

6 Landscape Design

The following pages have been prepared by re-form, the landscape architects for the scheme.



re-form
landscape architecture



01 Strategic landscape objectives



Destination

Create a distinctive, high-quality place that attracts visitors beyond matchdays, establishing the hotel and atrium as a vibrant focal point



Guest Experience

Deliver a seamless, welcoming, and comfortable environment that enhances arrival, stay, and movement through carefully considered design and material quality.



Fan Experience

Shape an engaging and memorable pre- and post-match setting that amplifies atmosphere, supports social interaction, and builds anticipation.



Well Connected

Ensure clear, legible, and accessible routes that prioritise pedestrians and seamlessly link the hotel, stadium, and surrounding context.



Bio-diverse & Biophillic

Integrate planting and natural elements to improve environmental performance, support biodiversity, and enhance well-being



Celebrates & reflects the clubs values & heritage

Embed identity and storytelling into the landscape to create a space that expresses pride, history, and a strong sense of belonging

02 Existing Constraints

01 Car-dominated environment

- The site is heavily influenced by surrounding highway infrastructure with vehicular movement prioritised over pedestrian activity
- Large areas of surface parking and road layouts create a vehicle-led character.

02 Poor pedestrian connectivity

- Limited and indirect pedestrian routes to and from the site reduce accessibility.
- Key desire lines are not well accommodated, leading to inefficient movement patterns.
- Pedestrians are required to navigate multiple road crossings often without clear priority or legibility.
- Crossing points are poorly located relative to pedestrian desire lines
- Existing pavements are frequently narrow and constrained limiting
- Poor accessibility for wheelchair users, and pushchairs,
- Poor surface quality and lack of continuity further detract from usability.

03 Limited vegetation and green infrastructure

- There is very little tree cover, planting, or soft landscape within or around the site.

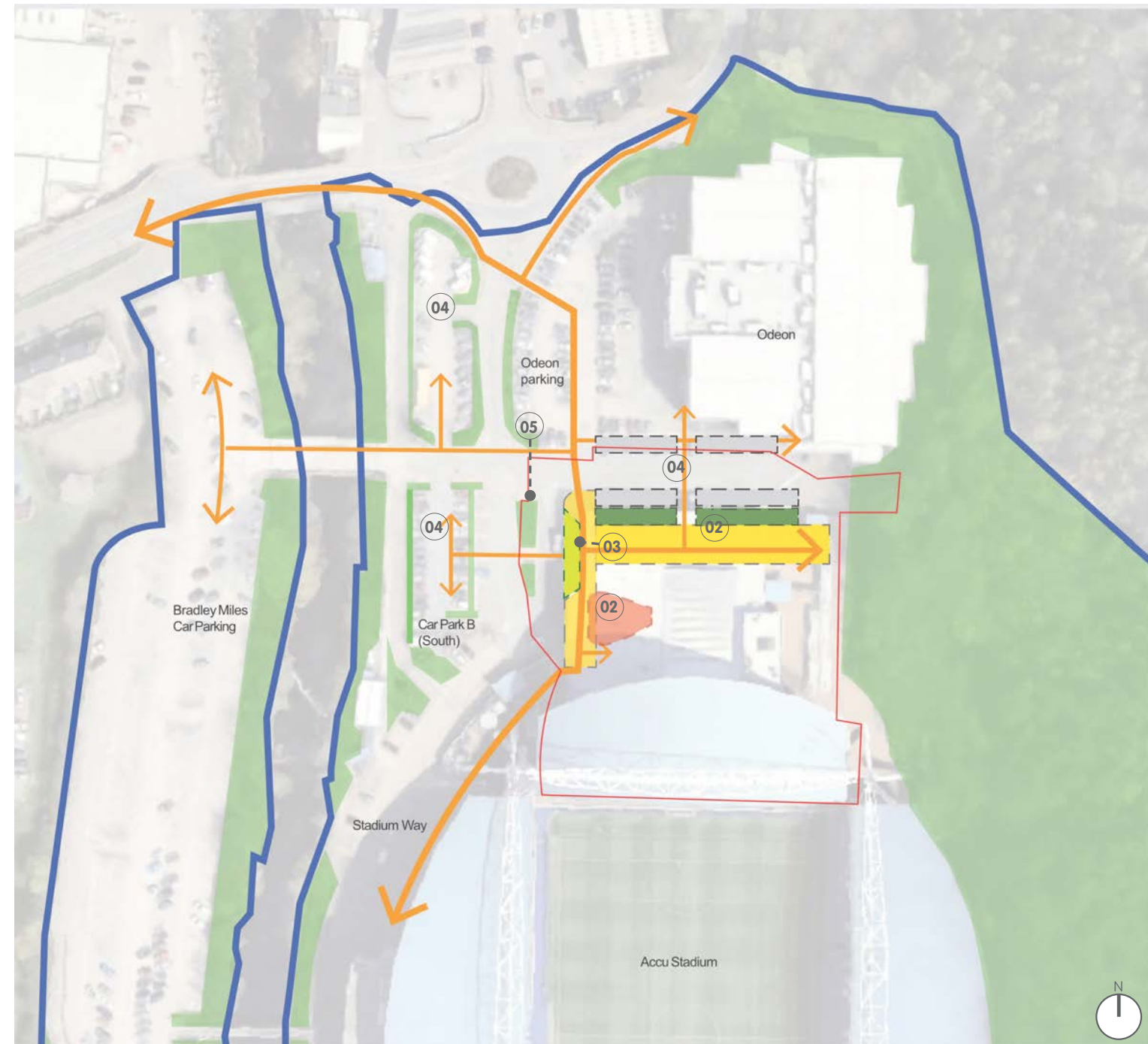
04 Poor legibility and wayfinding

- The site lacks a distinctive character or arrival experience appropriate for a stadium-adjacent hotel development.
- The spatial layout is confusing to people on foot, with no clear hierarchy of routes or defined entrances.
- Visitors may struggle to orient themselves or identify key destinations



03 Public Realm & Landscape Opportunities

- 01 Create a more generous space around the building and the atrium courtyard - facilitating greater numbers of people for a safer and more comfortable experience..
- 02 Create clear entrance thresholds to welcome guests and orientate to wards reception and/or the atrium space. Surface treatment to be highly visible to clearly demarcate the threshold function.
- 03 Create new dedicated drop off/pick up lay-by
- 04 Reallocate existing parking within Bradley Mills Car Park guest and hotel staff use.
- 05 Consider refresh to existing strips of landscape planting where appropriate



04 Design Opportunities - Entrances

A CLEAR SENSE OF ARRIVAL.....

Know where you go:

