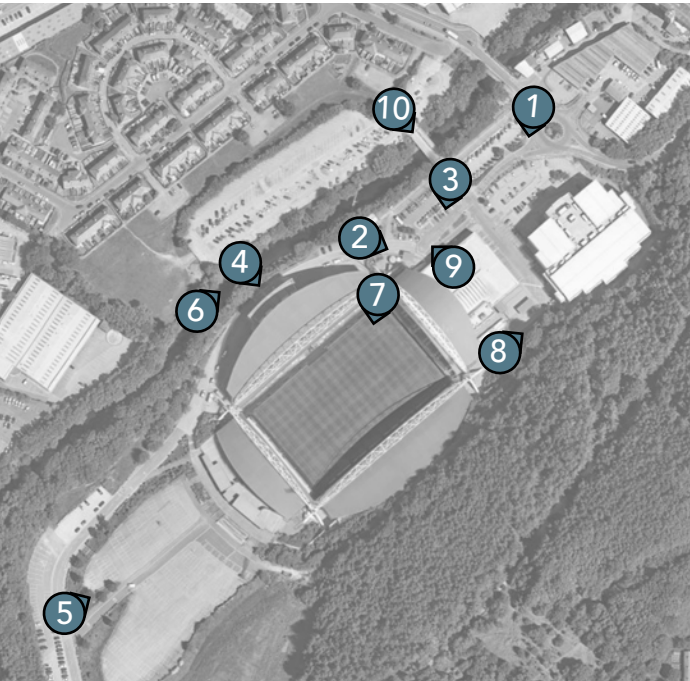
When the venue opened in 1994, Rod Sheard described it as a "landmark" building as its bold curves and colours creating a striking contrast with the surrounding wooded hillsides and the more muted tones of Huddersfield's traditional townscape. In 1995, the stadium received major recognition when it was awarded the Royal Institute of British Architects' Building of the Year.

The Stadium has national recognition due to its curving cantilevered trussed roof and is generally considered to be one of the most successful modern sporting arenas in the country due to its attractive and innovative design even winning the 1995 RIBA Building Of the Year Award.



Site Photography

A series of photographs show a range of key views approaching the stadium and leisure centre.



1. Approach from Bradley Mills Roundabout towards Stadium Way.
2. East approach on Stadium Way showing the leisure centre corner.
3. View from Car Park B towards the leisure centre and stadium.
4. Pedestrian bridge over the River Colne linking to the Riverside Stand.
5. North approach on Stadium Way near St Andrew's Car Park.
6. River Colne view looking north towards the Odeon.
7. South-west stadium view across the pitch and stands.
8. North-east view from the service road and concessions.
9. View from inside the leisure centre towards Stadium Way and Car Park B.
10. View from Bradley Mills Car Park towards the bridge over the River Colne.





The Leisure Centre

Attached to the side of the North Stand the former leisure centre remains which was once a facility forming part of the wider stadium complex.

The building provided an on-site leisure facility which was operated by Kirklees Active Leisure (KAL). This space functioned as the Stadium Health and Fitness Club and accessible through the North Stand. Facilities included a gym, swimming pool and connections to the stadium hospitality spaces via shared circulation routes. The leisure centre was built as said to have been part of the original 1994 stadium development proposals and was designed to include adjoining commercial and leisure facilities.

Despite it's previous success for providing fitness and well-being services for the local community and stadium visitors; the leisure centre had to close and KAL's involvement with the facility concluded.

The materials and architectural language of the former leisure centre detract from the stadium's overall form, reading as an addition rather than a building that complements or enhances the stadium.



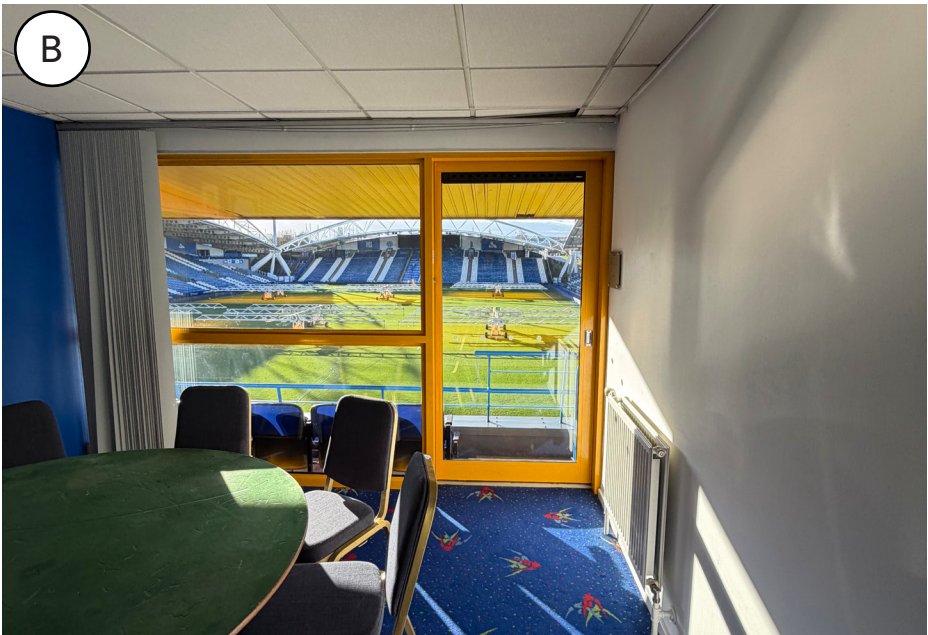
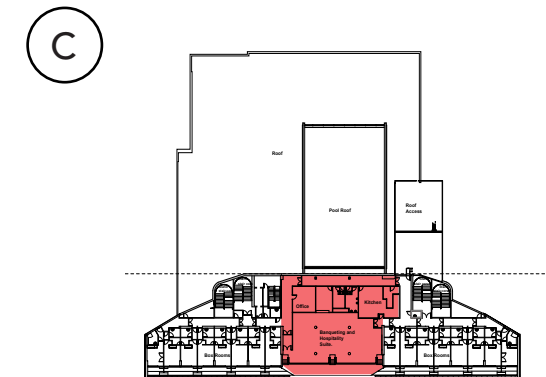
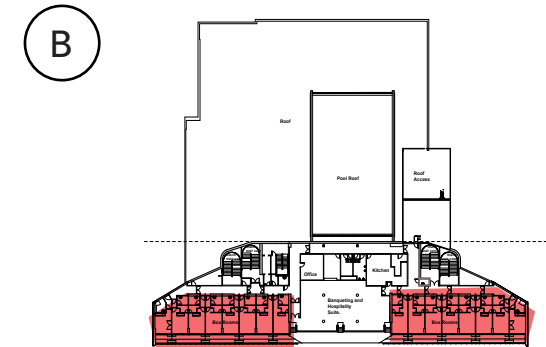
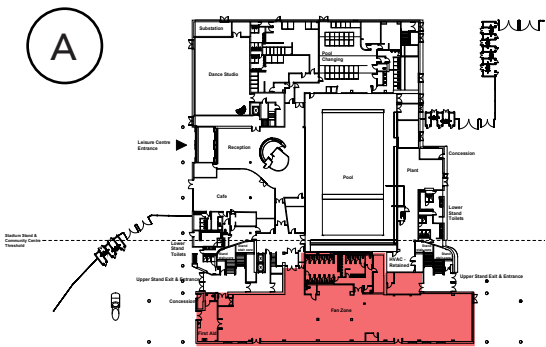
1. View above showing the connection of the former leisure centre building to the north stand in relation to it's context
2. Arrival into the Leisure Centre reception area, with H town access in view.
3. Leisure spaces now all vacant and unused.
4. Swimming pool

While much of the former leisure accommodation is vacant it still provides access to the North Stand Hospitality and these areas will be retained

A) **H Town:** Is a ‘fan zone’ amenity which provide bar facilities, a lounge, and a food and drink offer for stadium events.

B) **Pitch side hospitality rooms:** offering premium match day experiences. There is opportunity to upgrade these.

C) **The banqueting suite:** which overlooks the pitch is a well used events and function space mainly by the stadium with food and beverage provision.

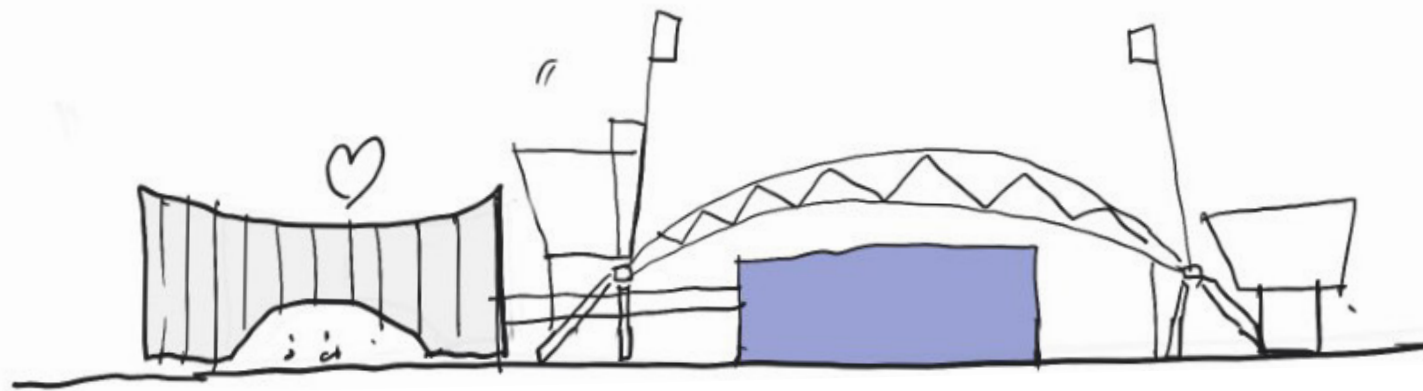


3 Design Proposals

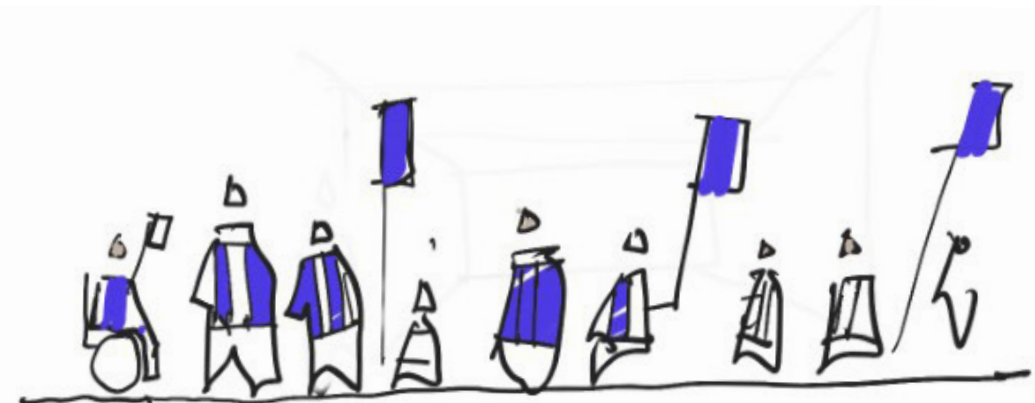


Design Principles

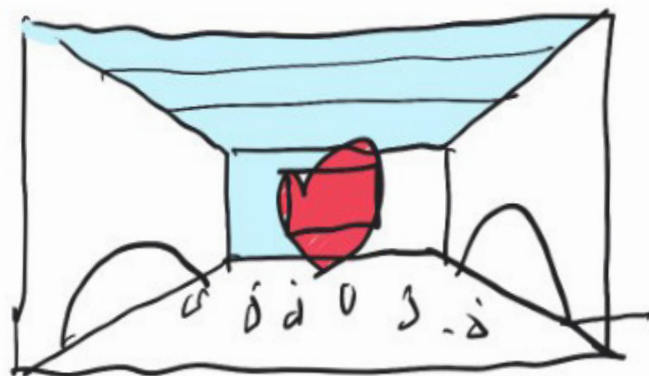
The statements and images below outline the project's key priorities and opportunities.



