

7.4 STADIUM & LEISURE



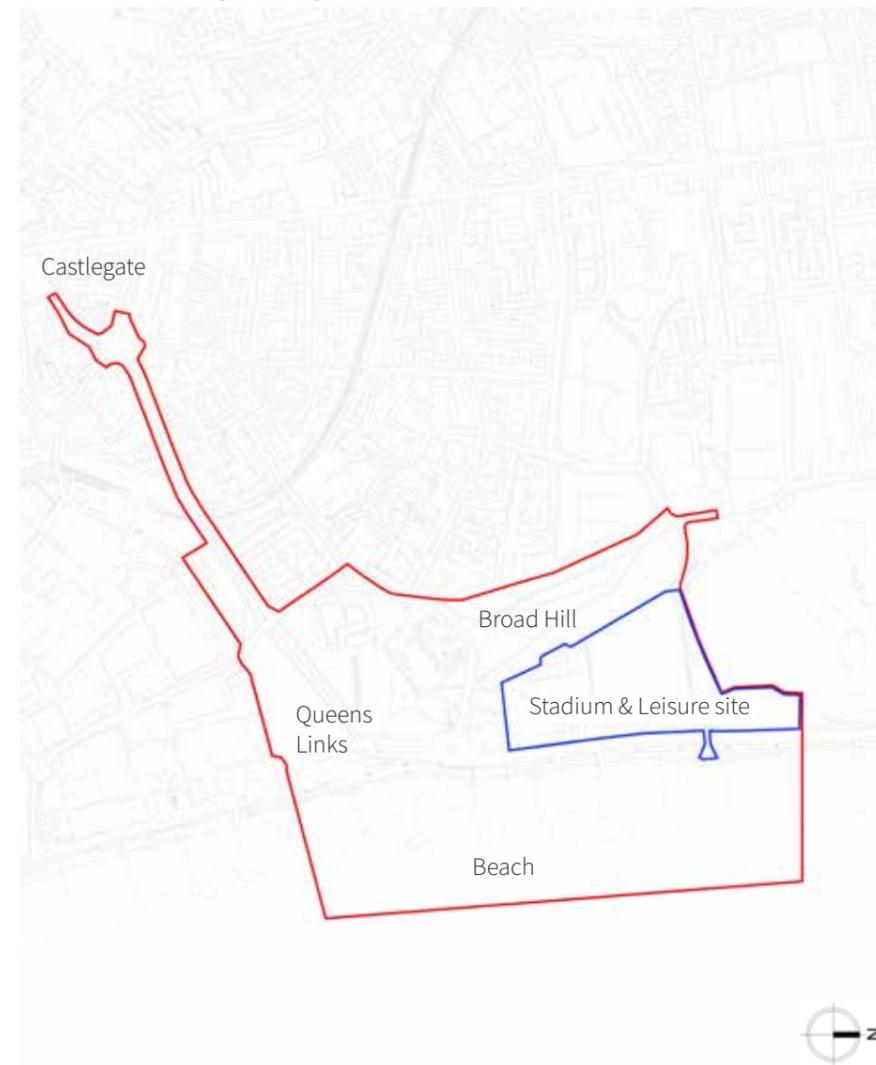
7.4 STADIUM & LEISURE

LOCATION WITHIN MASTERPLAN

Following the Beachfront Projects Feasibility Report ACB-KEP-XX-XX-RP-A-852001 the extents of the overall Masterplan site and the Stadium and Leisure site have reduced slightly excluding the driving range. Below and to the right are the amended boundaries.

Broad Hill may contain elements of outdoor leisure that are associated to the main stadium and leisure development but will essentially remain as an open space. Likewise the Queens Links will also contain outdoor play and activity areas.

The Beach Ballroom will be refurbished and linked into the new development at the lower level providing servicing and Back of House access connections.



Aerial view from the north east

DESIGN PRINCIPLES

The aims and objectives to the new leisure centre, ice arena and football stadium are to place sport, physical activity, health and wellbeing at the very heart on the community in Aberdeen. Each facility in its own right is able to help activate the city, increase opportunities for people to participate in physical activity and sport, invest in the City's infrastructure of people and places and be inclusive to provide the opportunity to become and stay active, as well as helping to improve physical and mental wellbeing. The ability to join these facilities together within the wider Beach Masterplan that seeks to create a transformational new waterfront destination for the City of Aberdeen clearly provides a unique opportunity to explore and develop an integrated vision based on collaboration, sharing and partnerships.

The new leisure centre, ice arena and football stadium will offer the opportunity to participate in sport, leisure, recreation and community activities within a comfortable, modern and safe environment. The leisure facilities will be open to casual visitors to the beach area who simply wish to enjoy the seafront and spectate and observe rather than participate in the wide range of activities. The facility will be an attraction in its own right and act a hub for visiting other parts of the beach area. Where there is the ability to support activities outside the building such as surfing or paddleboarding in the sea, there is the opportunity to provide a point of interest and reason to enjoy the beach area.

The building itself will be vibrant, accessible and welcoming to serve as a centre of community focus and well as acting as a destination to those from farther afield. The building and the activities that it supports will promote physical activity and encourage visitors to become and stay active. The building will act as a shop window such that visitors will be aware, become interested and ultimately join in with physical activity and sport to enhance health and wellbeing in their daily lives. They will be aware of fun and excitement of the leisure pool, be able to see people using equipment in the gym and taking part in group exercise in the studios. Interest will be created inside the building with view into activity spaces from the main circulation routes and the café.

The flexible and multi-use spaces will be open to various individuals, teams and organisations for uses that encourage collaboration and delivers sport and physical activity for the whole community. Use of the facilities by clubs and squads who are usually volunteer-led, community-based organisations dealing with sport and physical activity at grass roots level and therefore have the ability to be a positive influence young people will be strongly encouraged. Where possible, the facilities will support teaching and training with the aim of increasing coaches, leaders and the local champions of physical activity.