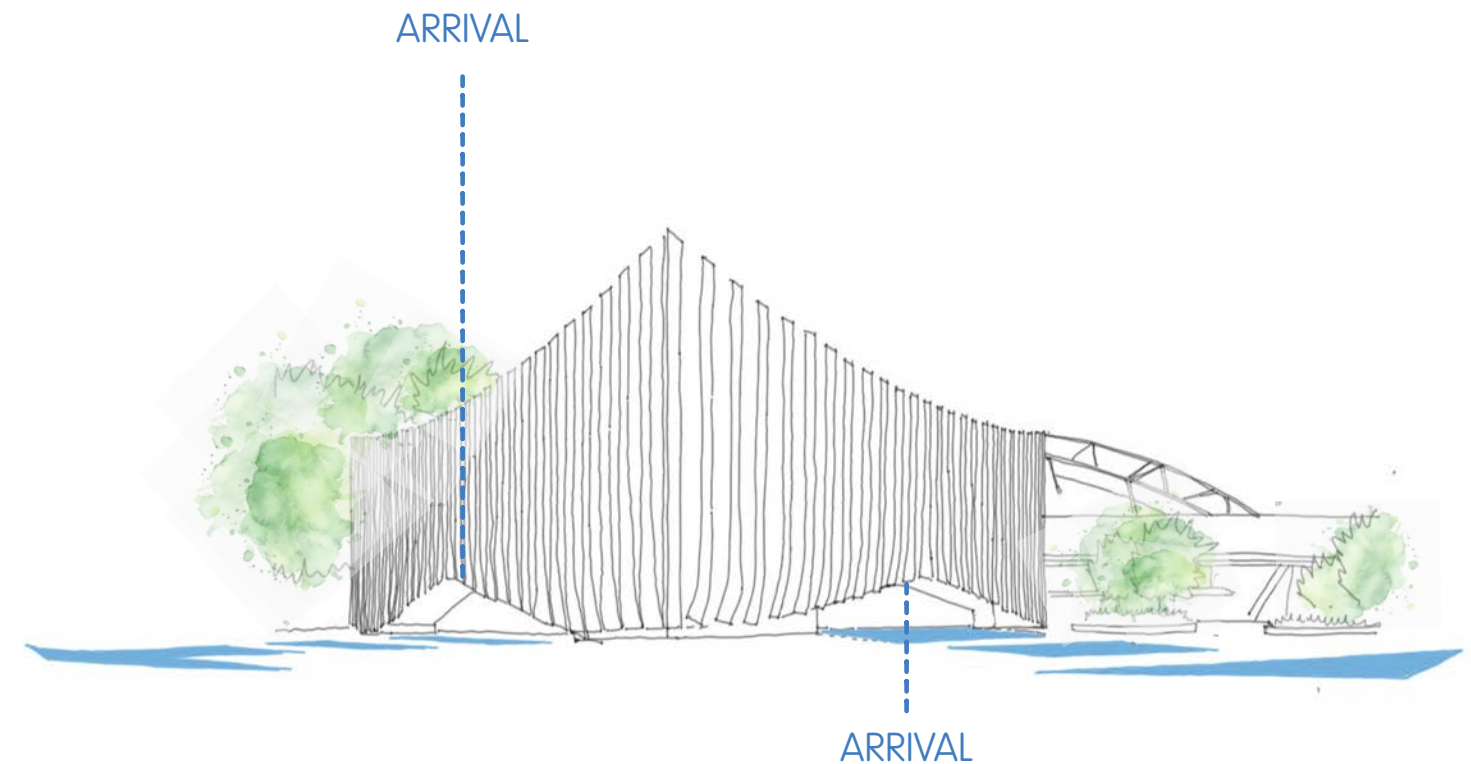
- Reconfigure the approach to prioritise clear, intuitive pedestrian movement over underused vehicular space
- Strengthen visual connections to the hotel through direct sight-lines and simplified routes
- Use landscape, surface treatments, and spatial framing to clearly signal points of arrival
- Reduce clutter and ambiguity to create a legible, welcoming sequence from street to entrance

Celebrate the entrances

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Public to semi-public transitions

- Create a layered journey of arrival, transitioning clearly from open public realm into more sheltered, semi-public hotel spaces
- Use changes in surface, enclosure, and materiality to subtly guide visitors through each stage of the approach
- Frame entrances with landscape and architecture to draw people in and reinforce direction of movement
- Design thresholds as moments of pause and transition, enhancing the sense of progression, anticipation, and arrival



Express the transition through paving detailing:



04 Design Opportunities - Entrances

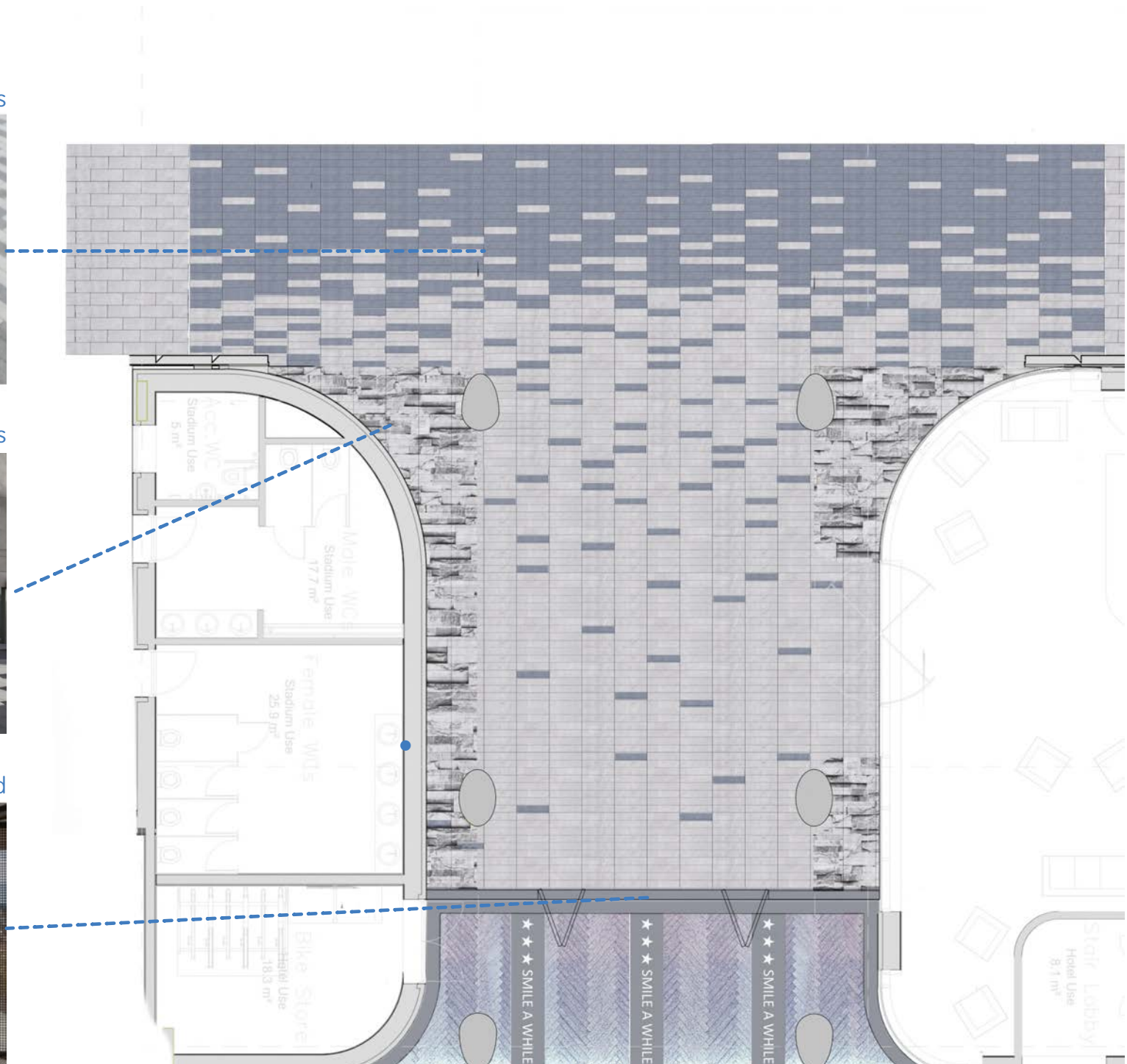
Paving transition at pedestrian entrances



Deterrent paving and raised edges underneath the low overhangs



Bi-folded gates at pedestrian entrances to the courtyard



04 Design Opportunities - The Courtyard

TELLING STORIES...

Tell our story

- Use the paved surface as a narrative device, guiding visitors through key chapters of the club's journey
- Integrate graphics, inscriptions, or abstract references that unfold as people move through the space
- Align routes and gathering areas with storytelling moments, encouraging exploration and discovery
- Ensure the story is legible, engaging, and accessible to both fans and first-time visitors

Celebrate our heritage

- Embed club history into the ground plane through pattern, colour, and material referencing iconic moments and eras
- Use paving to subtly reflect team colours, legacy motifs, and historic achievements
- Create moments within the space that honour past players, supporters, and milestones
- Deliver a landscape that feels rooted in tradition while remaining



Reinforce our connection

- Strengthen the bond between club, fans, and place through a shared, immersive environment
- Design the space to foster collective experience, pride, and pre-match ritual
- Reflect the club's connection to its community by embedding local identity within the landscape language
- Create a setting that feels authentic, inclusive, and unmistakably tied to

04 Design Opportunities - The Courtyard

CALMING THE SPACE.....