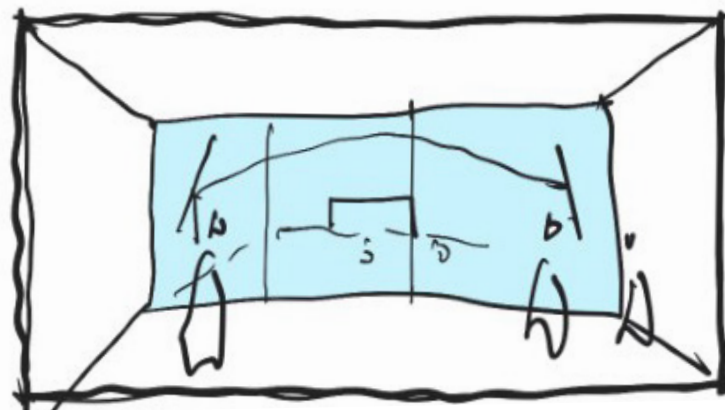
Respect the architecture & link the building



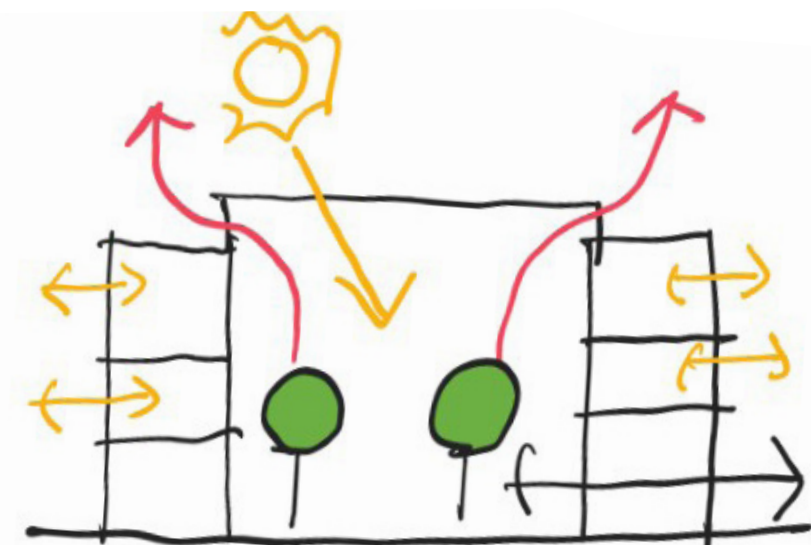
A place to celebrate for everyone



A place for fans at the centre of the hotel



Connect the hotel to the game



Sustainably built in low energy

By drawing on the site's characteristics and assessing the existing leisure centre, these insights can help guide the building's form, massing, and envelope design.

Key Corner

The north east/west corner forms the main approach, so the architecture must create a strong, eye catching focal point.

Active Frontages and Facades

There is an opportunity to use bold façade and massing strategies to activate edges and draw people into the scheme.

Courtyard at the Core

Inspired by the former leisure centre footprint, a central courtyard creates a shared gathering space and provides separation from the stadium while extending into the public realm.

Respecting the Stadium Skyline

The proposal must sit sensitively alongside the iconic stadium, ensuring the façade and roofscape do not overshadow its presence.

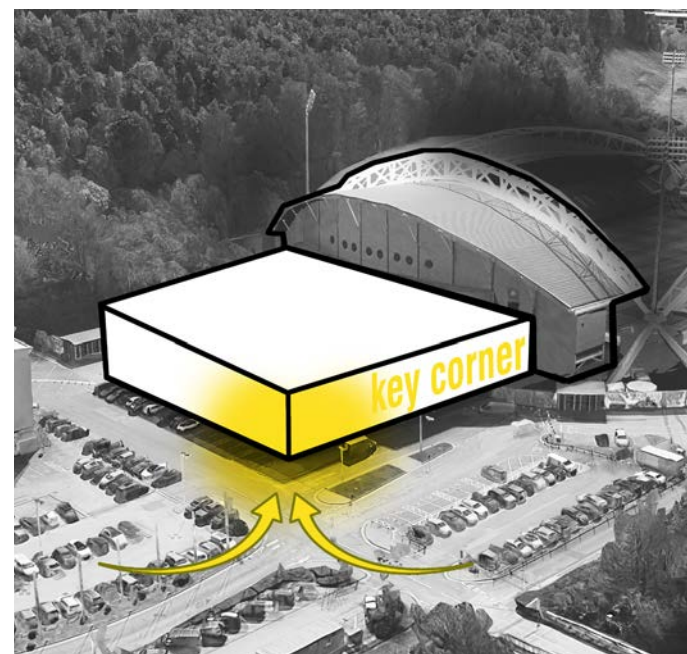
Clear Circulation

Stadium visitors and hotel guests require distinct, well organised movement routes to avoid disruption during busy periods.

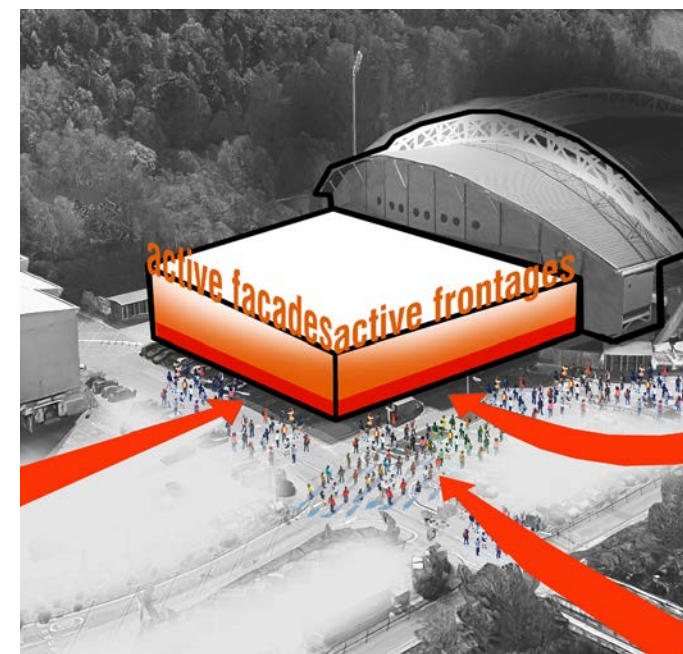
Unified Design Approach

All remaining leisure centre elements will be removed through a managed strategy that avoids disruption to stadium operations during demolition and construction.