The building will offer unique facilities and experiences also to provide a destination. It will make the most of the stunning Aberdeen seafront views and make these assessable from the gym, studios, external balconies, relaxation spaces and hospitality lounges. It will recognise, make provision for and welcome those and their families at risk from depression, dementia and who are challenged by their mental health. The

aim is to provide dedicated and specialist sensory and immersive spaces but also to offer full access to the wide range of facilities and experiences on offer to help address health and wellbeing needs.

The new football stadium will be the new home of Aberdeen Football Club that the supporters, players and staff can justifiably be proud. The stadium will offer a truly great experience for both home supporters and away fans, wherever they are sitting and in line with current initiatives and expectations within the sport. The stadium will also continue to support the local, national and international strategies that the Aberdeen FC Trust are involved with that address the importance of increasing physical activity, and tackling issues such as poverty, inequalities, and wellbeing. This work includes reacting to local communities needs across the North East of Scotland by improving physical and mental wellbeing with the aim of changing lives for the better. The new football stadium allows this valuable community work to be visible and accessible.

The stadium, leisure facilities and Masterplan will embrace the principles of active design that promote activity, health and stronger communities through the way we design and build our towns and cities. The principles of active design have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles.

The new leisure centre, ice arena and football stadium will be energy efficient and sustainable in order to contribute positively to Aberdeen City Council's ambitions for net zero carbon, be climate resilient and to use hydrogen as a power source. Energy-efficient designs will be incorporated alongside renewable and low carbon energy sources, with consideration provided on how further decarbonisation could be achieved in the future. Various strategies can be employed to reduce the operational energy use for the development achieved through the implementation of the energy hierarchy by means of passive design, optimisation of the building envelope and recycling energy between the leisure centre and ice arena.



OPTION 2 DEVELOPMENT

Option 2 assumes that the existing leisure centre and ice arena are demolished and will be replaced by an integrated facility that links the new leisure centre, ice arena and football stadium as part of the wider Masterplan development. The aim of the integration is to provide an efficient building plan and form that provides the opportunity to share facilities and operational benefits where possible.

New Leisure

The brief and facility mix for the new leisure centre has been derived from consultation with the Client and key stakeholders including the Beach Leisure Facility Concept Ideas document dated September 2021 and prepared by Sport Aberdeen. The facility mix in this document have been enhanced in line with the Client's aspiration to make the most of the beach area as an opportunity and tourism asset as well as to generate new visits and spend.

New Ice Arena

The brief and facility mix for the new ice arena has been to largely replicate the facilities in the existing ice arena but to comply with the latest version of International Ice Hockey Federation (IIHF) design guidance (including the size of the ice pad), allow for the increase of seating capacity beyond 1200 seats that the existing ice arena provides and incorporate an improved hospitality offer.

Retaining Aberdeen FC in the City

Aberdeen Football Club are one of the key brands of the City and retaining their event venue, with its associated football, close to the beach and city centre will continue to bring social and economic benefits for generations to come. Furthermore with a modern fit-for-purpose venue the non-match day utilisation of the venue will bring the opportunity for all year round activation of the new Community Stadium and its surroundings.

AFC had plans to build a new stadium on an out of town site at Kingsford adjacent to their new Training facility however this is being re-looked at in light of this new site becoming available for review.

Existing site released for much needed housing

The current stadium sits at the corner of a residential area and would lend itself to future residential development with a desirable corner outlook to the Kings Links. One of the most interesting stadium site redevelopments is Highbury Square, London, the old home to Arsenal FC. The listed main stand facade was retained and four primary blocks were created around the pitch area which was made into a communal garden. Brentford FC moved to AFL Architects' new Community Stadium and likewise Griffin Park is due to be created into a new residential street pattern using the memory of the old stadium.



EXISTING FACILITIES SUMMARY

Beach Leisure Centre

The existing Beach Leisure Centre comprises of a leisure pool, gym, sports hall and sauna suite with associated changing areas, café, reception and management offices:

- 1,200 sq m leisure pool hall with capacity for 180 people and including wave pool, rapids, shallow pools, water slide and three flumes
- 240 sq m gym, 150 sq m functional training rig/space and 70 sq m studio
- 130 sq m sauna suite comprising of two saunas, steam room, showers, relaxation area and changing area
- 1,150 sq m eight-court sports hall

Linx Ice Arena

The existing Linx Ice Arena comprises of an ice pad, spectator seating, hospitality lounge, skate hire, changing areas, café, reception, management offices and meeting room:

- 1,400 sq m, 56 x 26m ice pad
- 1,050 spectator seats
- 120 sq m hospitality lounge

Pittodrie Stadium

The current stadium is in need of major modernisation and repair, and in terms of main stand hospitality facilities is woefully inadequate compared to many of their rival teams in both the Sottish Premier and English Premier Leagues.

Key data

Stadium Capacity	20,866
Hospitality Capacity	circa 800-900
On site Car Parking	680
On site Coach Parking	45
On site OB Parking	Flexible space