- Environmental Performance: Interior planting will contribute to the cooling of the space, air quality, and improve the acoustics.
- Natural elements also reduce stress, enhance comfort, and promote mental well-being, inclusive, and social interaction. It has a calming influence on human behaviour and responses thus encouraging longer, more engaging use of the space
- Proposed greening elements include shrub and small tree planting in containers and potentially the inclusion of a green wall



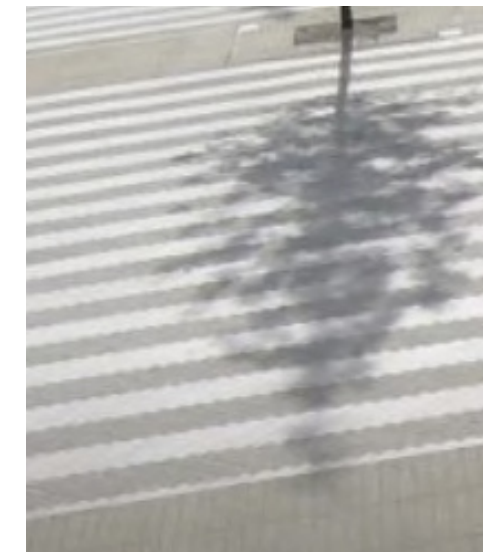
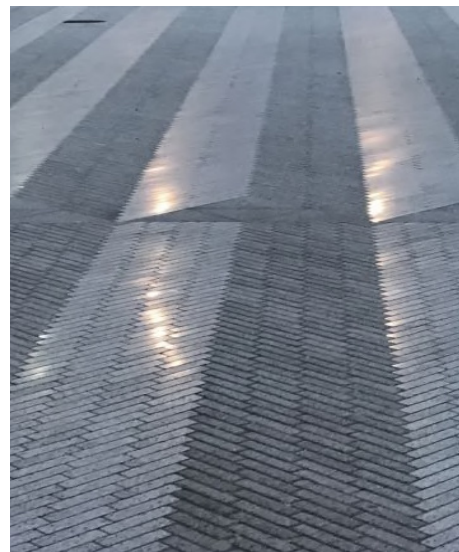
SURFACE FINISHES.....

Courtyard & Thresholds:

- Concrete blocks - smooth & textured and laid herringbone to create visually contrasting bands.
- Change of colour introduced outside the thresholds to visually demarcate the entrances.
- Banding with inlaid graphic to be in natural stone with inlay lettering.

Surrounding pedestrian areas:

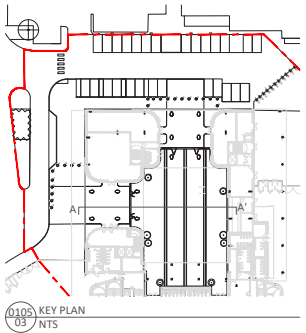
- similar but in larger unit (slab) dimensions.laid staggered bond



- Notes**
1. All dimensions in mm, unless otherwise stated.
 2. Scaling from drawing if printed incorrectly may lead to errors.
 3. All information outside red line boundary shown for contextual purpose only.
 4. All hatch patterns are indicative only unless stated otherwise.
 5. This drawing is to be read in conjunction with all relevant documentation from the design team.
 6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.



0105 SECTION AA' - THROUGH EAST ENTRANCE
01 1:50



0105 LANDSCAPE NORTH WESTERN ELEVATION - TYPICAL ARRANGEMENT
02 1:30

15.04.26	Drawing Issue	AI	GD	GD	PO1
Date	Description of revision	Drawn	Checked	Approved	Revision
		by	by	by	by

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ACCU STADIUM HOTEL
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Client
TSEG