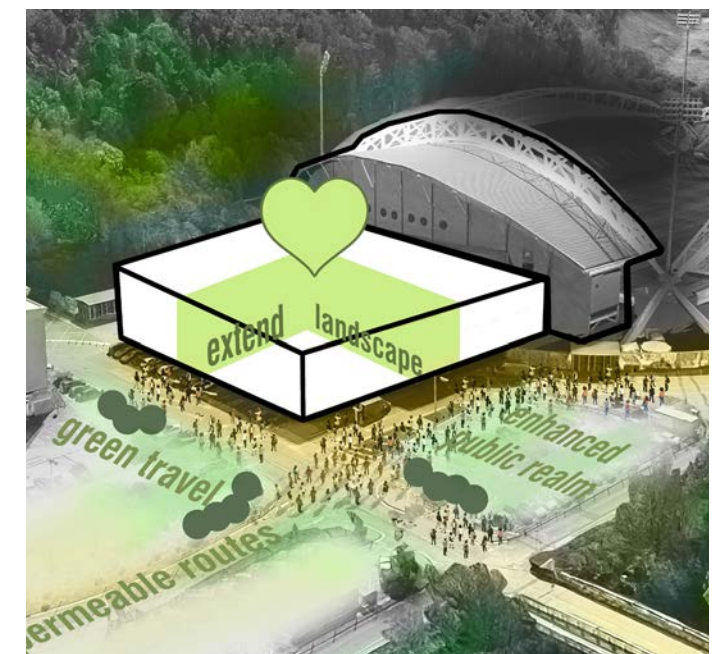
Key Corner



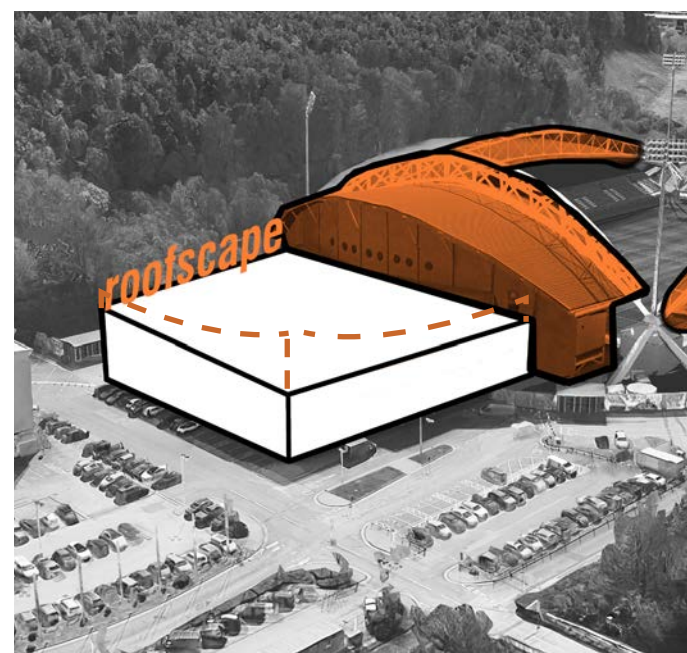
Active Frontages and Facades



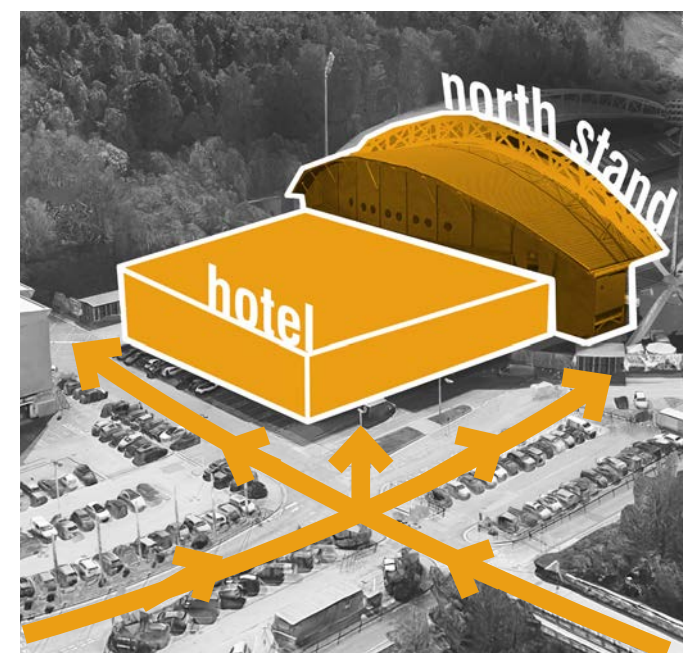
Courtyard at the Core



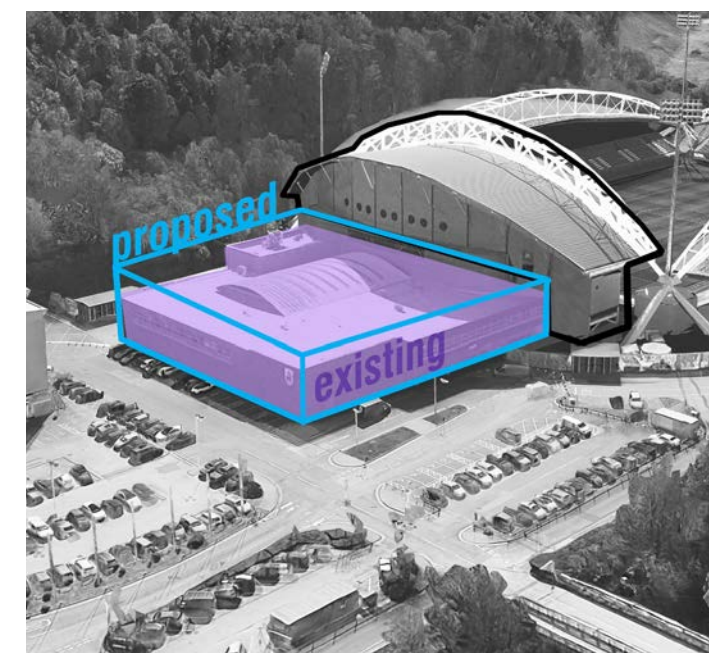
Respecting the Stadium Skyline



Clear Circulation



Unified Design Approach

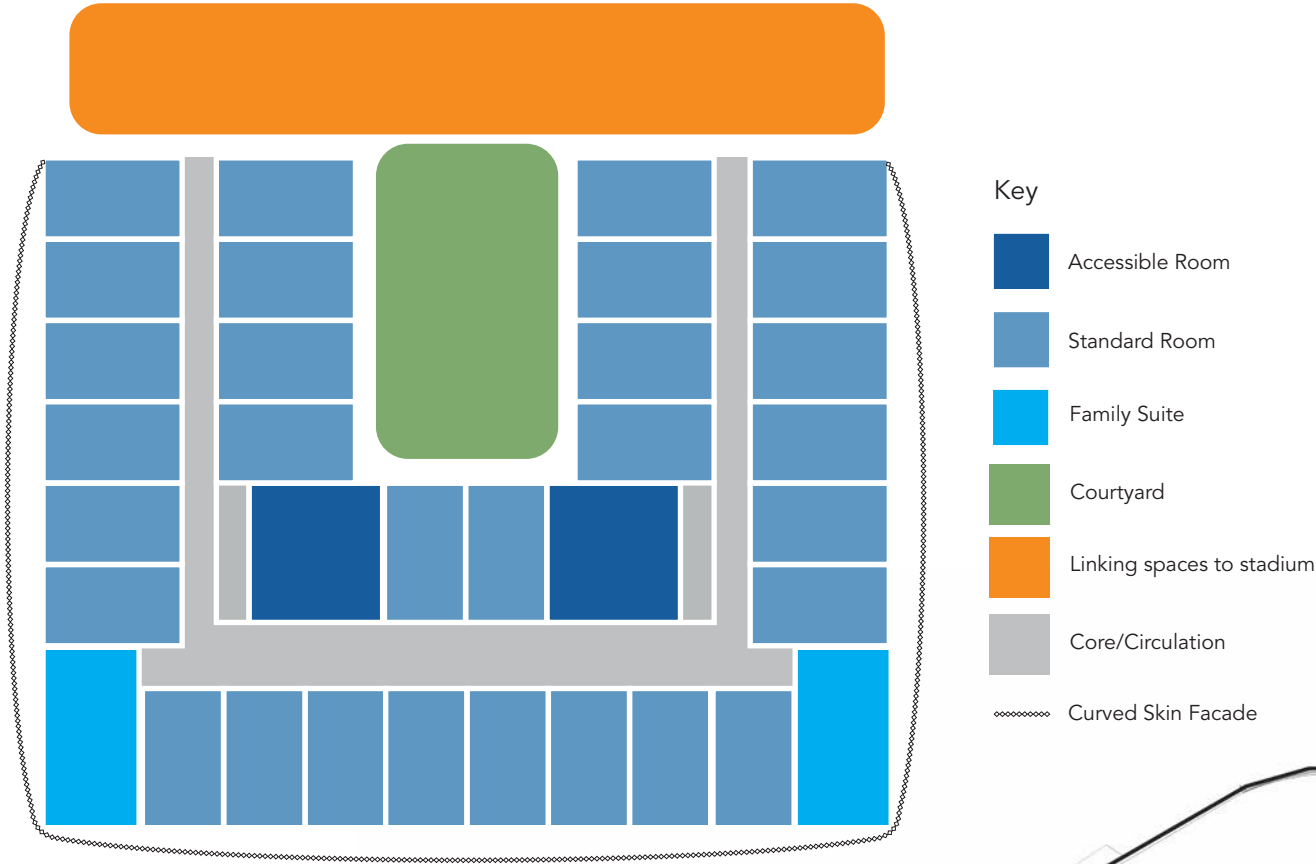


The Approach

The approach introduces a new standalone building that interfaces with the North Stand, allowing selective and efficient connections into existing stadium facilities while maintaining clear operational separation.

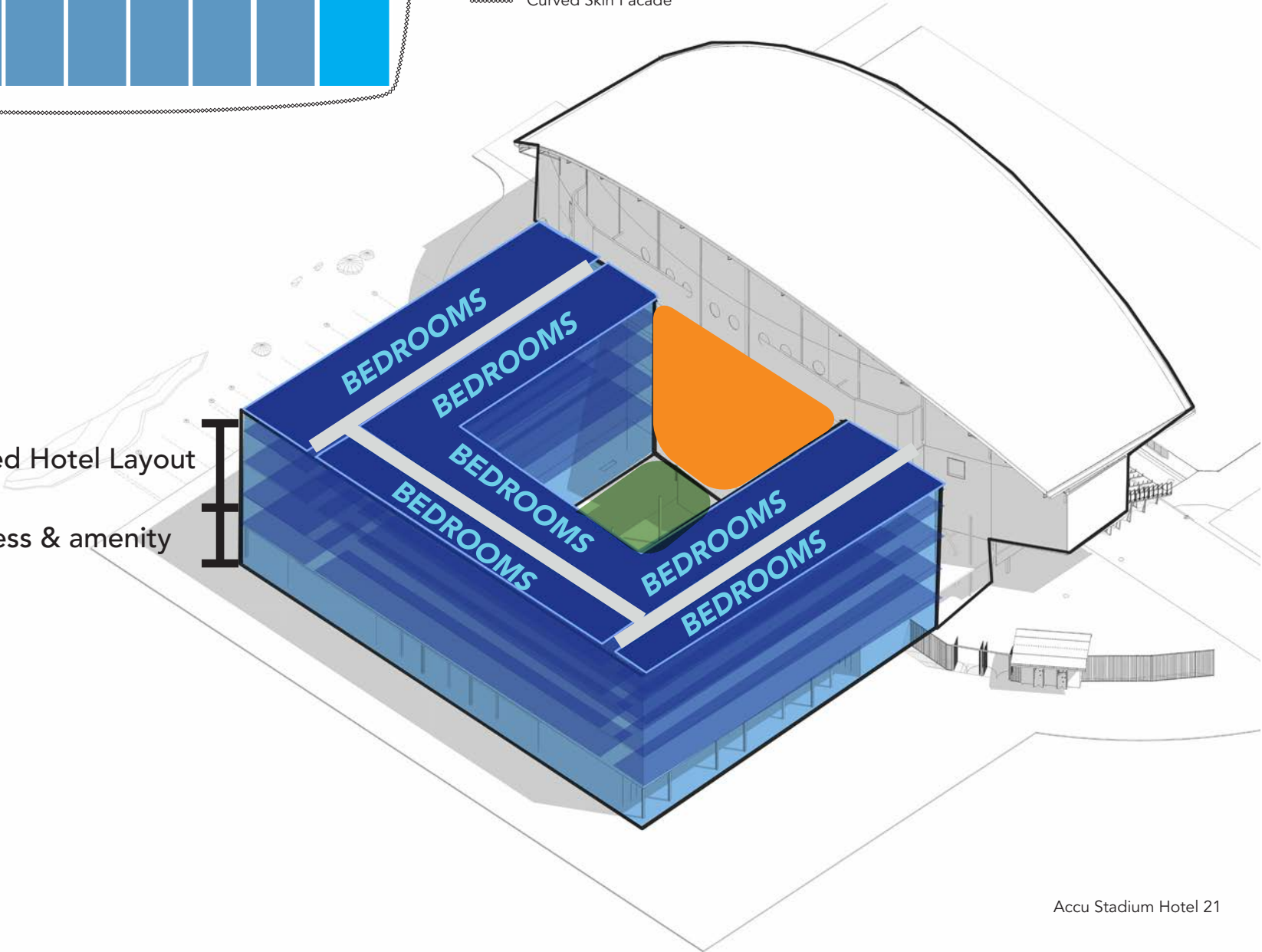
This approach allows for greater control over structure, performance and long-term flexibility while still acknowledging key site constraints such as ongoing stadium operations and the staged demolition of the existing leisure centre.

- A rational structural grid, specifically designed to suit hotel room dimensions and optimise spatial efficiency.
- Compatibility with modern construction methods, including the potential for volumetric or modular design to accelerate the construction programme.
- Improved building performance, achieved through compliance with current standards for sustainability, energy efficiency, and occupant comfort, rather than adapting the limitations of an existing shell.
- Greater design flexibility, enabling a coherent architectural response unencumbered by structural and spatial compromises inherited from the leisure centre.
- Clear integration with existing site operations, allowing stadium activities and phased demolition to be managed without compromising the integrity of the new scheme.