Leisure Pool with wave machine and flumes



Beach Leisure Centre, Ice Arena and Pittodrie in the background



Existing Ice pad and seating



Aerial view of Pittodrie Stadium from the north east

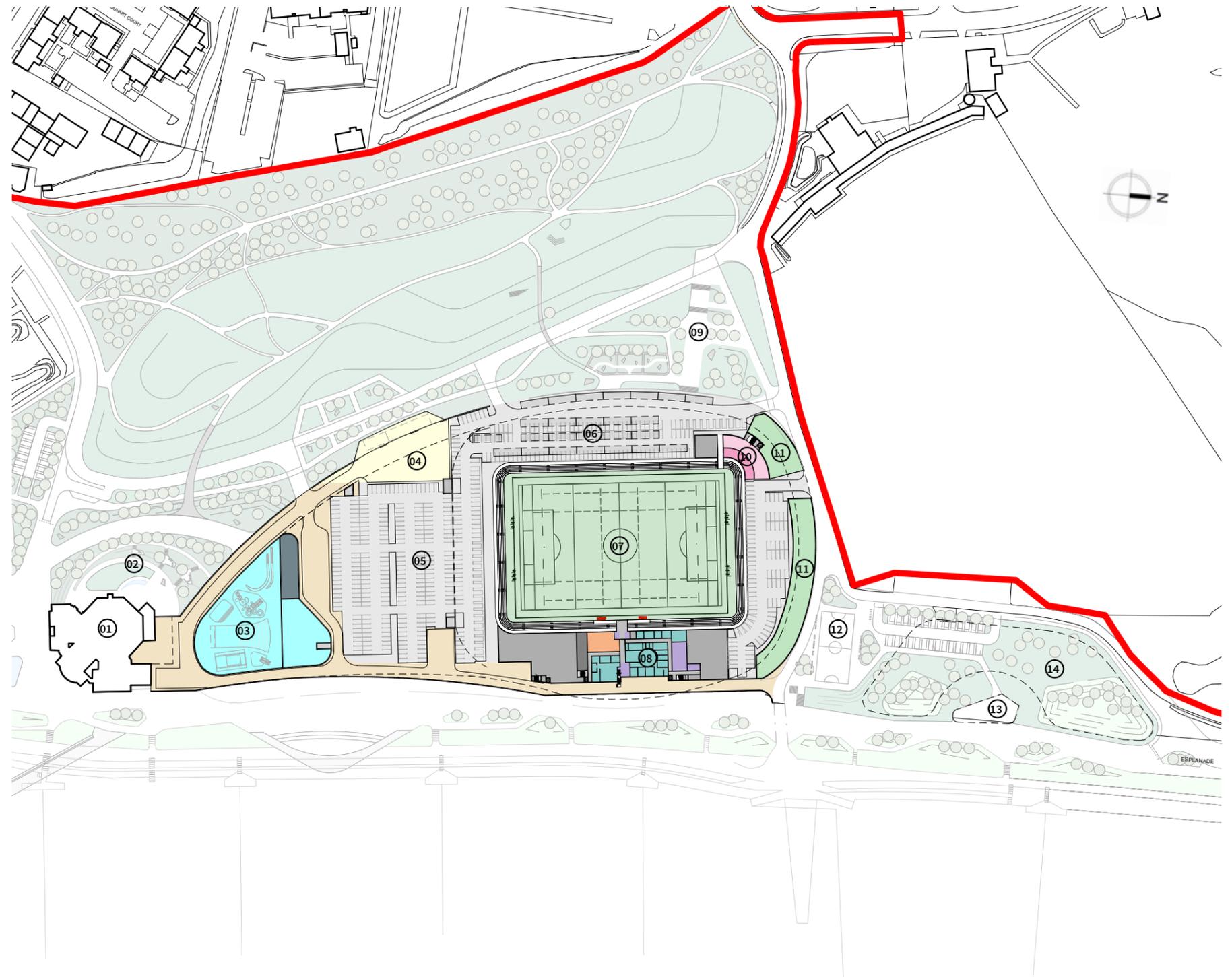
LEVEL 0 - LOWER GROUND

Making use of the natural site topography we are proposing to place the football pitch and wet leisure at the lower level along with servicing access and car parking in an undercroft.

Facilities at this level:

- Field of play
- Players Changing areas
- Tunnel club style hospitality
- Car parking and service areas
- Outside Broadcast area
- Wet leisure pools
- Areas for Beach facilities and Community use
- Valley park providing Community Garden AFC Memorial Garden, Columbarium and outdoor Multiuse sports area for the Leisure Facilities

- | | |
|-------------------------------|--|
| ○ BROADCASTING | ○01 BEACH BALLROOM |
| ○ CAR PARK | ○02 SECRET GARDEN |
| ○ ICE / LEISURE CIRCULATION | ○03 WET LEISURE |
| ○ SERVICE VEHICLES ACCESS | ○04 OB COMPOUND |
| ○ WET LEISURE | ○05 CAR PARKING |
| ○ WET LEISURE - BACK OF HOUSE | ○06 COACH PARKING |
| ○ PLAYERS / OFFICIALS | ○07 STADIUM PITCH |
| ○ GA CONCOURSE | ○08 PLAYER'S CHANGING |
| ○ GA FACILITIES | ○09 COMMUNITY PARK |
| ○ MID RANGE HOSPITALITY | ○10 AWAY FANS |
| ○ HOSPITALITY FACILITIES | ○11 POTENTIAL WATERSPORTS CHANGING / RETAIL |
| ○ MEDIA | ○12 MUGA PITCH |
| ○ PLANT / SERVICE YARD | ○13 SURF CAFE |
| ○ STADIUM CIRCULATION | ○14 POTENTIAL COMMERCIAL LEISURE OPPORTUNITY |
| ○ COMMUNITY | |