Document title
LANDSCAPE NE, NW ELEVATIONS

Paper size
A1

Scale
As shown

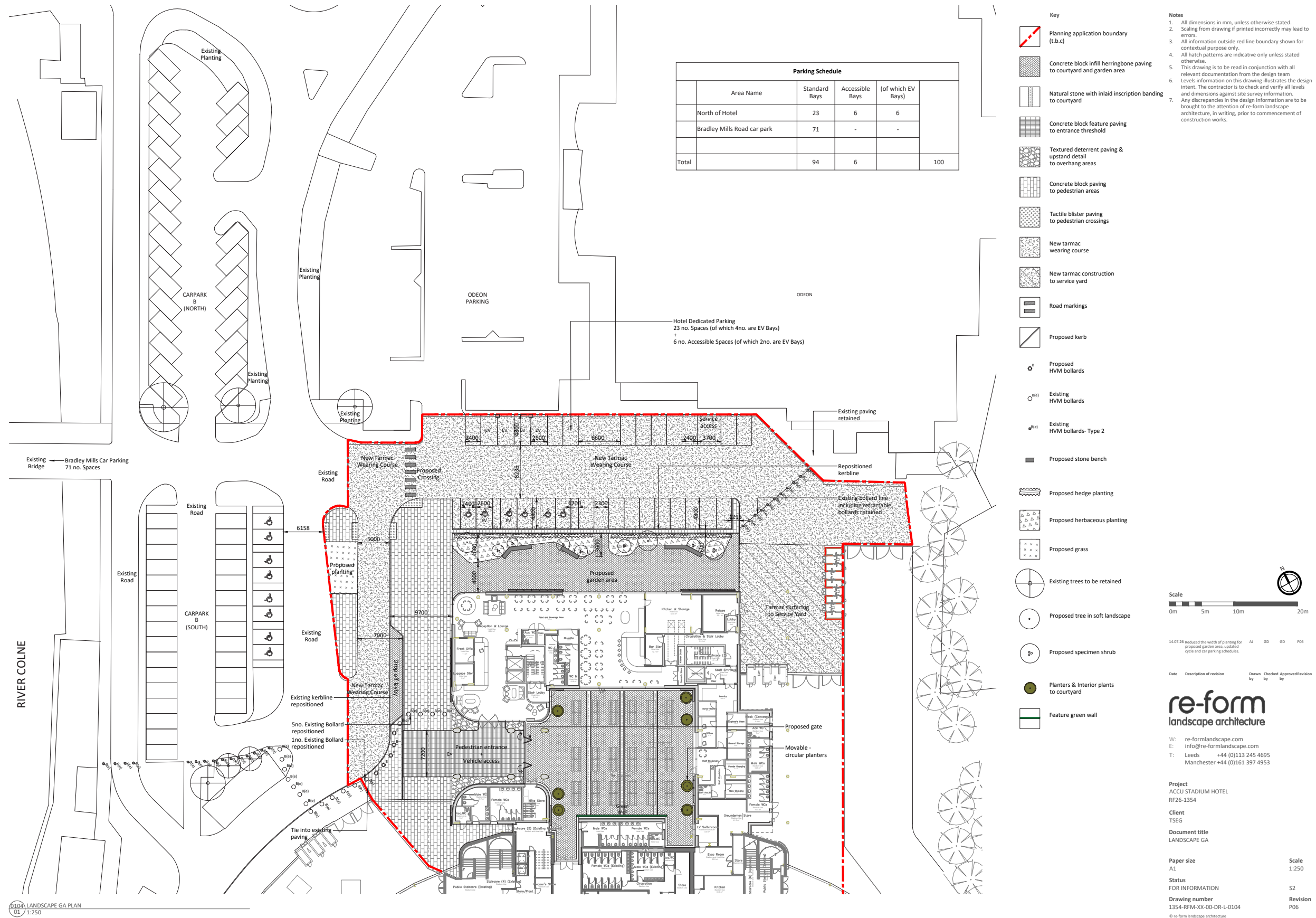
Status
FOR INFORMATION

S2

Drawing number
1354-RFM-XX-00-DR-L-0105

Revision
P01

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7 Design Strategies

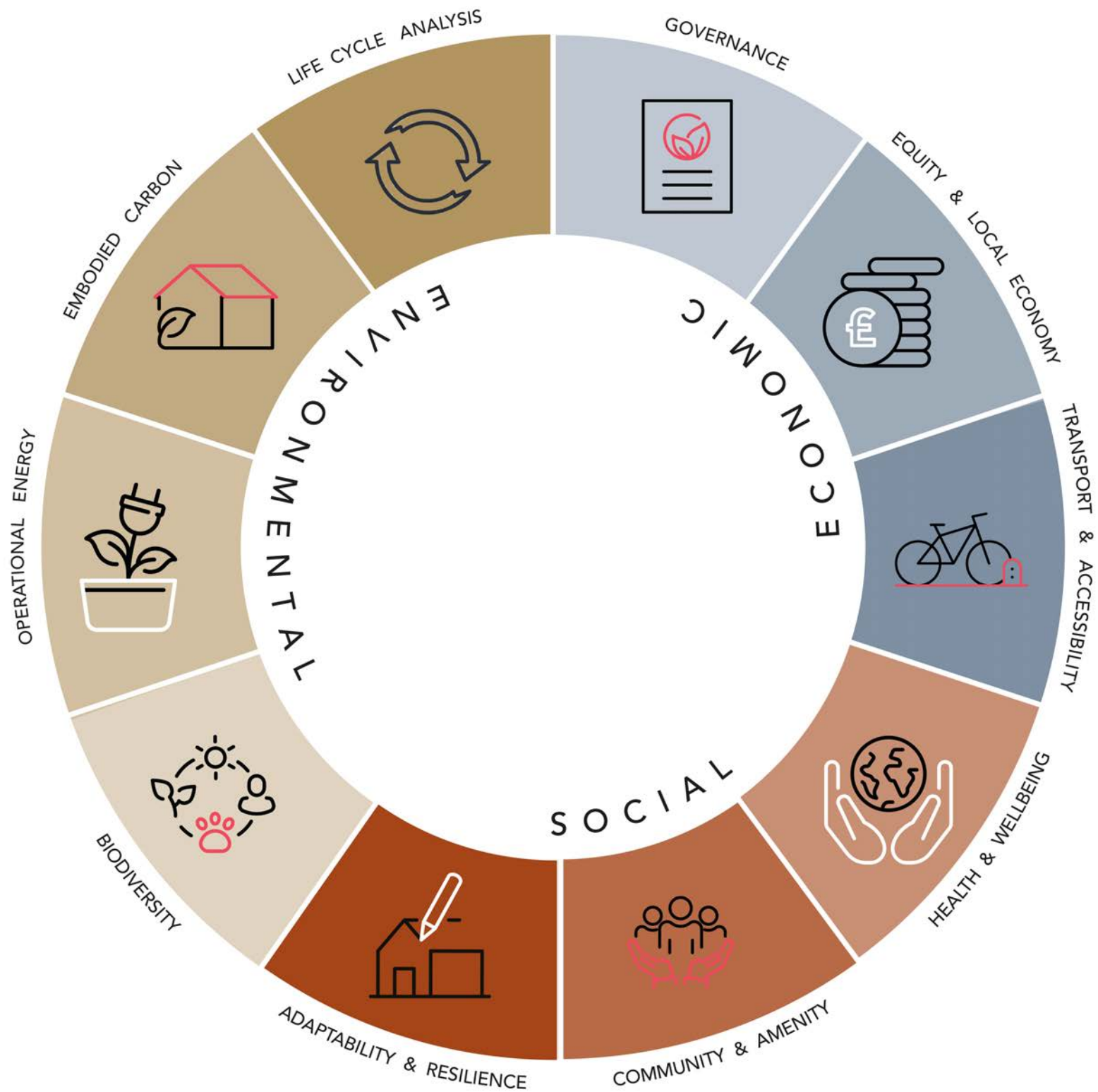


Sustainable Design Principles

The following strategy explains the considerations in sustainable design and energy efficiency. Overall, the project provides a coordinated, low carbon, climate resilient and environmentally responsible development.

A wider sustainability and climate change statement has been produced by Hoare Lea which explains in further detail.

- A new-build design which replaces the former leisure centre delivered a more efficient layout and long-term performance.
- Fabric-first passive design is a key focus, reducing energy demand through optimised orientation, daylighting and facade performance.
- Designed to Part L and to be supported by detail energy modelling.
- Climate resilience includes SuDs, raised floor levels, attenuation and water-efficiency measures.
- High efficiency all electric systems, including ASHPs, with PVs under active consideration (hotel) and a separate programme for stadium stands.



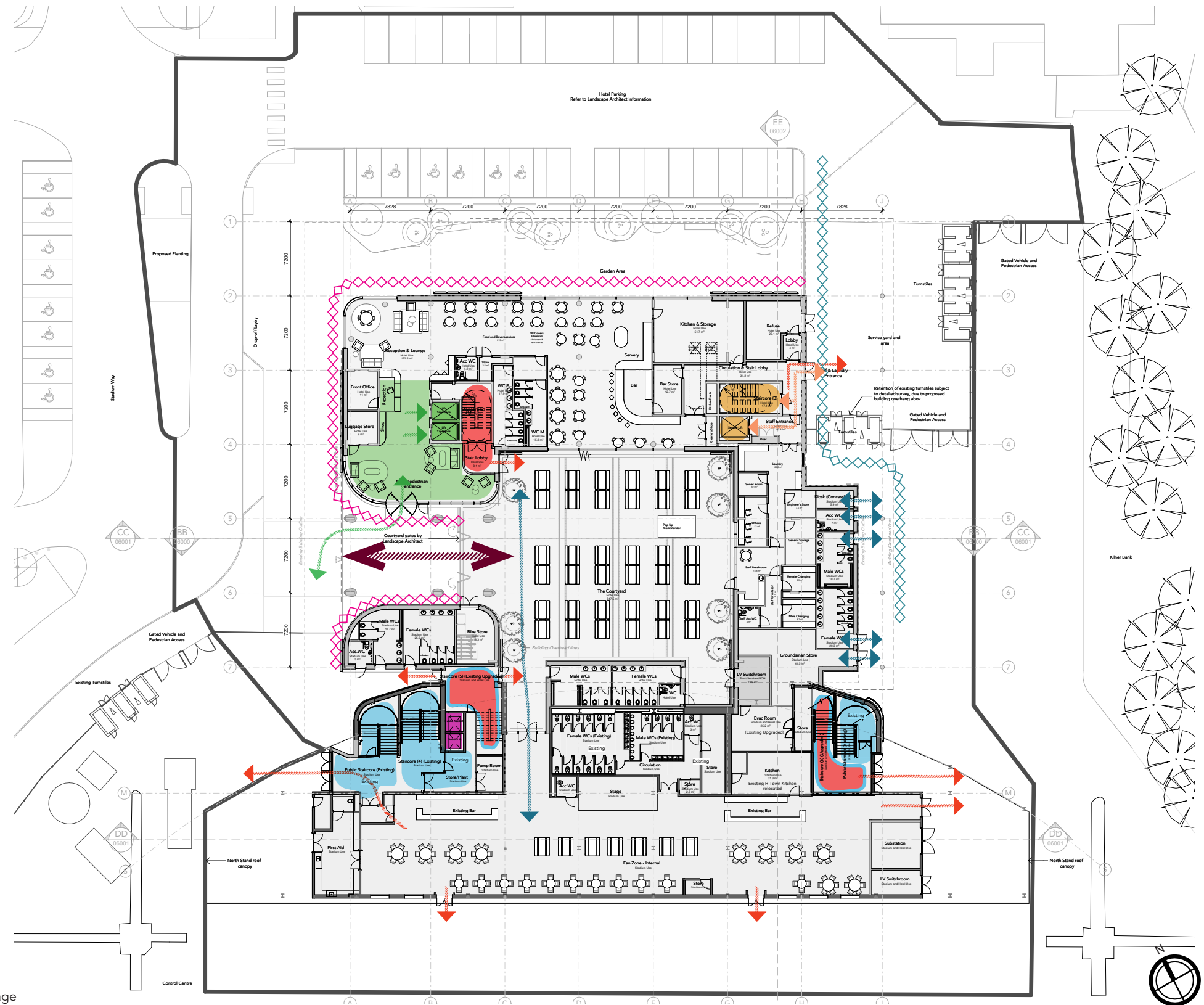
Movement and Access

The adjacent diagram arranges pedestrian access and routes to establish a rational movement strategy for the scheme.