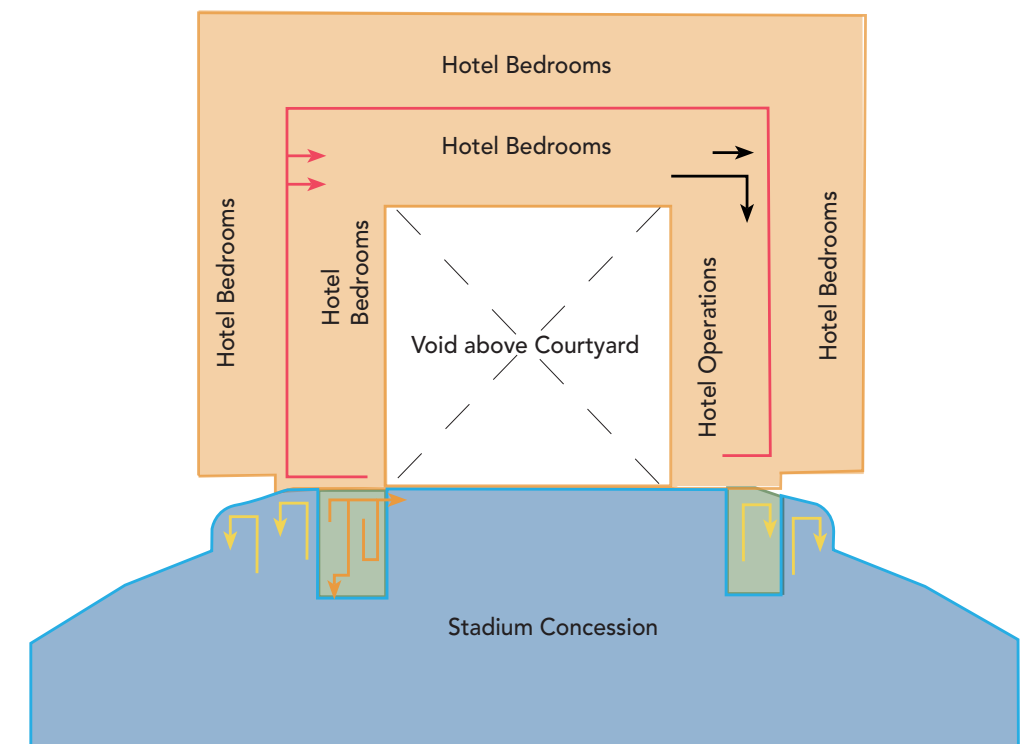
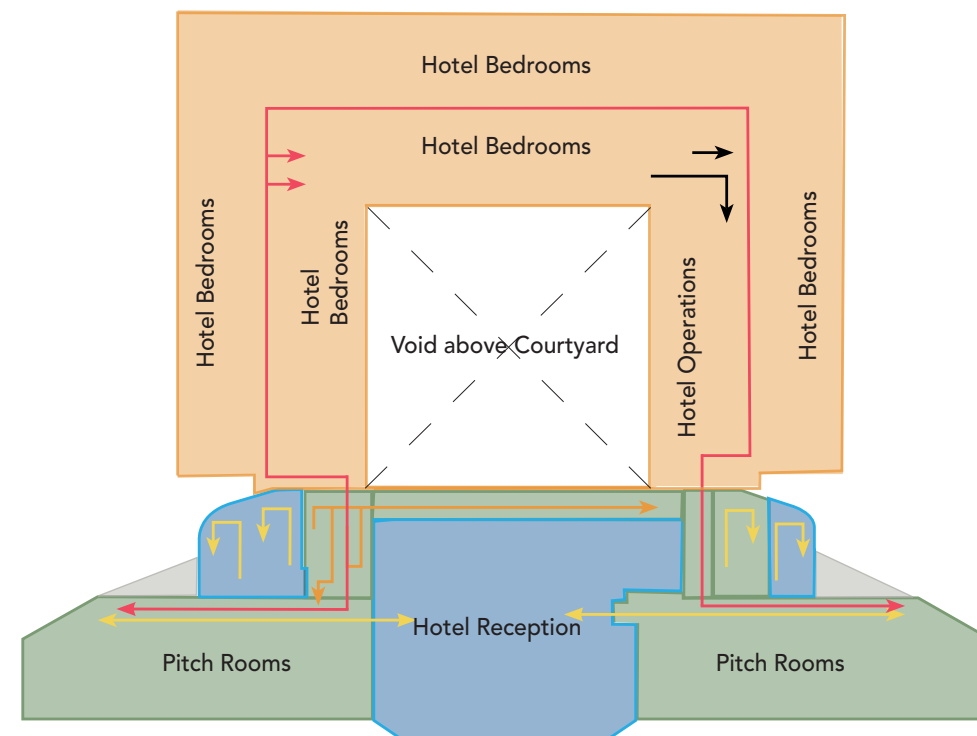
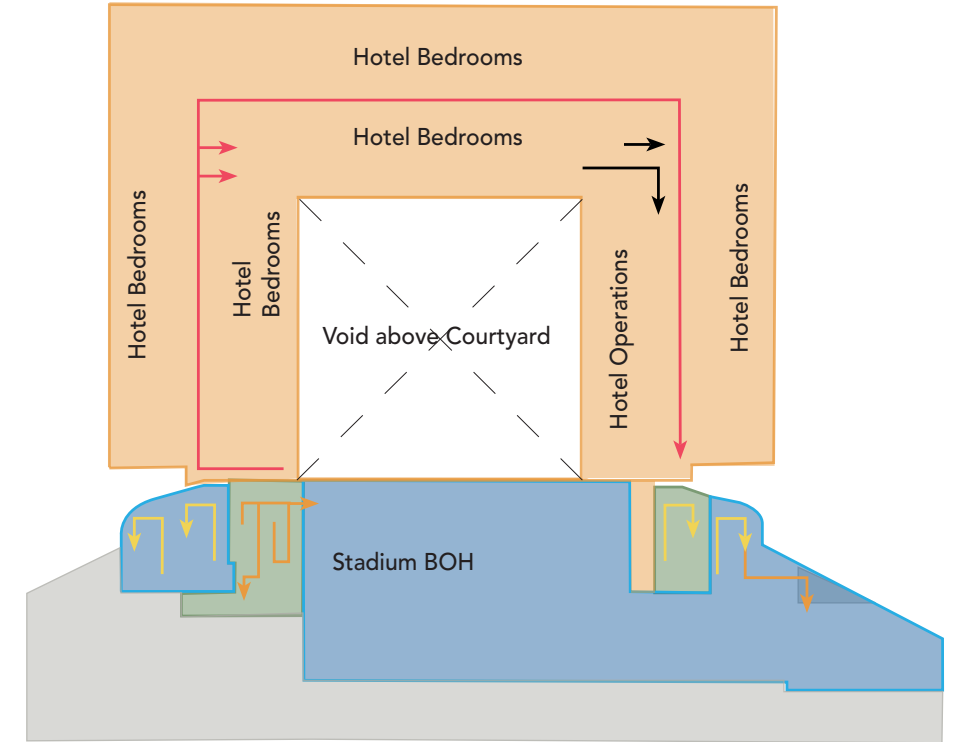
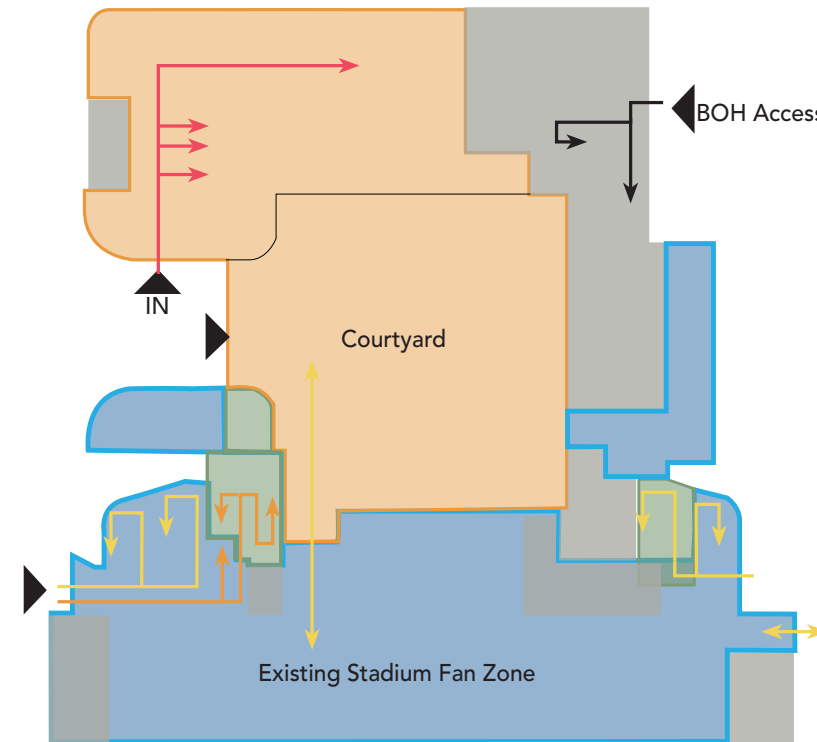
Stacked/Repeated Hotel Layout

Ground floor access & amenity



Defining User Spaces

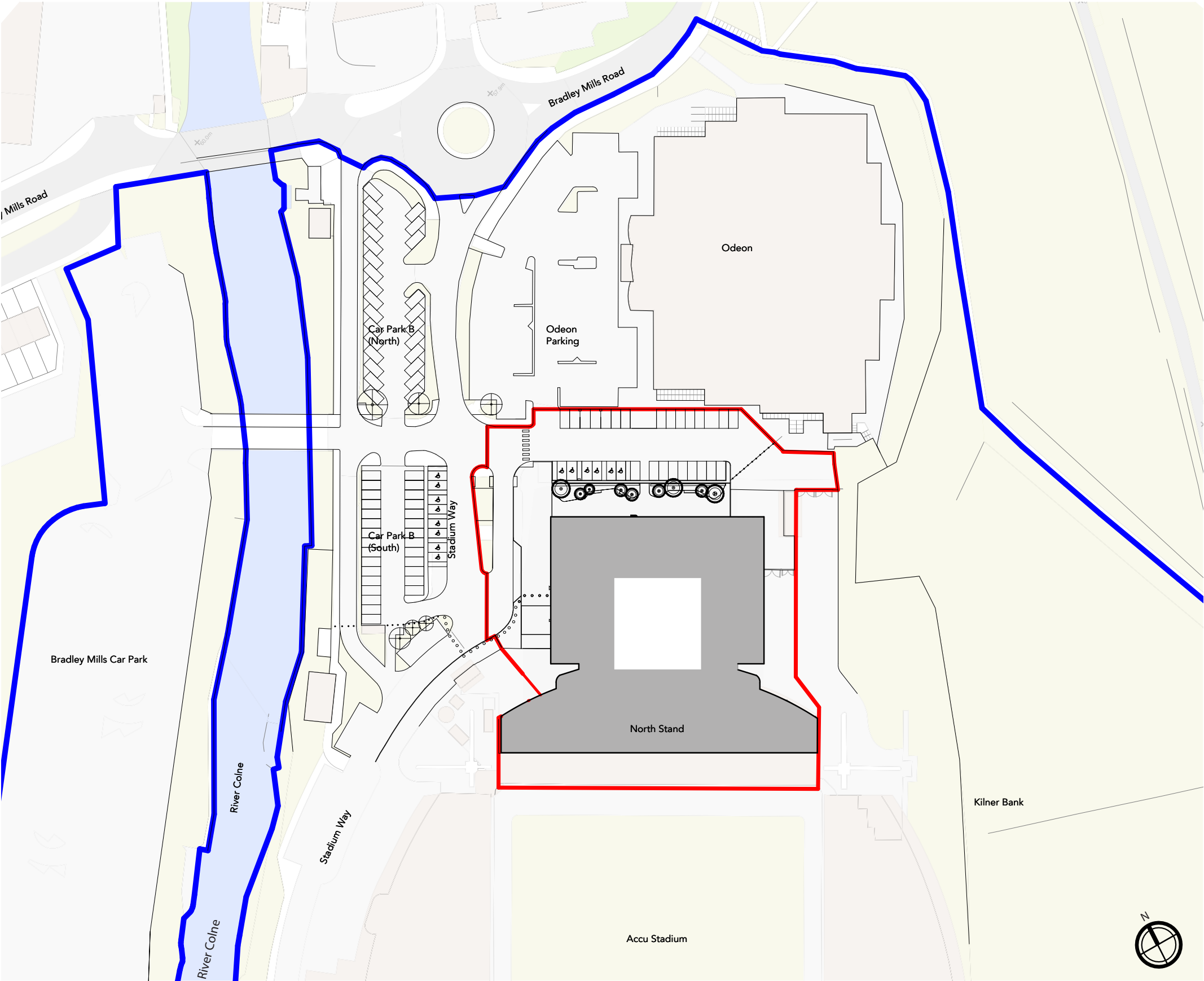
With two distinct user groups: stadium visitors and hotel guests, the circulation and functioning requirements differ. Existing stadium stair cores and new circulation routes must therefore be clearly defined to ensure appropriate access, movement, and means of escape. Certain areas may have crossover points which will need to be carefully managed operationally.



- Key
- Hotel
 - Stadium
 - Shared
 - Plant/Ancillary/BOH
 - Hotel Staff Circulation
 - Stadium Staff Circulation
 - Hotel Visitor Circulation
 - Stadium Visitor Circulation

Site Layout

The following drawing shows the building's layout in relation to the main arrival routes from Bradley Mills and Stadium Way.



- Key
- Planning Application Boundary
 - KSDL Stadium Site Ownership Boundary

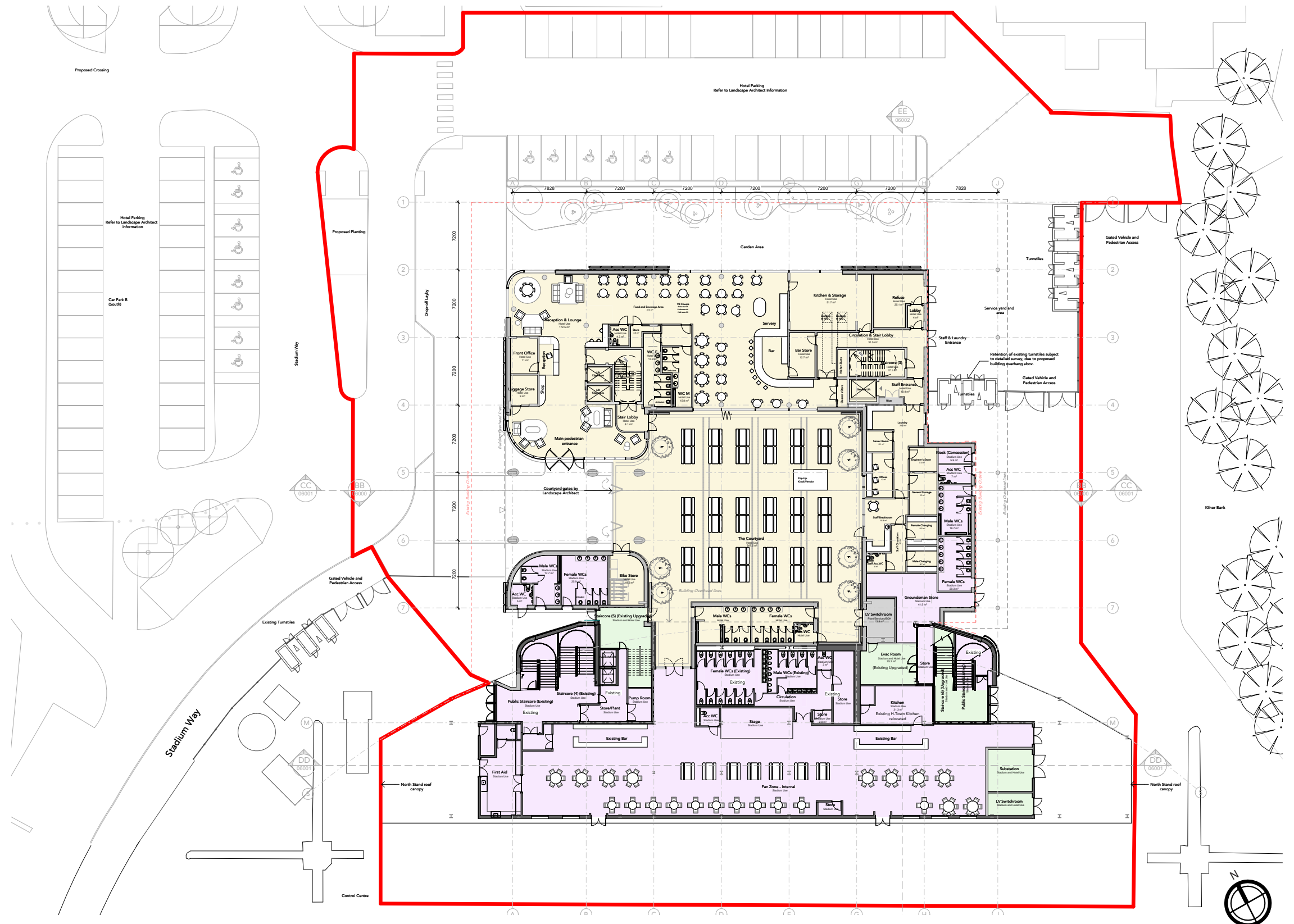
Proposed Plans

Ground Floor Plan (Level 01)