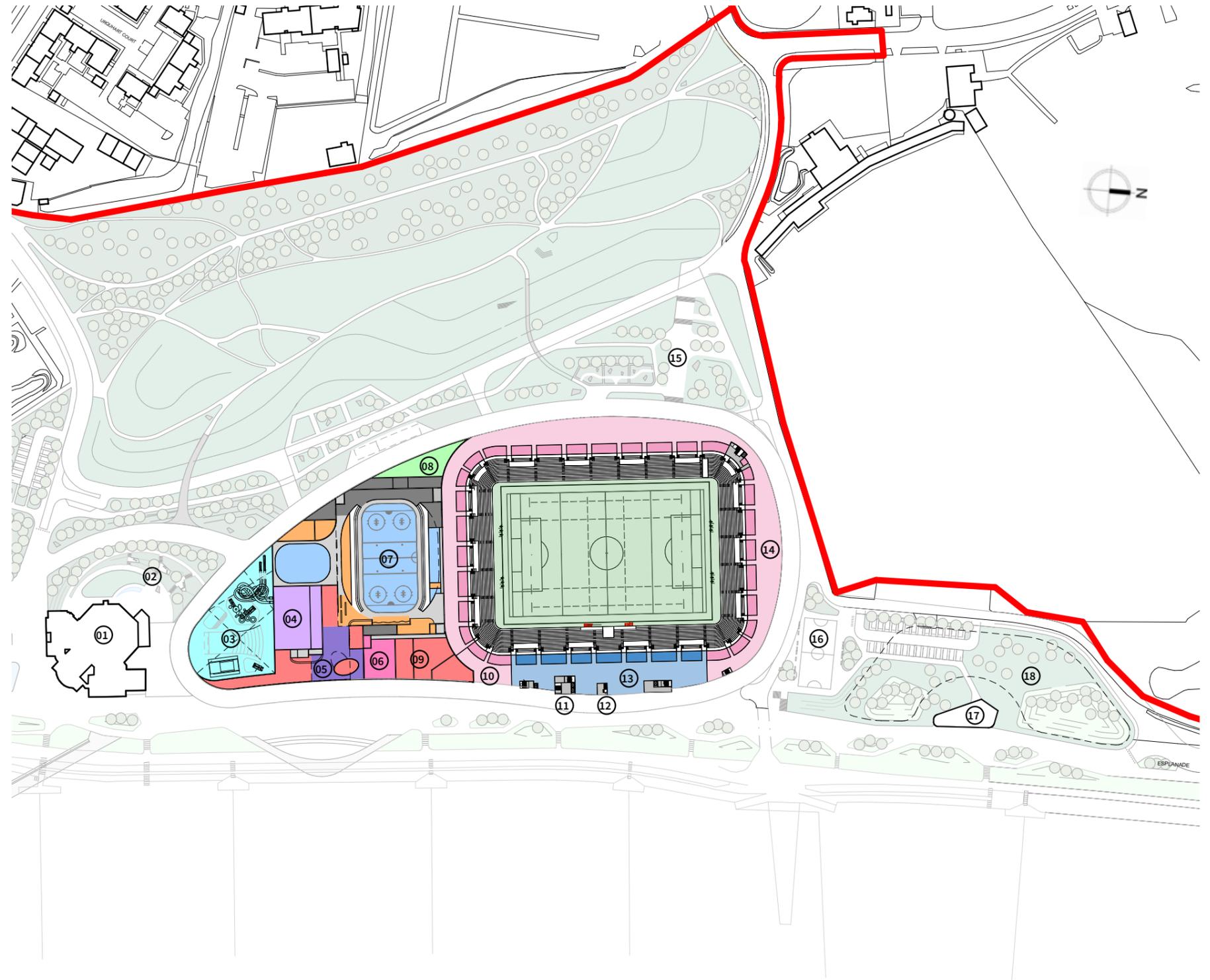
LEVEL 1 - ESPLANADE

The Esplanade is the main thoroughfare in this location. It's raised profile allows for a raised ground floor public podium and circulation area. This level contains the main entrances, concourses and ice arena pad.

Facilities at this level

- Stadium seating bowl
- Entrances and concourse facilities
- Premium GA concourse with upgraded F&B offer and Toilets
- Retail units allowing for AFCCT Hub and AFC Shop
- Leisure and Ice Arena entrance
- External perimeter circulation plaza/podium
- CHP
- Area to north of stadium for Surf cafe
- Area to north of stadium for future commercial activity-leisure destination

- | | |
|------------------------------|--|
| ● CHP | ① BEACH BALLROOM |
| ● ICE / LEISURE CIRCULATION | ② SECRET GARDEN |
| ● HEALTH & FITNESS | ③ WET LEISURE |
| ● ICE ARENA | ④ PLAY PARK |
| ● ICE ARENA - BACK OF HOUSE | ⑤ SHARED ICE + LEISURE ENTRANCE |
| ● ICE ARENA - FRONT OF HOUSE | ⑥ SPA / RELAXATION |
| ● PLAY PARK | ⑦ ICE PAD |
| ● RETAIL | ⑧ CHP ENERGY CENTRE |
| ● SHARED ENTRANCE | ⑨ RETAIL UNITS |
| ● WET LEISURE | ⑩ FAMILY CONCOURSE |
| ● GA CONCOURSE | ⑪ HOSPITALITY ENTRANCE |
| ● GA FACILITIES | ⑫ PLAYER'S ENTRANCE |
| ● PREMIUM GA CONCOURSE | ⑬ PREMIUM GA CONCOURSE |
| ● PREMIUM GA FACILITIES | ⑭ GA CONCOURSE |
| ● STADIUM CIRCULATION | ⑮ COMMUNITY PARK |
| | ⑯ MUGA PITCH |
| | ⑰ SURF CAFE |
| | ⑱ POTENTIAL COMMERCIAL LEISURE OPPORTUNITY |