The scheme separates front-of-house and back-of-house functions. The north-east and west elevations form the public frontage, acting as the main guest arrival points, while the south-west and east elevations handle operational needs such as deliveries, linen, staff access, and waste management. Existing circulation in the North Stand is retained. The two new-build hotel cores separate hotel guests from stadium visitors. Two existing stadium stairs are proposed to be shared in emergencies, one of which will also function as circulation space to the refurbished pitchside rooms at Level 02. A dedicated service lift enables discreet staff and supply movement. The layout protects guest privacy and efficiency. On match days, fans enter through the curved archway toward the stadium, while hotel guests use the corner entrance and head directly to the hotel reception which is well signposted by extensive glazing.

Key

- Main building arrival (Mainly used by Hotel Guests)
- Hotel staff arrival via staircore and lift
- Existing North Stand stairs
- Existing North Stand service lifts (use of these swapped to accommodate the proposal)
- Hotel Means of escape/circulation stair
- Existing North Stand stairs to be shared with Hotel
- Main visitor routes into courtyard
- Main route for stadium visitors
- Main route for hotel visitors
- Hotel Staff Back of house routes
- Means of escape routes
- Main frontage/active facade
- Secondary/Back of House facade and frontage



Crime Prevention

The proposed hotel has been designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED) and builds upon the established security, management and operational arrangements already in place at the stadium. The design integrates appropriate hotel specific measures while benefiting from the stadium’s existing 24 hour oversight, access control and security infrastructure.

Surveillance

The hotel design promotes natural surveillance through clear glazing to entrances, active reception areas and layouts that avoid concealed or poorly overlooked spaces. Main access doors incorporate glazed panels and internal reception spaces are positioned to provide clear views of arrival points and circulation routes. Landscaping is designed to maintain open sightlines, with low shrubbery and tree canopies managed above pedestrian eye level. CCTV systems and on site supervision will oversee concerns with dwellers out of hours within the undercroft areas.

These measures are reinforced by the stadium’s wider approach to visibility, including maintained sightlines along pedestrian routes, avoidance of blind corners and coverage by an existing CCTV system. CCTV monitoring within key reception areas and controlled areas of the wider site provides an additional layer of surveillance, complemented by regular security patrols.

Movement Control

Movement to and around the hotel is clearly defined through legible pedestrian routes, controlled entrances and secure separation between public, guest and operational areas. Access to non public spaces is restricted through secure doors and access control systems. All routes and entrances are supported by appropriate external lighting to ensure safe use during hours of darkness.

The hotel benefits from the stadium’s established movement control arrangements both internally and externally, including designated walkways, gated access points, clear signage and comprehensive site-wide lighting. Staffed reception areas and monitored access points further support controlled movement, particularly during event days when visitor numbers are higher.

In the event of a fire or emergency evacuation, hotel guests are proposed to utilise both new-build and existing north stand staircores. It is assumed the existing north stand escape strategy prevents unauthorised onto the football pitch and egress away from the building is allowed via a managed solution due to existing fences and controlled access. Therefore, when discharging from these staircores, is it assumed both stadium and hotel guest fire marshalling may be required. The fire strategy and access control strategy will be developed with the football club safety advisory group and building control.

Management and Maintenance

The hotel will operate under professional management with staff on site 24 hours a day, ensuring active supervision, rapid response to incidents and ongoing monitoring of the building and its surroundings. Regular maintenance regimes will ensure that lighting, access controls, landscaping and security systems remain effective.

These arrangements align with and complement the stadium’s existing management practices, including scheduled maintenance of internal and external areas, regular landscaping works and daily security patrols. Any issues identified are promptly addressed through established facilities management processes, ensuring the environment remains safe, well maintained and secure.

The shared Stadium and hotel functions utilise existing circulation and access control strategies, particularly for the existing pitch side rooms located on the second floor (level 03). These are to be refurbished and managed by the hotel operator, with match day arrangements to allow for private box viewing.

Defensible Space

The hotel layout clearly distinguishes between public, semi private and private areas through its design, access controls, signage and lighting. Guest only accommodation and operational areas are separated from publicly accessible spaces, reinforcing a sense of ownership and appropriate use.

This defensible space is strengthened by the stadium’s existing perimeter treatments and security infrastructure, including high level fencing, controlled gates and doors, vehicle barriers, hostile vehicle mitigation measures and electronic access control systems, which collectively reinforce site boundaries and transitions between access zones.

Physical Security

The hotel incorporates appropriate physical security measures, including secure doors and locking systems compliant with relevant standards, and the avoidance of poorly lit or concealed areas. Access from public areas into secure zones is controlled through electronic locking systems. Security gated have been added to close off the courtyard when required.

The proposals include Hostile Vehicle Mitigation (HVM) bollards to the hotel frontage at Accu Stadium, providing a discreet and robust security measure in accordance with the principles of Martyn’s Law. The bollards are designed to mitigate the risk of hostile vehicle attacks to key pedestrian entrances while integrating with the surrounding public realm and avoiding a fortified appearance.

The size, spacing and performance specification of the bollards will be determined through a security risk assessment, including the required PAS rating. It is anticipated that the bollards will be comparable to those already installed at the stadium. The provision of HVM measures is a legal requirement for publicly accessible and crowded spaces and is expected to be secured by planning condition.

These measures are enhanced by the stadium’s established security infrastructure, including a 24 hour CCTV system with monitored fixed and PTZ cameras, on site security staff undertaking regular patrols and additional SIA trained personnel during event days. Intruder alarms and fire monitoring systems operate across the site and are monitored continuously, while car parking and external areas can be secured as operationally required.

Vehicular Access, Servicing and Cycle Storage

The adjacent diagram illustrates site-wide vehicular, parking, cycle and servicing access arrangements.

Access to the site is primarily via Bradley Mills Road and Stadium Way, with a secondary route from St Andrew's Road via Wakefield Road. Guest drop-off zones are located to the north-west of the building. Parking is allocated across the wider stadium estate: The existing Bradley Mills Road car park includes 71 standard bays, and the proposed north-east service road includes 23 standard bays of which 4no. are standard EV bays and 6 accessible bays of which 2no. are EV bays. During match days and major events, controlled road closures around Bradley Mills Road manage congestion and prioritise pedestrian safety. Hotel and stadium operations will coordinate to maintain required access for guests. Bradley Mills Car Park remains a stadium facility, though there are spaces in this car park allocated to the hotel.

Servicing will be undertaken by rigid HGVs or smaller vehicles.