- The proposal adopts the efficient footprint of the existing Leisure Centre, using a clear planning and structural grid to create a rational layout in both plan and elevation.
- Ground floor activation is focussed on the north-east and north west elevations, with an arched entrance leading to the main hotel arrival and courtyard fan-zone.
- Generous glazing addresses the corner and enhances the main guest experience area including a lounge, central bar and food-and drink area. A dedicated kitchen and prep area serves these amenities.
- Servicing and back of house functions are concentrated along the north-east elevation for operational efficiency.
- The courtyard, secured by gates, extends the 'H Town' fan zone area and is designed to flex for matchdays and events.
- The hotel bar can be opened to the courtyard, with additional WCs to the south of the courtyard to support increased capacity.
- Existing North Stand 'H Town' layout is largely retained with a new substation and new kitchen location to work alongside the new layout. Dedicated hotel stair cores ensure stadium and hotel operations stay separate, except for emergency escape where staircores are shared.

Key

- Hotel Use
- Plant/Services/BOH
- Stadium and Hotel Use
- Stadium Use
- Existing Walls
- Proposed Walls

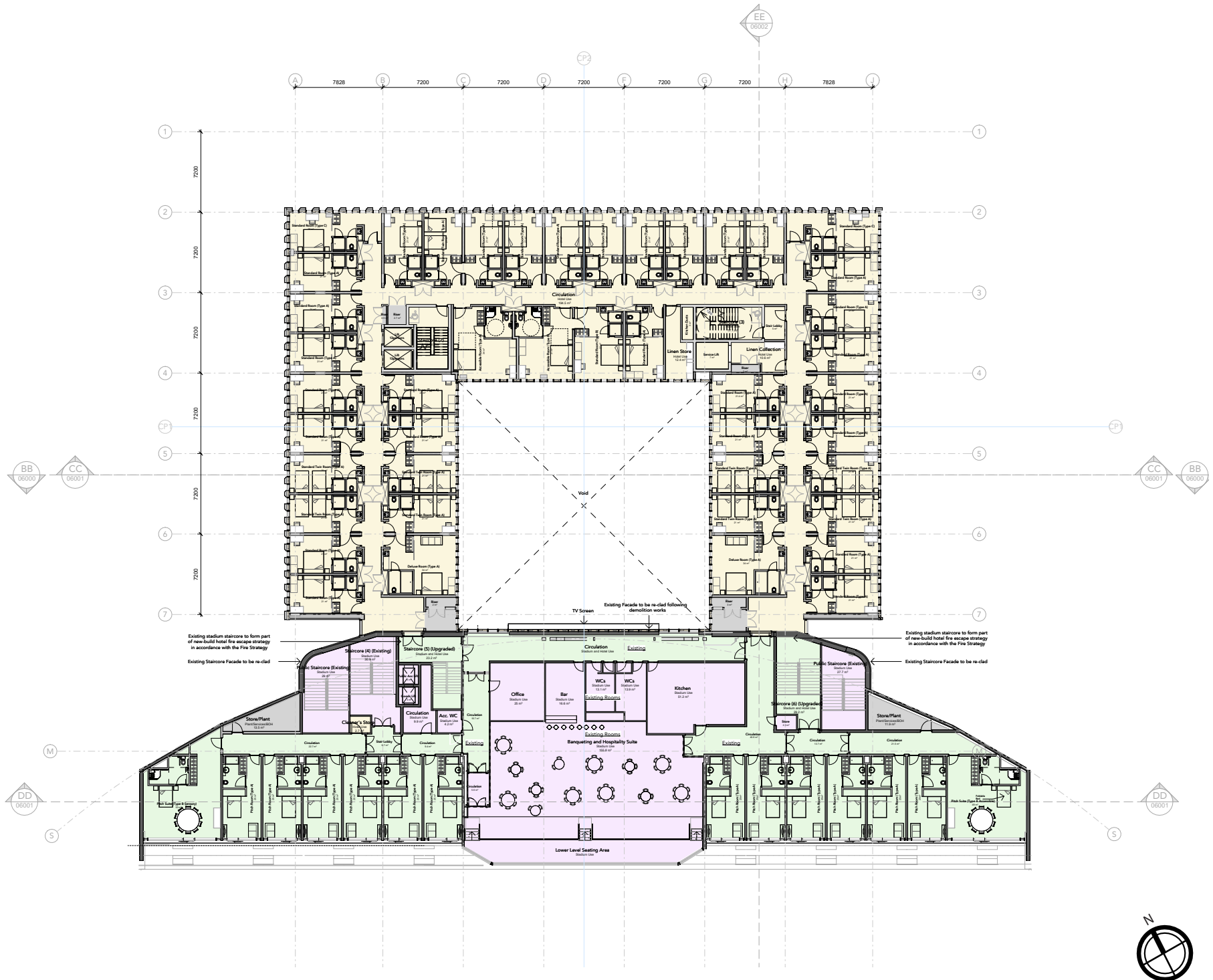


Second Floor Plan (Level 03)

- The bedroom mix continues on this level, following the same structural grid and layout principles. Additional rooms are located above the gym and back of house areas featured on the first floor plan.
- The existing banqueting suite is primarily used by the stadium for events is retained with only minor adjustments to integrate it within the proposal.
- The existing pitch-side rooms will function as hotel rooms on non-match days and there is potential for these room to be upgraded to meet current performance standards. These can be accessed by existing circulation corridors and stair core surrounding the banqueting suite and the hotel corridors and lifts.

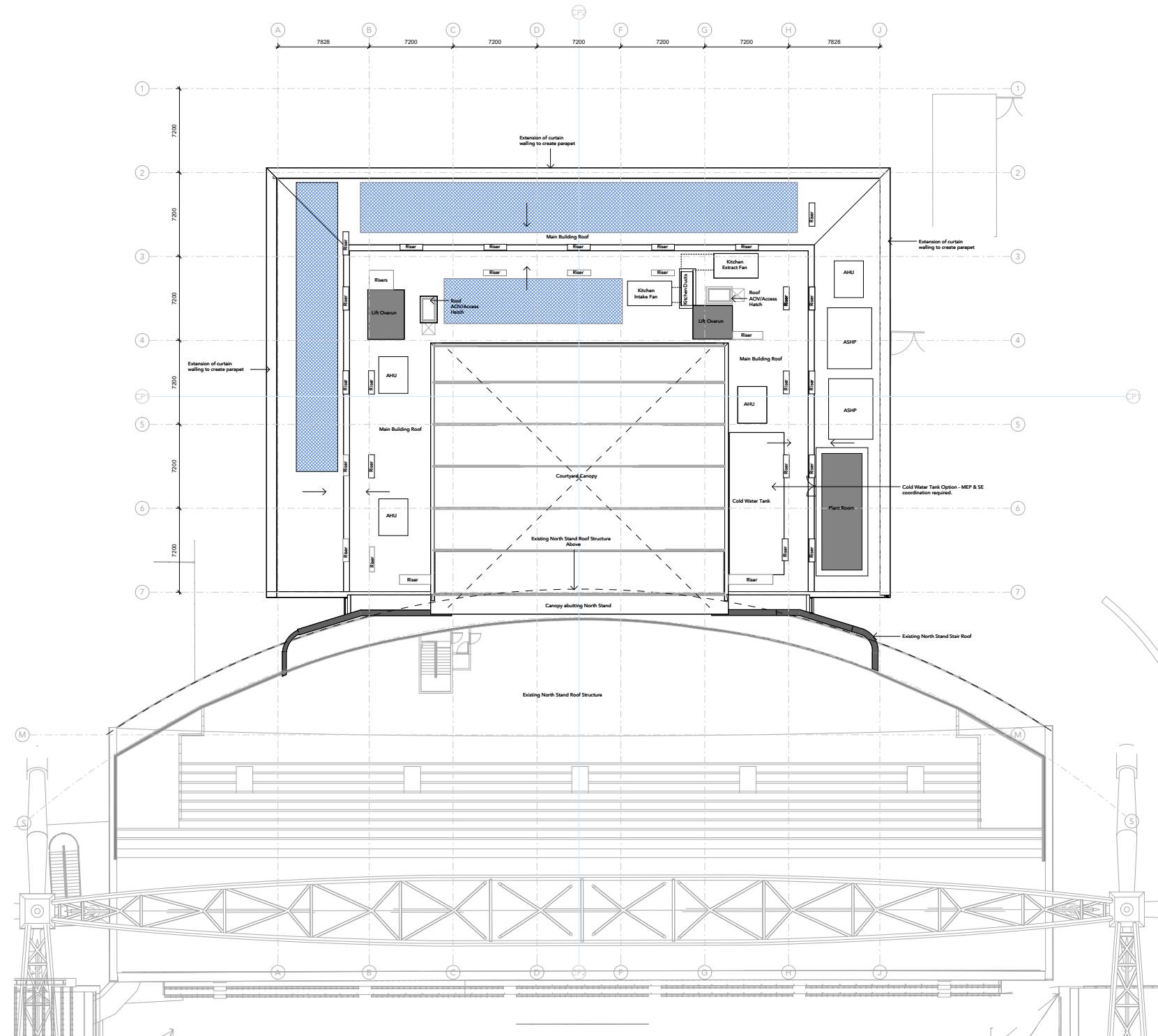
Key

- Hotel Use
- Plant/Services/BOH
- Stadium and Hotel Use
- Stadium Use
- Existing Walls
- Proposed Walls



Roof Plan

- An canopy spans the full extent of the courtyard, providing sheltered, all weather use.
- The main building roof accommodates plant and PV installations, with access hatches located within the two new-build stair cores below





4 Appearance



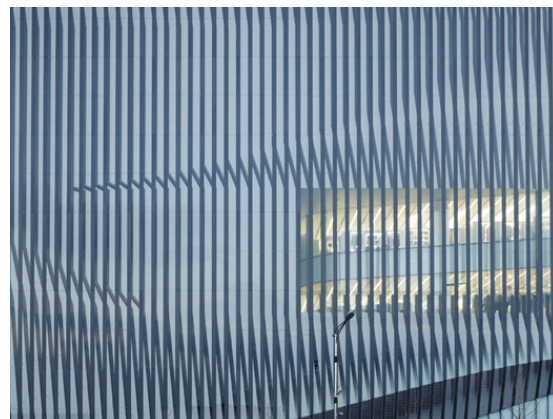
Contextual Influence

With limited contextual references across the wider stadium site, the proposal draws its architectural inspiration from the stadium opposite, establishing a contemporary and site-specific response. In particular, the design reinterprets the stadium's signature banana trusses and distinctive curved structural steel roofline.



- The stadium uses a simple, coherent material palette of glazed curtain walling, concrete, metal cladding, and exposed structural steel.
- These materials provide a minimalist and robust foundation for informing the proposal's own palette.
- Drawing from this language allows the new development to complement the stadium rather than compete with it.
- This approach creates a contemporary companion to the stadium's iconic architectural form.
- It also establishes a design precedent for future contemporary development across the wider site.