OPTION 2

LEVEL 2 - 1ST FLOOR

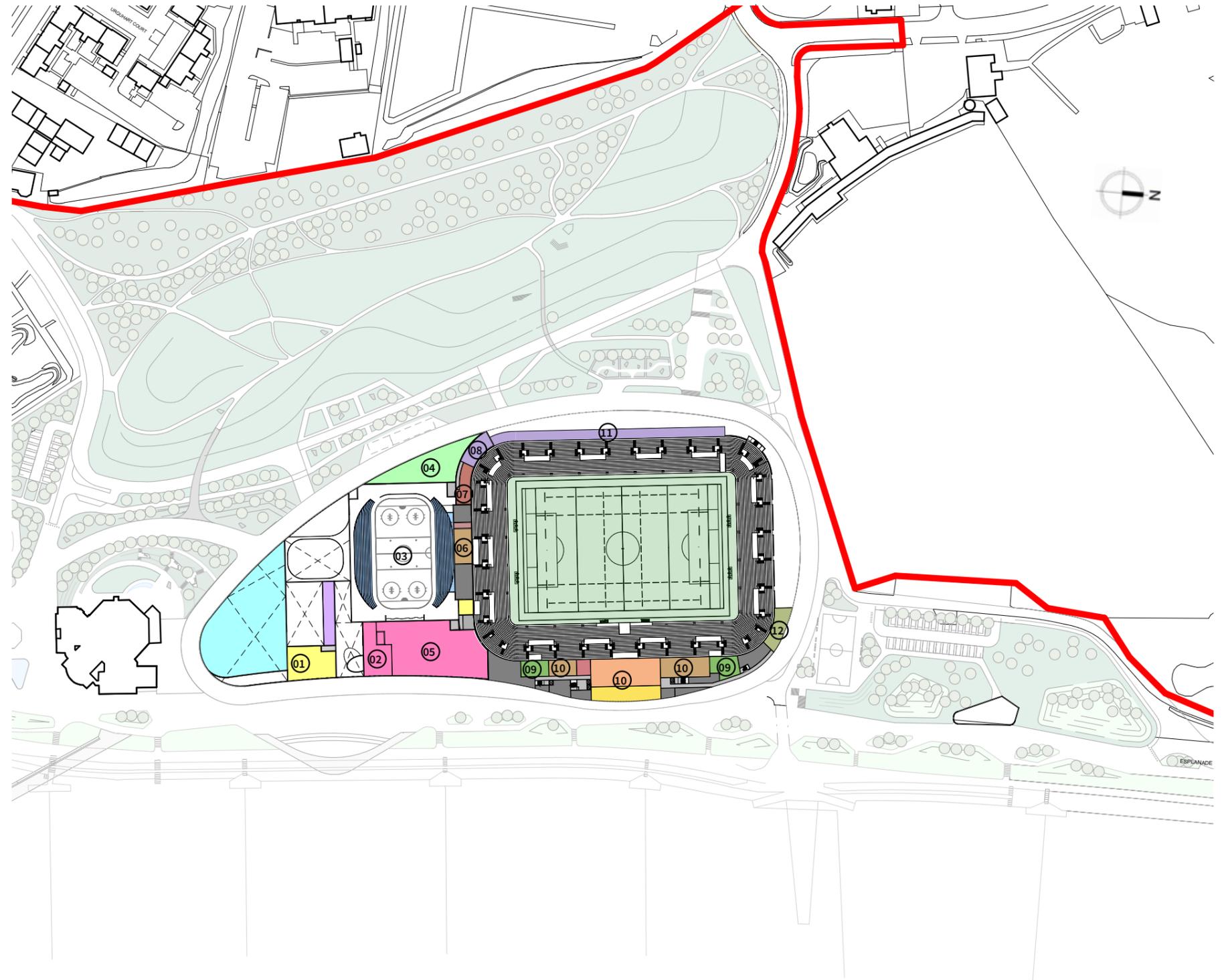
The first floor above the Esplanade allows for fabulous sea views with the Stadium premium hospitality and Leisure Gym facilities located here.

Facilities at this level:

- Gym
- Spa
- Stadium Hospitality Entry Level; Mid Level; High Level
- Shared lounge with ice arena and stadium
- Stadium offices

- CHP
- ICE / LEISURE CIRCULATION
- HEALTH & FITNESS
- ICE ARENA
- ICE ARENA - BACK OF HOUSE
- ICE ARENA HOSPITALITY
- PLAY PARK
- SENSORY
- SHARED ICE/ STADIUM FACILITIES
- WET LEISURE
- HIGH LEVEL HOSPITALITY
- MID RANGE HOSPITALITY
- ENTRY LEVEL HOSPITALITY
- HOSPITALITY SUPPORT FACILITIES
- VIP LOGES
- DIRECTOR'S LOUNGE
- MEDIA
- OFFICES
- PLANT
- STADIUM CIRCULATION
- STADIUM CONTROL

- ① CRECHE + SENSORY CENTRE
- ② SPA / RELAXATION
- ③ ICE ARENA
- ④ CHP ENERGY CENTRE
- ⑤ HEALTH + FITNESS CENTRE
- ⑥ SHARED ICE + STADIUM HOSPITALITY
- ⑦ STADIUM CONTROL
- ⑧ TV STUDIOS
- ⑨ VIP LOGE
- ⑩ HOSPITALITY LOUNGE
- ⑪ CAMERA PLATFORM
- ⑫ STAFF OFFICES