Key

Site application boundary

KSDL Stadium site boundary

Standard Parking Bays

Drop-off layby

Vehicle barriers and restricted / controlled access

Primary vehicular access and routes

Primary service access and route

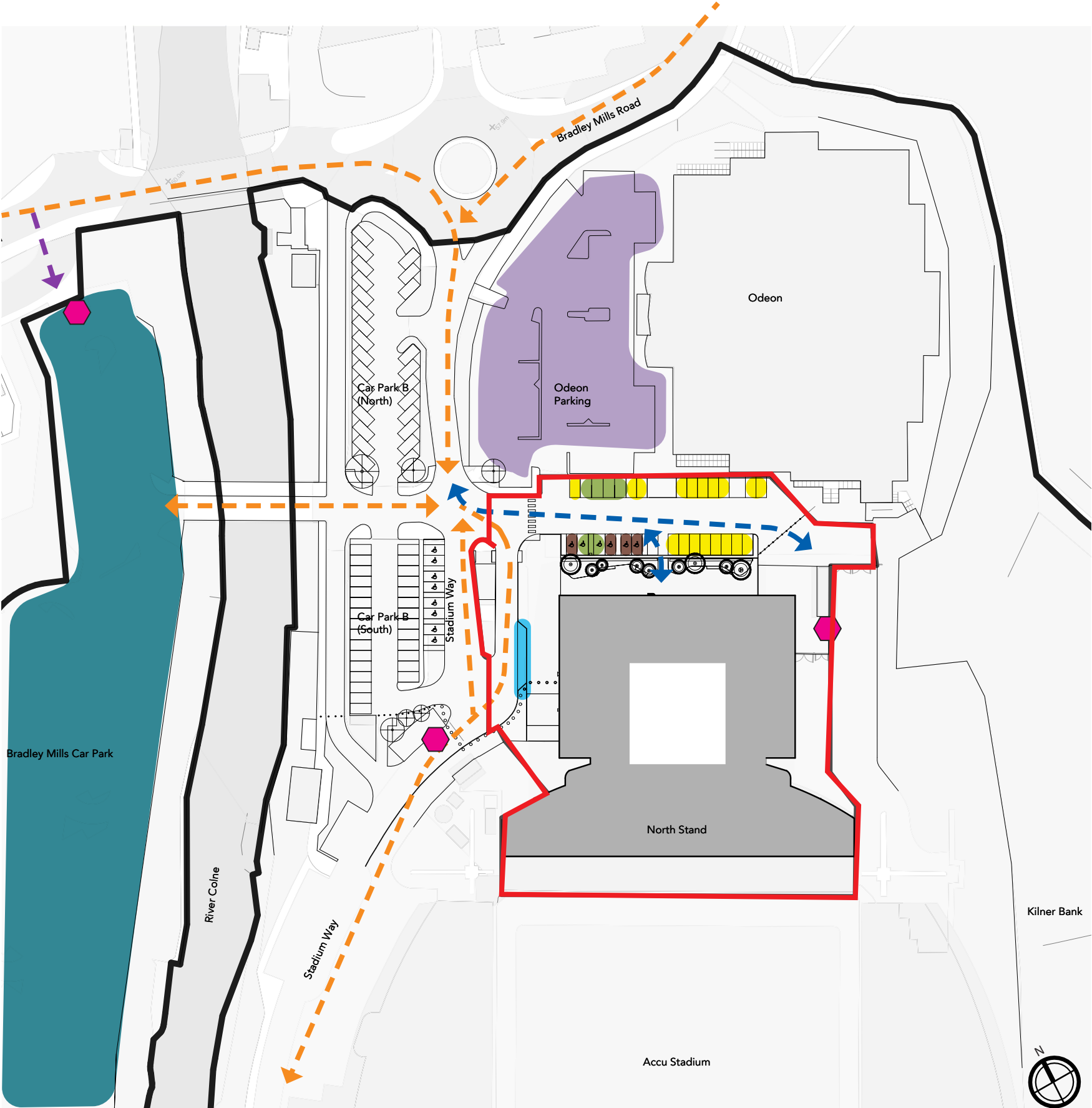
Gated access route (Potential to be reactivated)

EV charging

Accessible Bays

Odeon Parking

Bradley Mills Parking



A close-context diagram illustrating the vehicle, servicing and cycle strategy is shown adjacent.

Gates (designed by the Landscape Architect) are proposed at the courtyard entrances to control access and enhance security for the building. Emergency vehicles travel in for the stadium from the north west elevation coming in infront of the first aid room. Limited courtyard access will be permitted for small service vehicles from the north-east. An internal cycle store has been provided accessed opposite the hotel entrance doors, with space for 14 bikes using two-tier racks and a sheffield stand. These will be available for visitors and hotel guests.

Standard Bays

EV charging

Accessible Bays

Drop-off layby

Turnstyle block

Cycle Store

Vehicle Gate/fencing

Primary corner/entrance zones

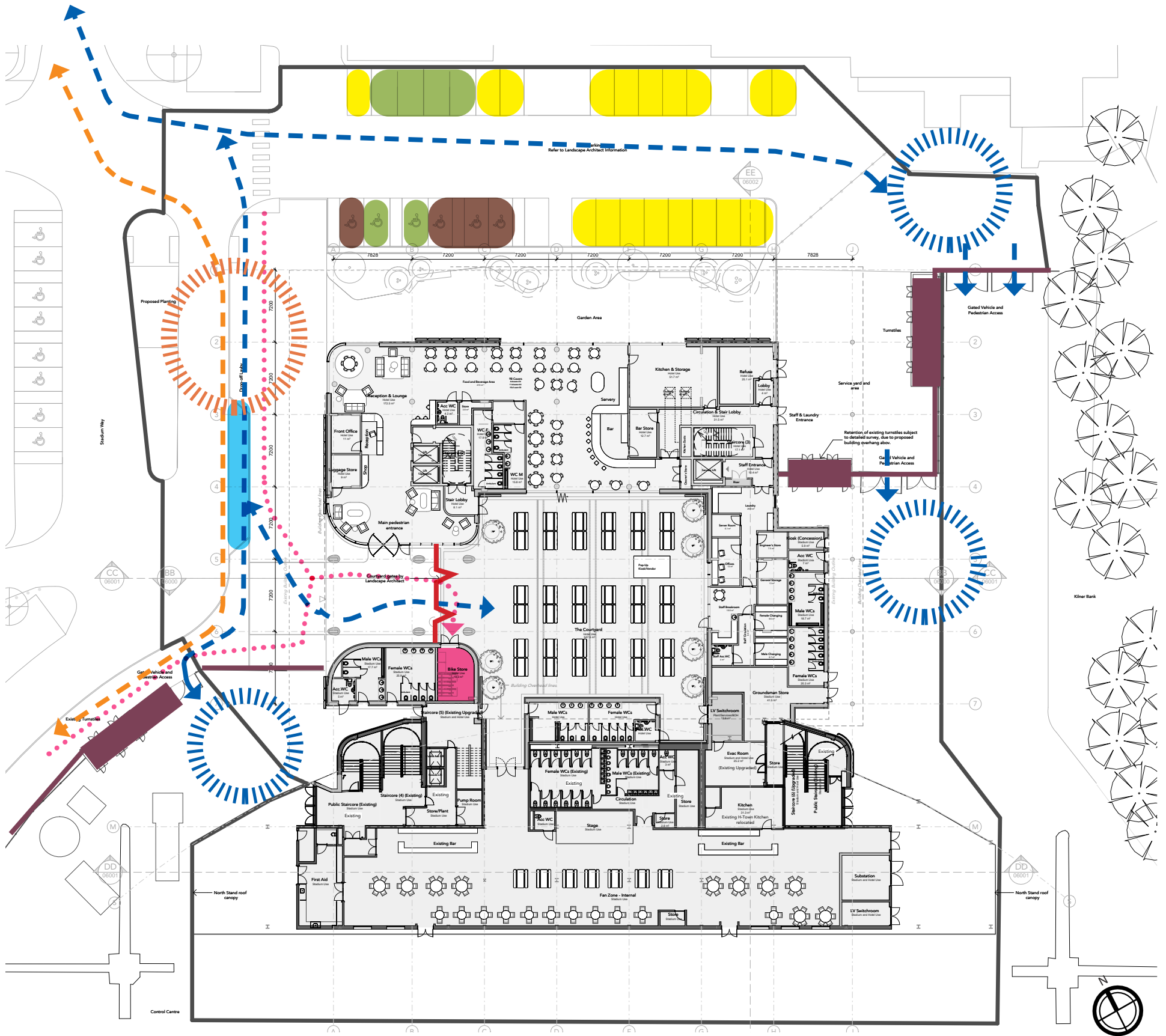
Services zones - Deliveries, emergencies, BOH activities

Primary vehicular access and routes

Primary service access and route

Security gates to courtyard

Cycle route



Waste Management

The arrangement for refuse access is shown in the adjacent diagram.