Vertical Structural Dynamic Emphasis



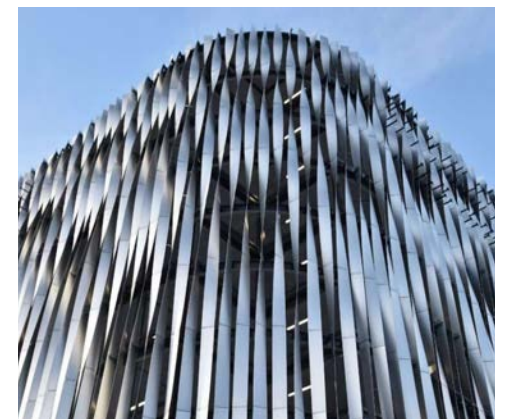
Unified Skin and Simple Materiality



Sheltered Spaces and Public Realm Extension



Light Expressive Structure



Curved edges Connecting to Stadium's form



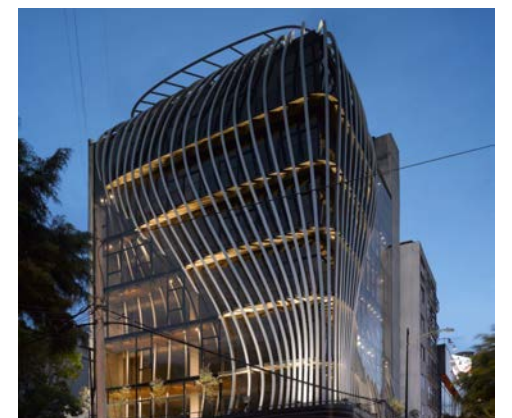
Lighting, Depth and Layering

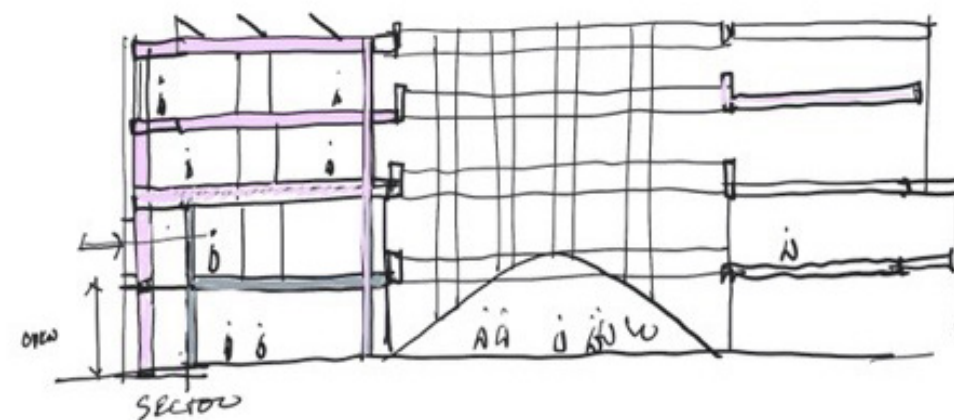
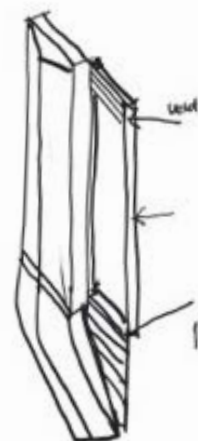
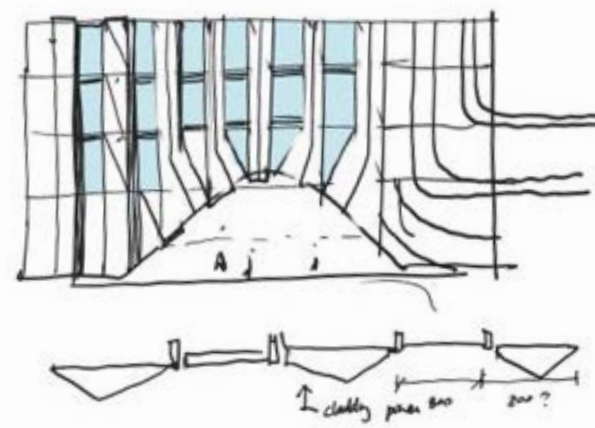
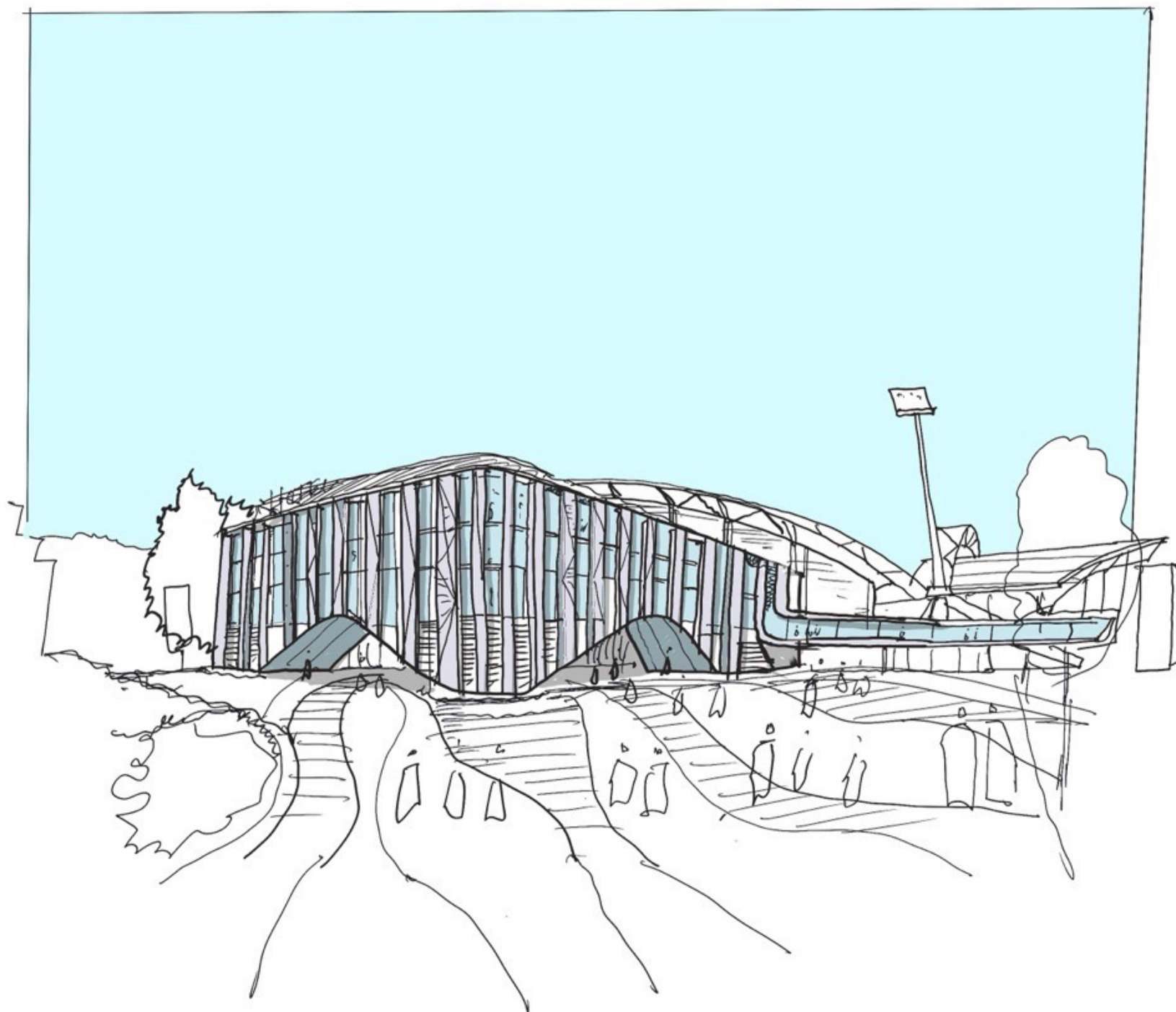
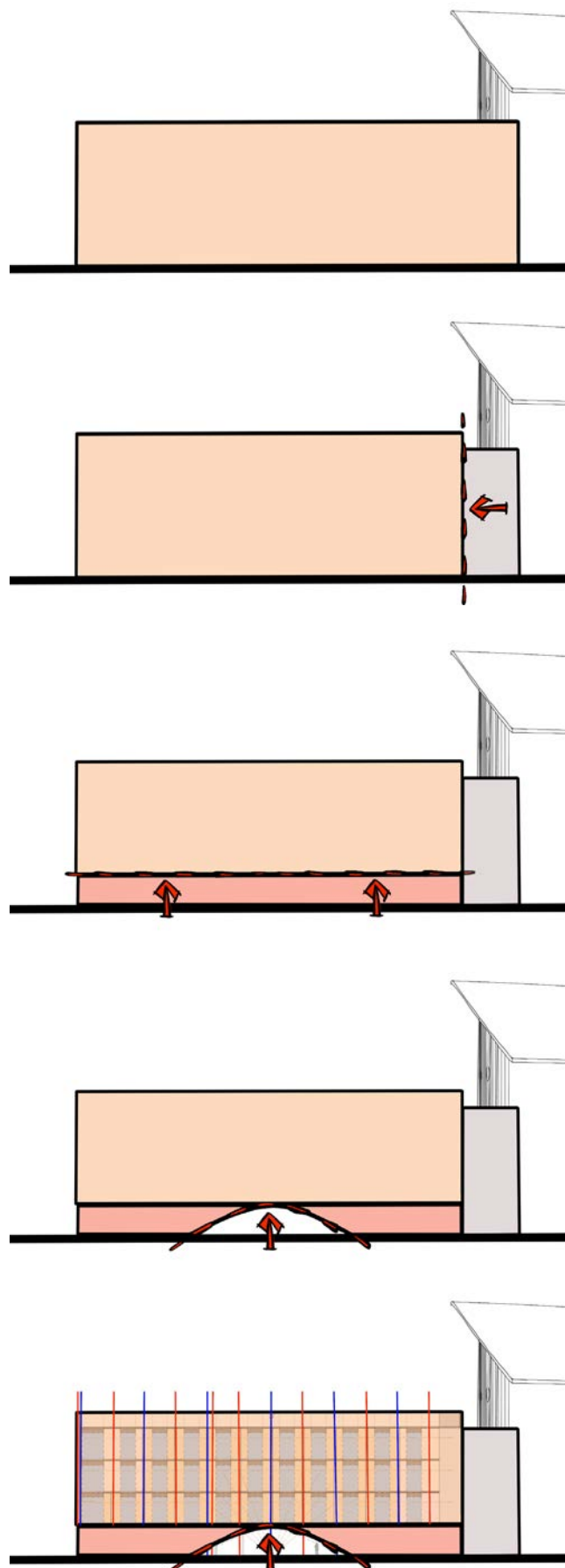