OPTION 2

LEVEL 3 - 2ND FLOOR

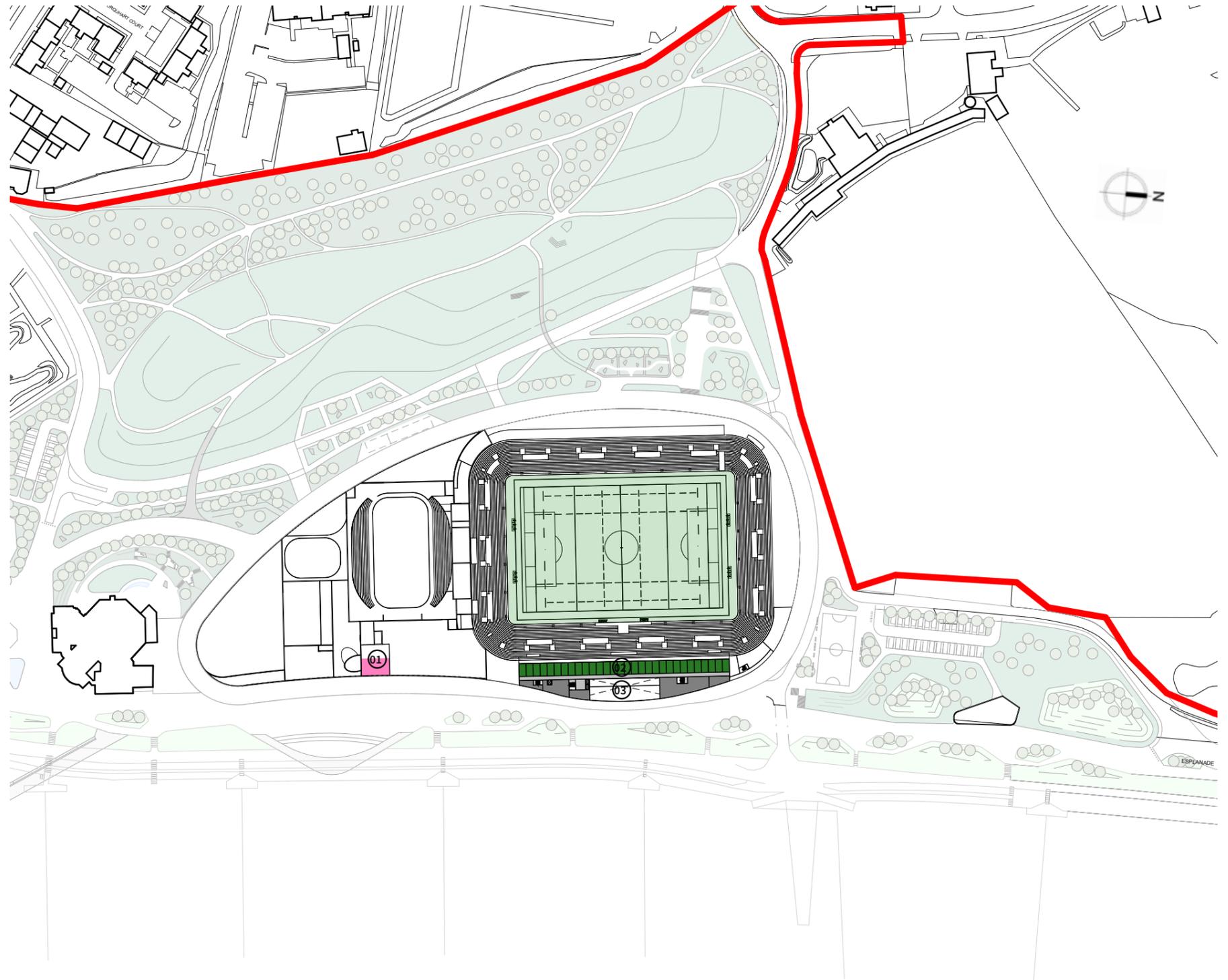
The highest level of the stadium will contain the sky boxes overlooking the field of play.

Facilities at this level:

- 30 Sky Boxes
- Spar Roof terrace

- HEALTH & FITNESS
- VIP BOXES
- HOSPITALITY SUPPORT FACILITIES
- STADIUM CIRCULATION

- ① SPA TERRACE
- ② VIP BOXES
- ③ VOID OVER HOSPITALITY LOUNGES



LEISURE CENTRE AND ARENA

OUTLINE BRIEF

Option 2 for the leisure centre and ice arena is based on consultation with Sport Aberdeen and Aberdeen City Council and the proposals largely include the facility mix include in the Beachfront Leisure Facility Concept Ideas document prepared by Sport Aberdeen dated September 2021 and enhanced to meet the Council's objective of generating new visits and spending.

The Client and Key Stakeholders will need to agree the Project Brief and further work may be required to needs and demands for the facilities and to determine their size.

The key spaces, their content and target area are summarised in the table below:

Space	Content	Target Area
Leisure Pool	Leisure pool hall with wave pool, teaching/fun pool, toddlers pool, interactive play pool, indoor surfing, flumes, etc. to replace existing pool with modern facility with larger capacity to meet needs of local community and as regional destination	1500 sq m pool hall (750 sq m water excluding flumes)
	Wet changing area	750 sq m
	Pool store	20 sq m
	First aid room	Included in wet changing area allowance
Health & Fitness	125 station gym	750 sq m based on 6 sq m per person
	Training space/rig	120 sq m based on existing BLC provision
	Large Studio (38 person)	225 sq m
	Standard Studio (30 person)	180 sq m

Space	Content	Target Area
	Spinning Studio (20 person)	60 sq m
	Dry changing area	120 sq m
Spa Facility	Comprising of four thermal cabins, ice feature, hydrospace pool, feature showers, wet relaxation area with heated loungers, dry relaxation area, five/six treatment rooms with manicure/pedicure area, small lounge with juice bar, changing room, reception area, external relaxation terrace with view of the seafront	700 sq m (excluding outside terrace)
Sensory Centre	Creche, soft play, sensory rooms, changing room, WC's, kitchenette, staff facilities and external terrace/garden zone	350 sq m
Play Park	Trampoline park, play park, clip n' climb, soft play	690 sq m
	Briefing room, café, kitchen, store, WC's, etc.	207 sq m
	Party rooms, food servery, etc.	207 sq m

Space	Content	Target Area
Ice Arena	Main Ice Pad (60 x 30m)	1745 sq m
	Second Ice Pad (30 x 20m)	545 sq m
	Spectator Seating (inc. VIP)	950 sq m
	Skate Hire, Changing, etc.	900 sq m
	Retail, F&B, Ice Climbing	350 sq m
	BOH	1000 sq m
Ancillary	Entrance and draft lobby	20 sq m
	Reception area	150 sq m
	Reception desk and administration suite (offices, staff room, staff changing, meeting room, etc.)	250 sq m
	Café seating (100 covers)	100 sq m
	Café servery, kitchen, store, etc.)	25 sq m
	Part rooms (for leisure pool and ice rink use)	50 sq m
	Cleaner's stores	6 sq m
Circulation	Horizontal circulation	TBC
	Vertical circulation	TBC
Support	MEP plant	TBC
	Filtration plant	TBC
	Service yard	TBC
	Filtration plant	TBC

LEISURE CENTRE AND ARENA LAYOUT

LEVEL 0

The development of the floor plan is a response to providing a logical arrangement and relationship of spaces within the constraints of the site. Locating spaces with a similar scale and use adjacent to each other and to make the most of opportunities for views of the seafront and creating active frontages.