The existing waste collection point serving the North Stand is located in close proximity to Stadium Way; adjacent to the first aid room. Waste from the North Stand is managed through a private collection arrangement with a separate waste contractor, with collections taking place twice weekly. This arrangement reflects the current operational strategy and it is proposed that this approach is retained.

Waste generated by the proposed hotel will be managed by a specialist private waste contractor in accordance with the following collection regime: General Waste: twice per week; Dry Mixed Recycling: twice per week; Food Waste: once per week; and Glass: twice per week.

The proposed bin provision follows a managed strategy rather than a calculated accumulation whereby the hotel operator will be responsible for private collection to supplement council collection schedule. This reduces bin store size, improves hygiene, limits visual impact, and supports high recycling performance. Hotel operator consultation has been undertaken to confirmed that this has successfully implemented at comparable sites. The internal bin store could be shared between the hotel and the North Stand, if required operationally.

Key

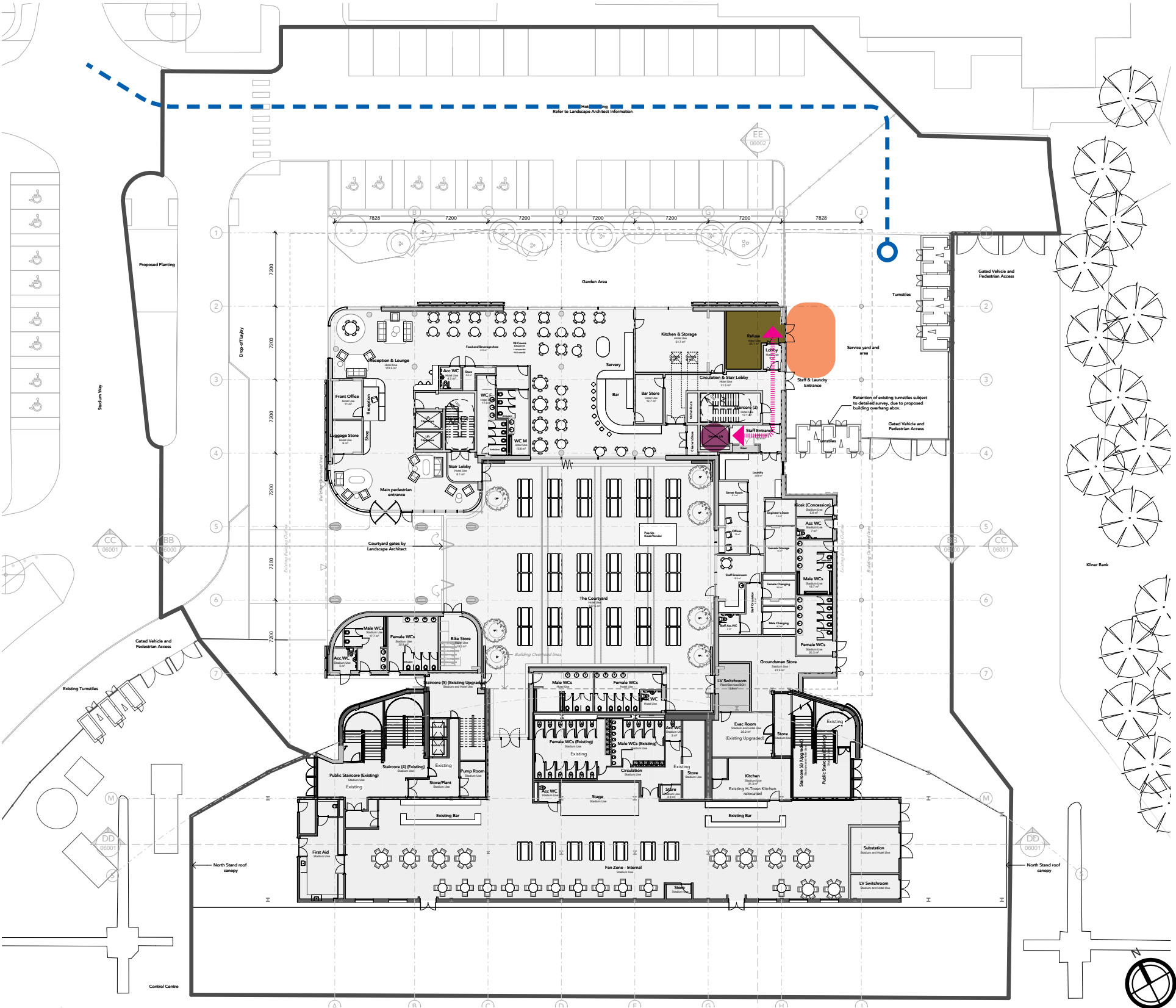
Hotel back of house service lift

Hotel back of house internal refuse store

Potential external refuse point/area

Primary preferred vehicular route for refuse collection

Pedestrian refuse route to collection point (Hotel)



Access, Cleaning and Maintenance

The building will be cleaned and maintained in line with the strategies set out in this report, covering all internal and external areas at both low and high levels.

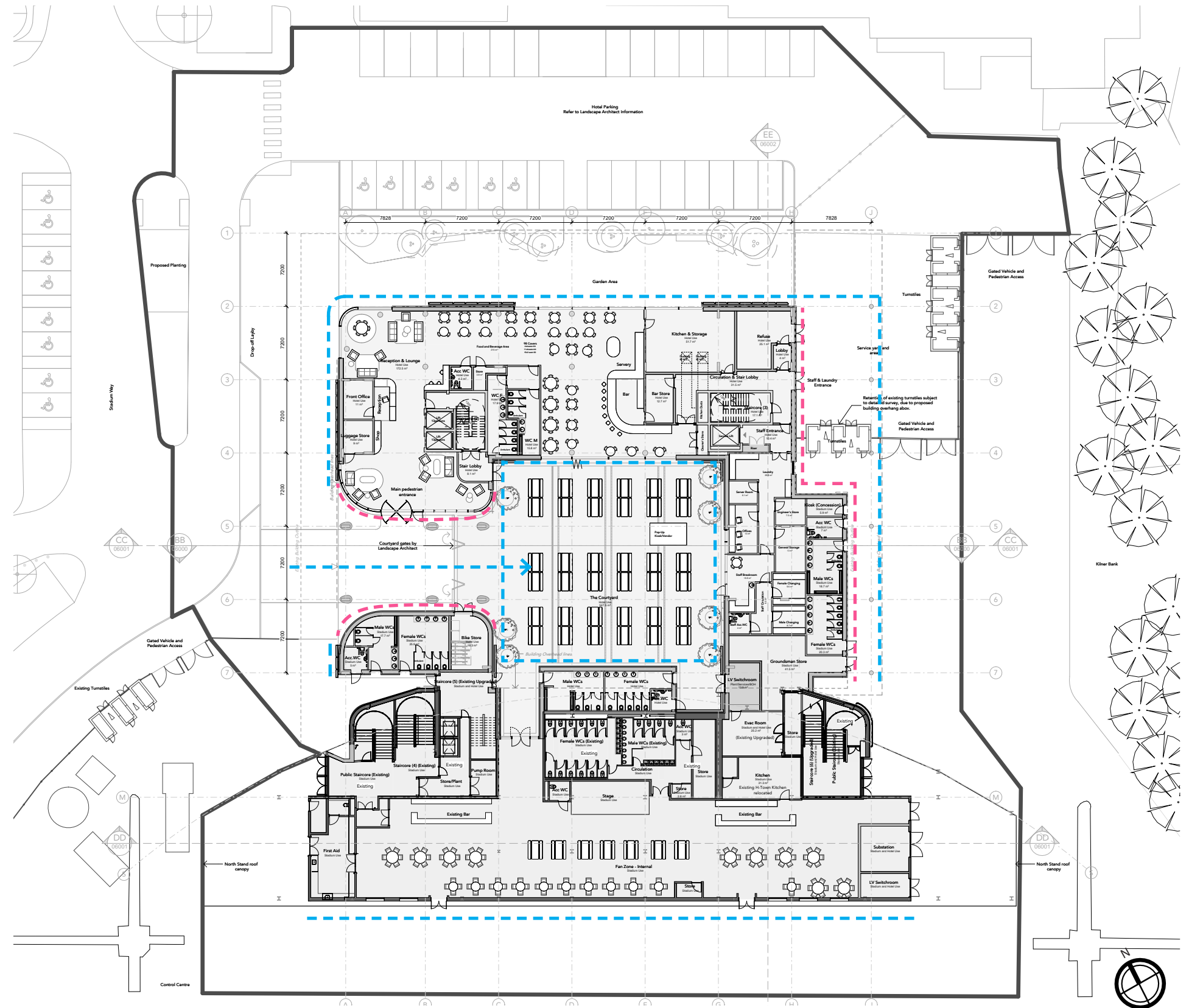
All maintenance and cleaning activities will be undertaken by trained personnel using approved methods. These strategies have been developed in coordination with the Accu Stadium's and Hotel's operational policies to ensure a consistent and compliant approach across the wider site. Further detail will be developed at subsequent stages.