Unveiling Entrances and Framed Views



Expressive Facade as Architectural Identity



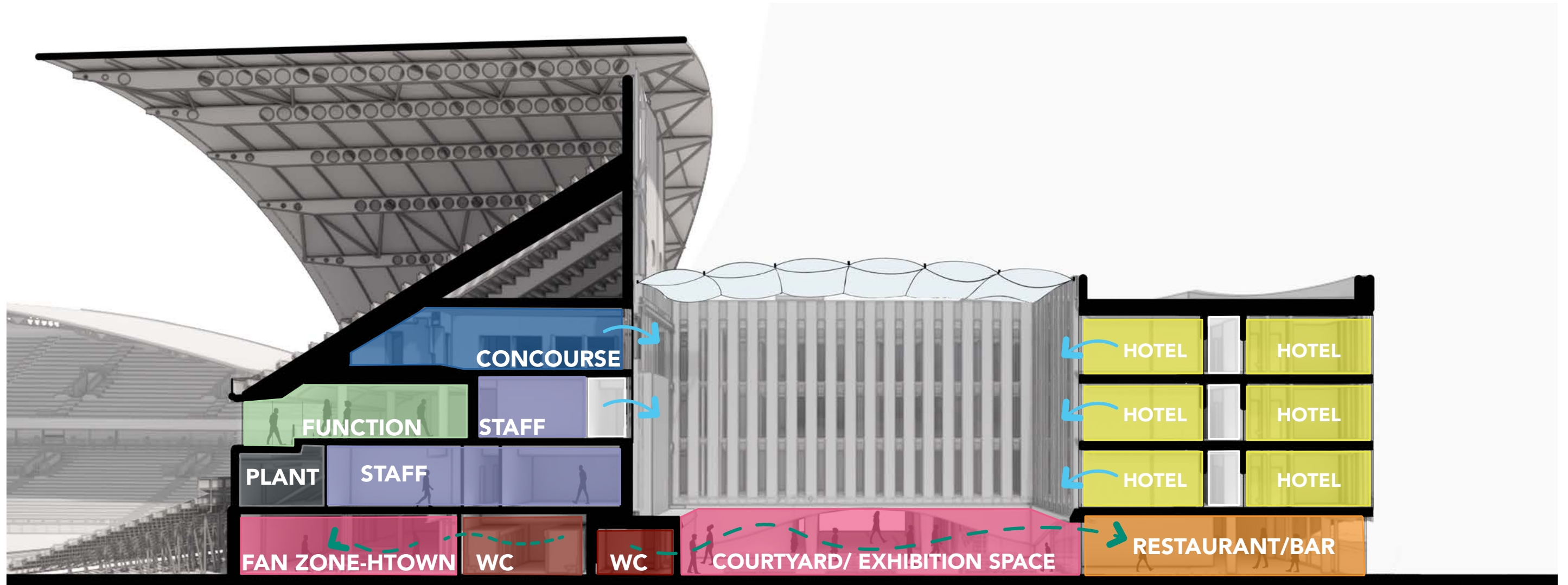


The Courtyard

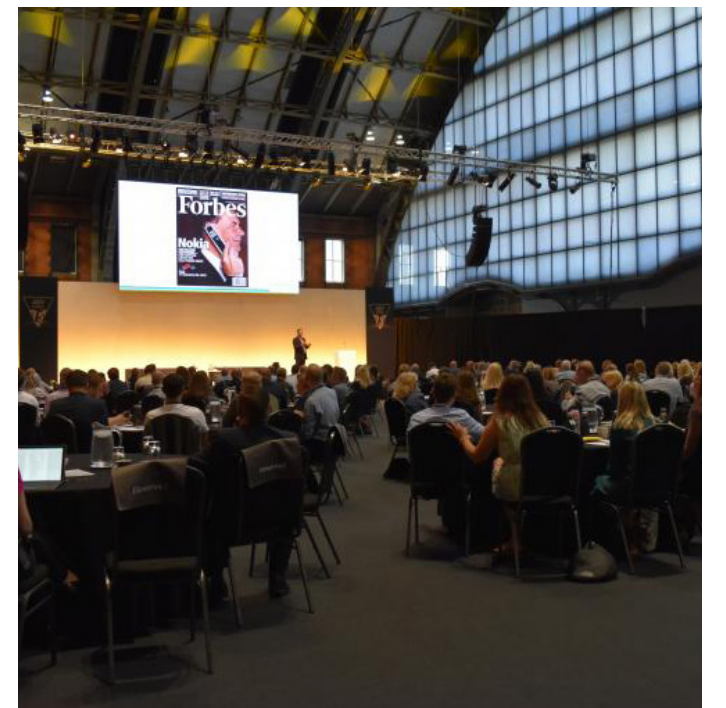
The central courtyard is envisioned as a flexible and dynamic event space capable of accommodating a wide variety of uses throughout the year.

Adjacent to the existing H-Town Fan Zone, the courtyard could host activities as a multi-functional destination. The adaptable layout and open character could facilitate a variety of events such as exhibitions, live screenings, pop-up food stalls and informal gatherings.



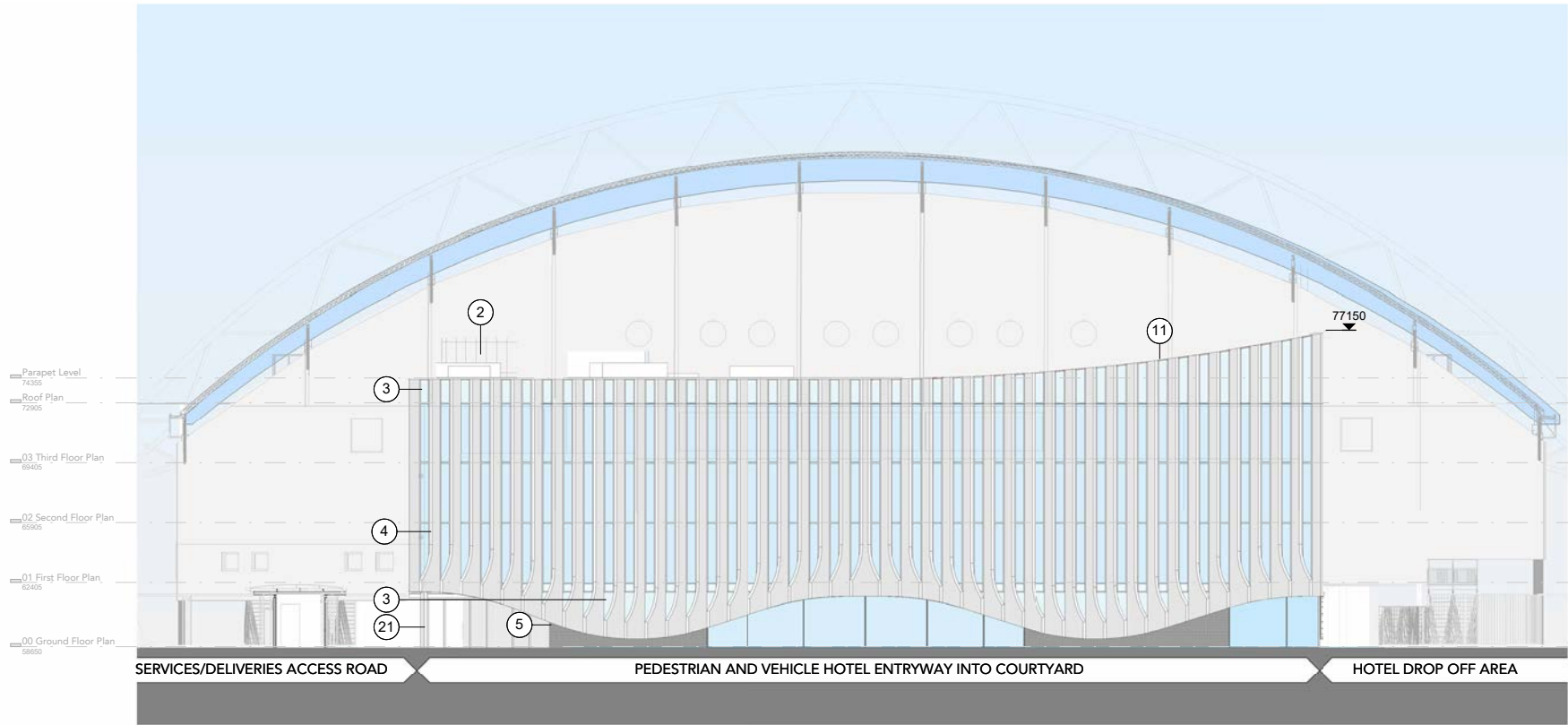


Concept section illustrating the connection between new hotel and north stand

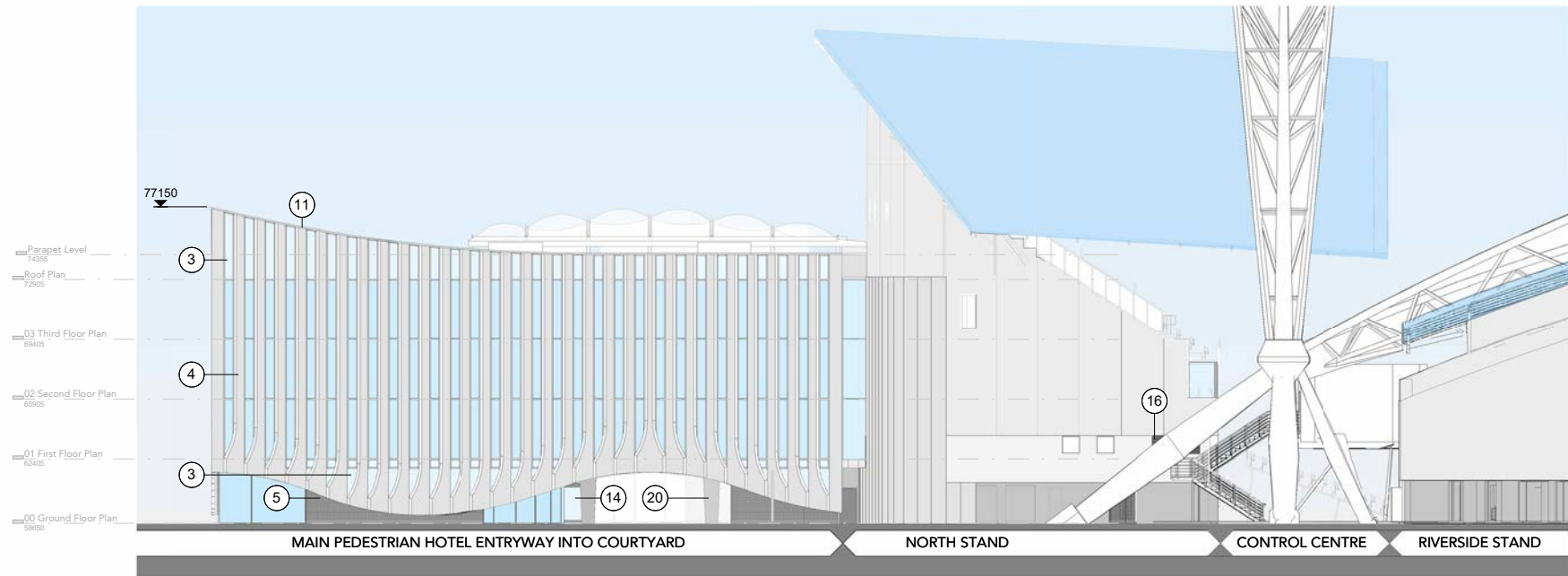


Architectural Elevations

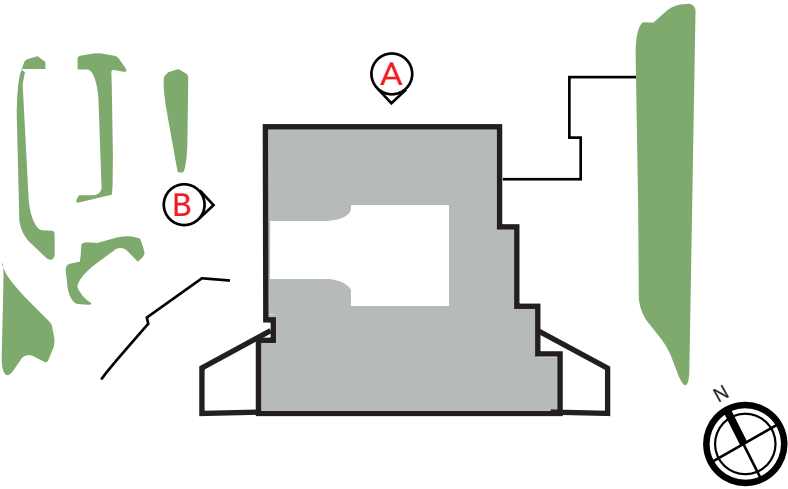
The following drawings illustrate how the building proposal sits within it's context. These drawings illustrate the principle elevations