Level 0

The foyer and vertical circulation at Level 0 is designed to provide a level access for those who arrive at the leisure centre and ice arena from the parking area located below the ice arena. This foyer is provided with a stair and lift that leads directly to the reception area above on Level 1. To access facilities on Level 0, users will go through reception/control point on Level 1.

Level 0 also includes the main leisure pool hall, wet changing area and plant area with further filtration plant located at sub-basement level.

The main leisure pool hall comprises of a number of facilities and zones to appeal to all abilities and ages. The main wave pool is 12m wide and 30m long with a beach area. The wave machine can be programmed for different wave experiences and will incorporate geysers and other water features to provide interest when the wave machine is not in use.

The fun/teaching pool is suitable for swimming lessons for children and adults and will incorporate fountains and bubble jets to provide interest for young children.

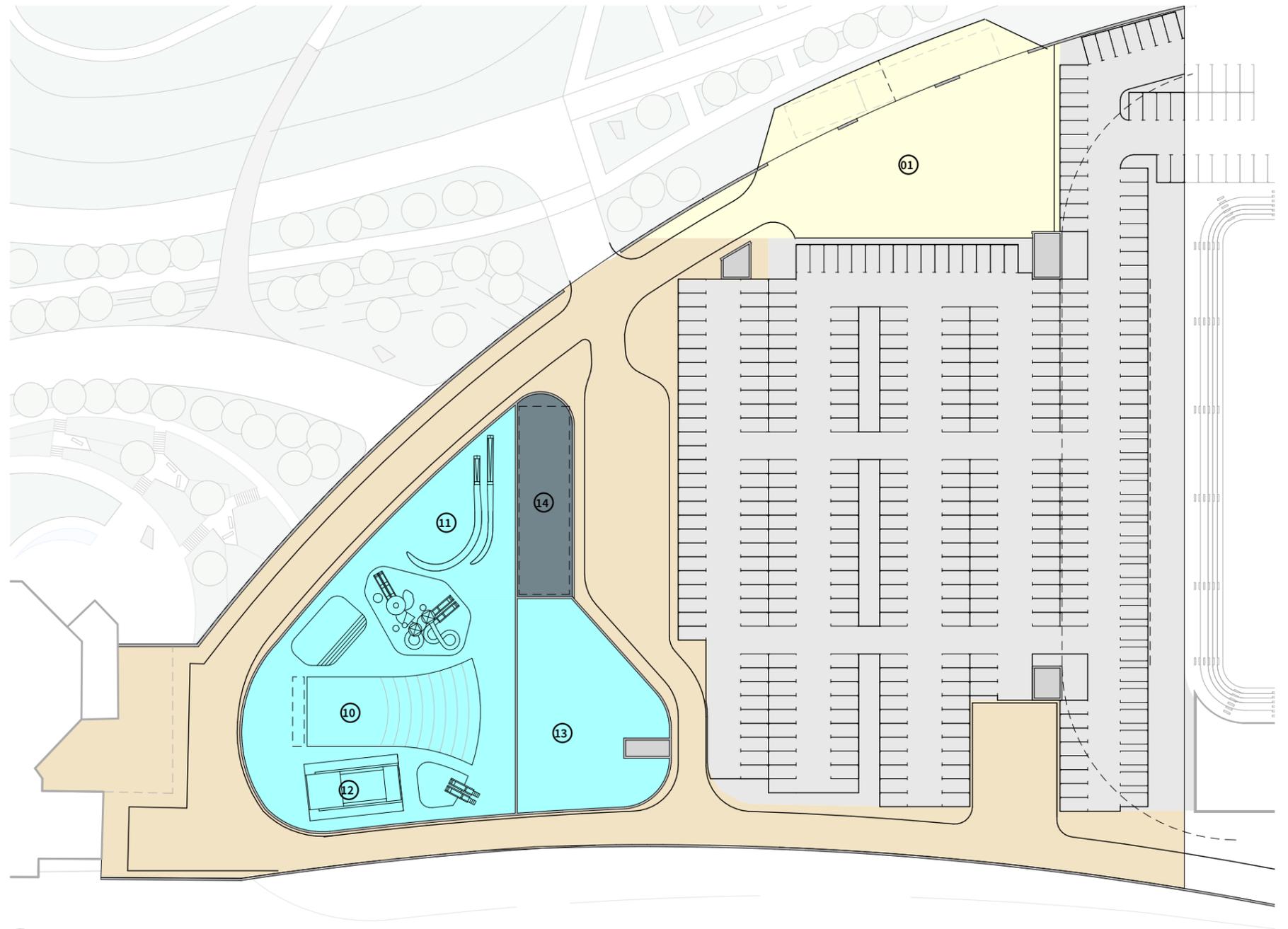
The toddlers pool provides confidence water comprising of a wet deck and shallow beach/pool with a depth of up to 0.3m. The area will have interactive play features with slides and water play that are suitable for accompanying babies and toddlers.

The interactive play pool will be a multi-level play area on a splash deck making it suitable for swimmers and non-swimmers alike. The structure will incorporate a variety of play features such as tipping buckets, spray features and slides.