Curtain Walling

Curtain walling should be cleaned and maintained through a combination of regular cleaning, planned inspections, and safe access arrangements. It is intended that safe access to cleaning and maintenance of the curtain wall and rainscreen is achieved using MEWPs where it is at high level and close inspection is required. MEWP access will be required via the courtyard and around the perimeter of the building. The size of MEWP will be limited by the height of the courtyard entrance. A water-fed pole system can also be implemented in the cleaning strategy. The design ensures that all sections of the façade can be effectively cleaned from ground level. The building is positioned with ample space around it, avoiding any façades on the boundaries.

Key

- Access for cleaning and maintenance around the building at low level
- Access for cleaning and maintenance around the building at high level



Cladding

The cladding will be maintained through routine inspections and safe access cleaning. Annual visual checks will determine when MEWPs are required to assess panel condition, fixings, joints, and ventilation gaps. Any damaged components will be replaced using approved systems installed by specialist contractors.

Ground-Level Brickwork

Brickwork will be cleaned periodically using gentle, non pressurised methods to remove dirt, staining, and organic growth. Mortar joints will be checked for deterioration and repointed where needed using compatible mixes. Damaged bricks will be replaced to match existing materials, and all sealants and movement joints will be inspected and renewed to maintain water resistance.

Main Building Roof

The building design incorporates a continuous 1100 mm high parapet around the roof perimeter, providing inherent edge protection for routine maintenance and inspection of rooftop plant. Owing to this parapet height, additional fall-restraint or edge-protection systems are not anticipated under normal operating conditions. The roof is therefore suitable for safe access during cleaning and maintenance activities.

A fire-alarm sounder will be installed at roof level to alert operatives in the event of an emergency. Roof access will be controlled, with entry limited to authorised personnel via a secure hatch from the stair core. Additional roof hatches will support safe access to upper levels and specific plant zones.

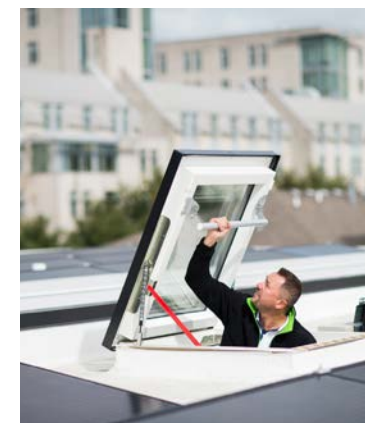
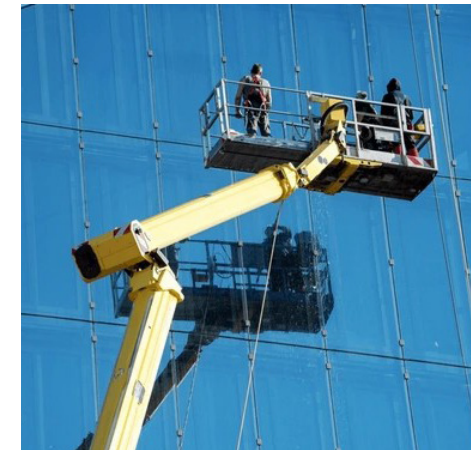
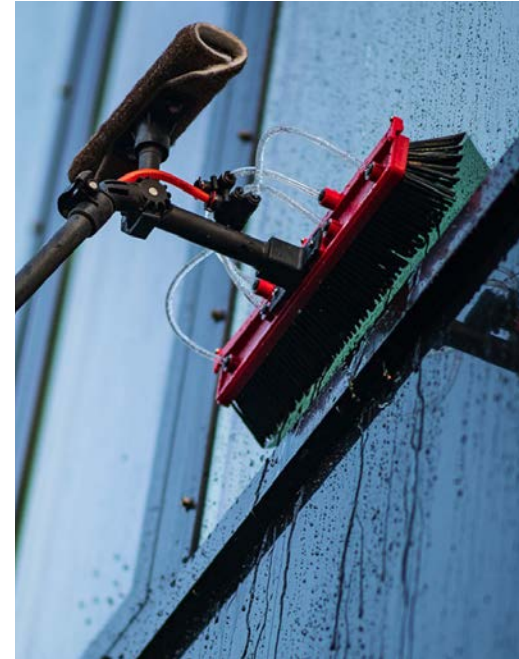
Although roof access via MEWP is technically possible, it introduces elevated risks associated with working at height, particularly when transitioning between the platform and the roof surface. Where MEWP access is required, temporary fall-protection measures may need to be installed and used in accordance with safe-working procedures.

Gutter maintenance can be undertaken safely from the roof using suitable methods such as leaf-catcher systems or specialist vacuum equipment.

Where PVs are located there is adequate access provided for cleaning and maintenance.

Courtyard Canopy

Although materials such as ETFE are largely self-cleaning, external cleaning is recommended every 2–3 years to maintain optimal performance. Purpose-designed access systems, such as perimeter walkways, scaffolding or catwalks, can be incorporated to facilitate both cleaning and routine inspection of the cushions and supporting steelwork. Cleaning is carried out using soft brushes, sponges, or microfibre cloths with manufacturer-approved, non-abrasive detergents.



Accessibility

Fully inclusive design principles have been a focus in the proposal.

The hotel design has been designed to be Part M compliant and integrates the following strategies:

- Safe, convenient and equitable access for all users, including those with mobility and sensory impairments.
- Accessible rooms with connecting rooms. There has been 5% Accessible room provision provided to comply with the planning policy.
- Accessible WCs designed across public amenities and back of house areas.
- Dedicated Pitch-side rooms designed to be used for those with mobility and sensory impairments.
- Coordinated movement and way-finding strategy to support visitor flow and different user streams on event and non-event days.
- Level thresholds at all principal entrances including stadium links.
- Circulation routes to be in accordance with Building Regulations Approved Document M.
- Accessible lifts serving all floors and sized mobility equipment. Disabled refuge points located.
- Clear way-finding, logical layouts and appropriate lighting levels.
- Designated accessible parking bays located in close proximity to entrances and pedestrian access.

Buttress

Architects | Masterplanners | Heritage Consultants