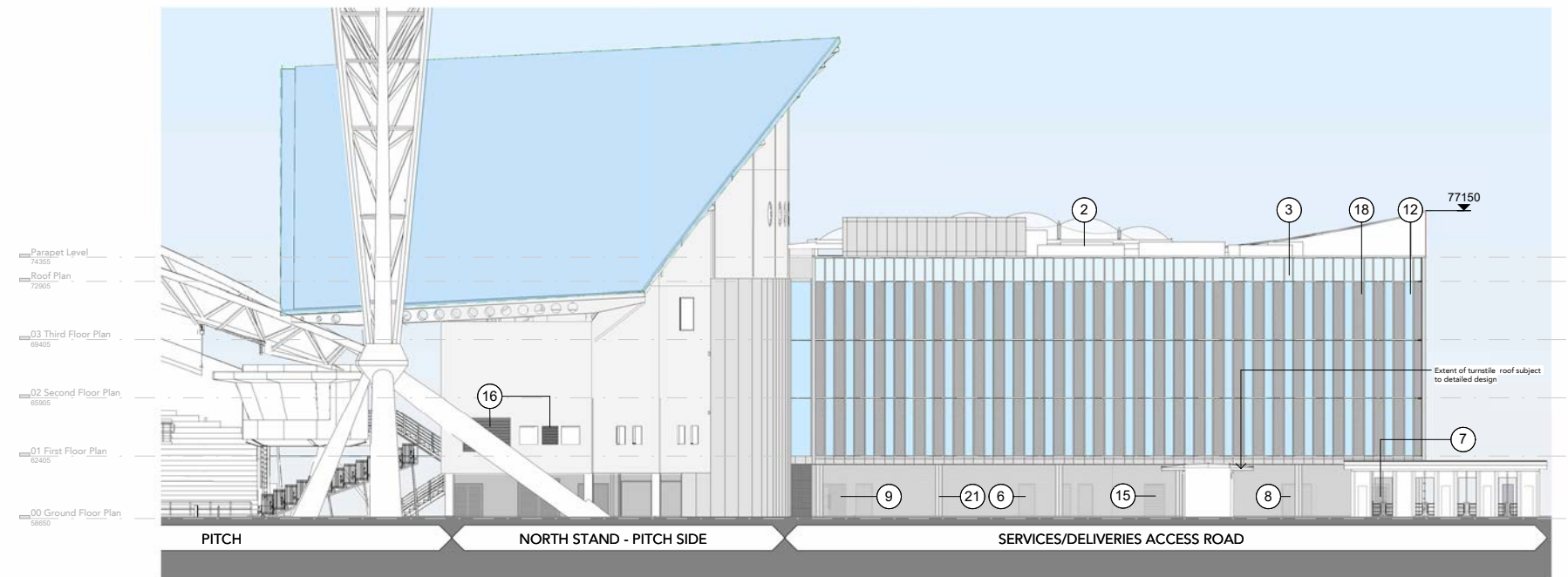
Elevation A - Proposed North Eastern



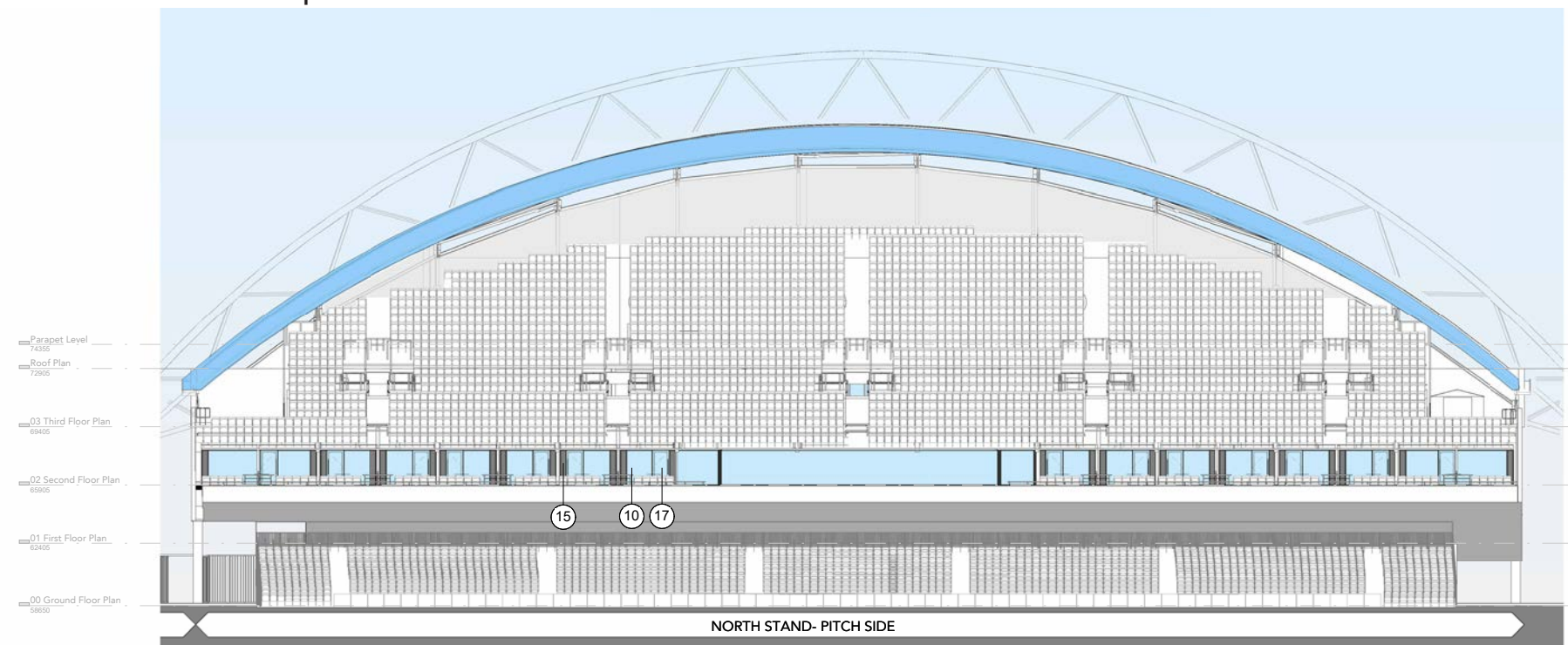
Elevation B - Proposed North Western



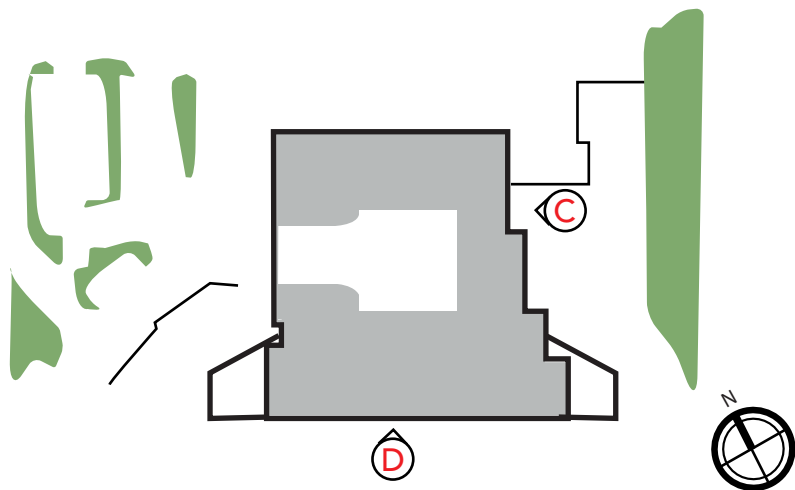
The following elevation illustrate the building view from the south.



Elevation C - Proposed South Eastern



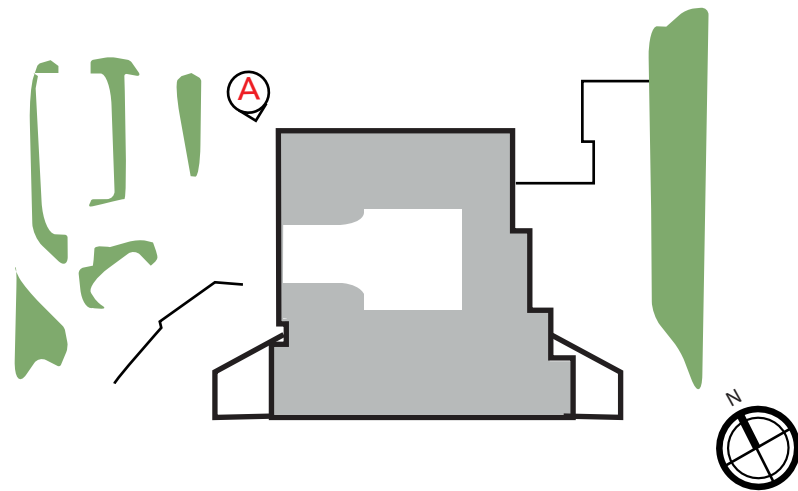
Elevation D - Proposed South Western



Visuals

Stadium Way Approach

Identified as View A on the key plan, this perspective illustrates the primary approach to the proposal. The prominent corner and active frontage emphasize the hotel's striking presence, creating a seamless architectural dialogue with the stadium and imagines the future masterplan connections.

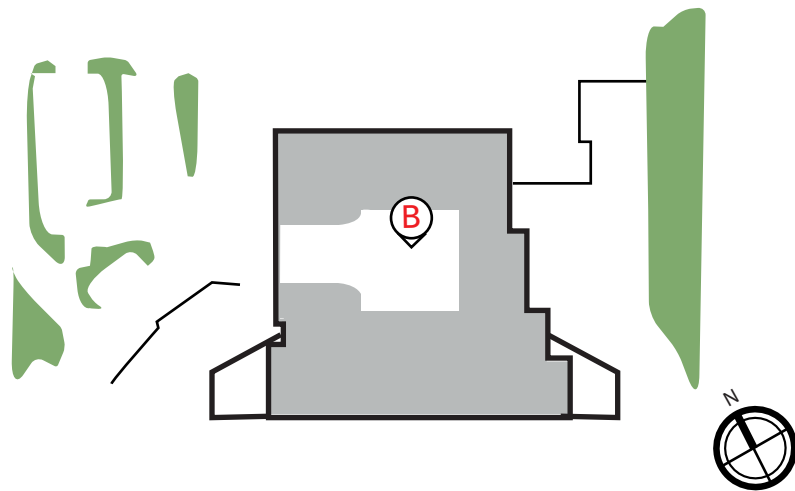






The Courtyard and Pitch View

Indicated as View B on the key plan illustrates the courtyard and exhibition space to support a variety of uses at all times of the year. View C illustrates the pitch side rooms in the north stand and the integrated hotel amenities overlooking the pitch.



5 Amount and Use



Area Summary

The schedule of areas can be summarised in the following tables:

The proposals predominately comprise of hotel accommodation, with some stadium functions being re-provided in both the new-build and existing north stand following the demolition of the leisure centre. Selected area’s of the North Stand will be refurbished to facilitate the new hotel use such as the pitch rooms and are denoted in the adjacent schedules.

The hotel accommodation provides a diverse mix of room types, including pitch-side view rooms located in the existing stadium, standard rooms, twin, deluxe and accessible rooms, to cater for a broad range of guests.

This mix supports single occupants, couples, families, and guests with varying accessibility requirements. The layout of the Standard Room (Type A) can allow for a range of occupant types and is shown with a mix of either a king bed or twin room (Standard Twin Room Type A) arrangements.

In line with planning policy, 5% of the rooms are provided as fully accessible, ensuring inclusive accommodation for guests with mobility or other specific needs.

The range of room types enhances choice and flexibility while supporting inclusive and well-balanced hotel provision.

Gross Internal Area (GIA)	(sqm)
New-Build Hotel	
Ground Floor ('Level 01')	1050.92
First Floor ('Level 02')	1435.66
Second Floor ('Level 03')	1435.66
Third Floor ('Level 04')	1438.72
New Build Total	5360.98
Refurbished Area’s North Stand*	
Ground Floor ('Level 01')	185.12
First Floor ('Level 02')	250.4
Second Floor ('Level 03')	681.18
Third Floor ('Level 04')	57.95
Refurbished Total	1174.65
Grand Total (New-Building & Refurbished)	6535.64

Net Internal Area (NIA)**	(sqm)
New-Build Hotel	
Ground Floor ('Level 01')	400.49
First Floor ('Level 02')	988.11
Second Floor ('Level 03')	1004.07
Third Floor ('Level 04')	1010.83
Refurbished Area’s North Stand*	
Second Floor ('Level 03')	406.36
Grand Total (New-Building & Refurbished)	3809.87

*subject to detailed survey and design work

**NIA refers to internal space utilised by hotel guests (sleeping accommodation, ground floor guest areas)

Hotel Room Type and Count	
Name	Count
Accessible Room (Type A)	3
Accessible Room (Type B)	3
Owner’s Suite	1***
Pitch Room (Type A)	12
Pitch Suite (Type A & Acc. Room)	1
Pitch Suite (Type B Sensory & Acc.Room)	1
Standard Room (Type A)	81
Standard Room (Type B)	3
Standard Room (Type C)	5
Standard Twin Room (Type A)	26
Deluxe Room	5
Total Rooms	141

***Option to separate the owner’s suite entirely, or use it as an additional Standard Room Type A room when the suite is not in use.