The indoor surfing facility provides an indoor wave that can be ridden on a surfboard and used by experts and beginners alike.

Two flume rides are proposed providing different levels of excitement so that they offer a wider range of experiences. The slides will incorporate lighting, interactive features and deposit riders into an aqua catch.

The leisure water be served by a combination of unisex and separate sex changing facilities. Large cubicles will be suitable for family use. There will be a mix of pre-swim open showers and private showering areas. A Changing Places facility and accessible changing room will be provided.



- 01 OB COMPOUND
- 10 WET LEISURE
- 11 SLIDES AND FEATURES
- 12 INDOOR SURFING
- 13 WET CHANGE
- 14 POOL MAINTENANCE / STORES

LEISURE CENTRE AND ARENA LAYOUT

LEVEL 1

The main entrance and foyer to the building is at Level 1. The main reception area provides supervision and control of the main points of access with sufficient space for queuing in poor weather. Where appropriate, the reception area will incorporate automated access and ticking to allow online bookings.

A café is located on the main Esplanade frontage as an extension of the reception area and offering views of the sea, the ability for seating to spill outside onto the Esplanade, as well as providing good visibility of the activities in the leisure pool hall.

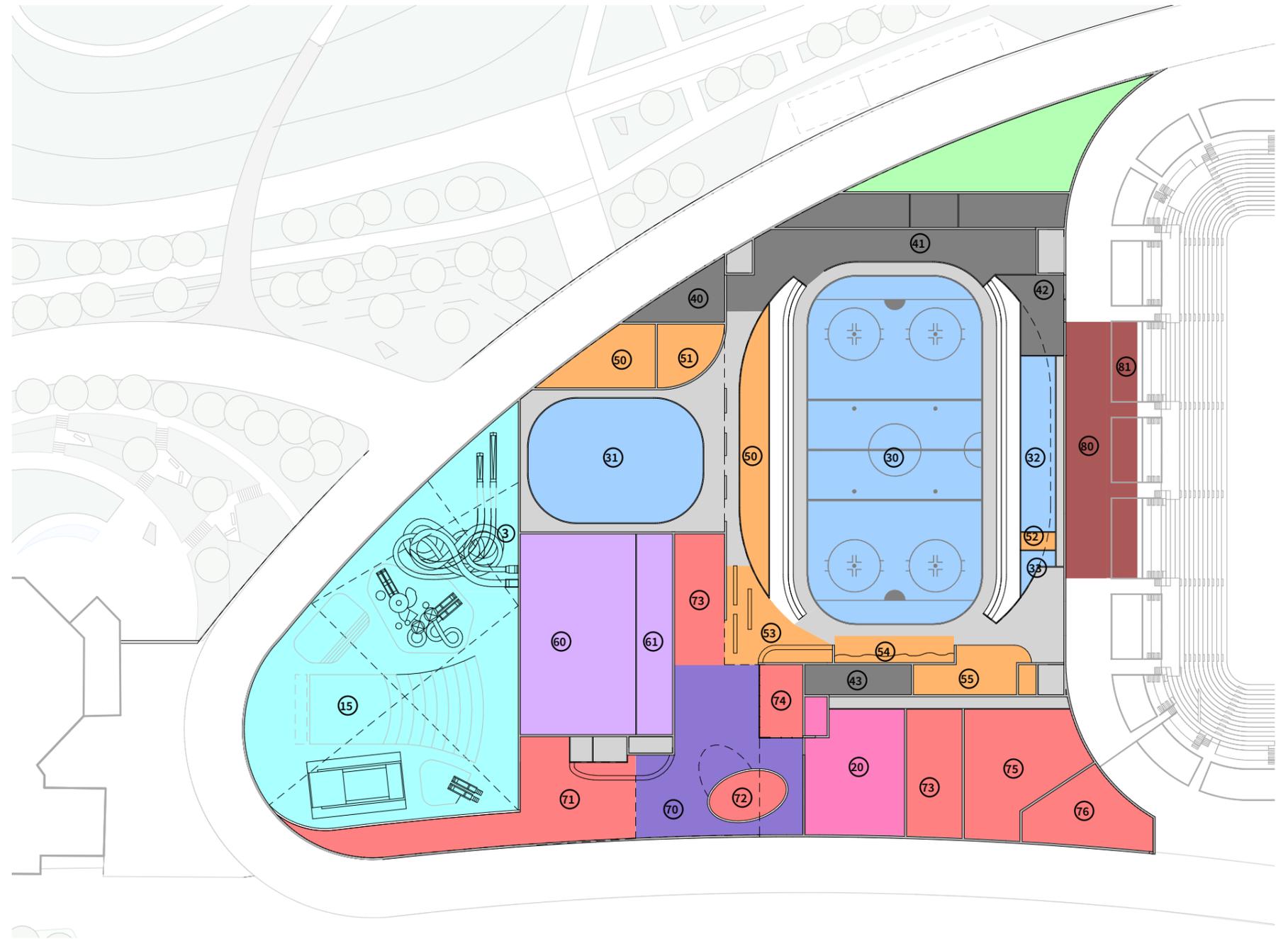
Off the main reception area is an indoor play park to cater for children and adults. The soft play and trampoline park will offer a main jump area, trick zones and interactive games. The soft play will have a wide range of activities to keep children entertained with tunnels, slides, obstacles and an area for babies and toddlers.

Party rooms to support trampolining, soft play, swimming and ice skating parties are located adjacent to the play park together with the café to provide food and drinks for spectators.

The main entrance area also provides access to the ice arena which comprises of an Olympic-sized 60 x 30m ice pad to International Ice Hockey Federation (IIHF) standards, a second smaller ice pad to allow simultaneous skating activities, skate hire, retail, changing for users and ice hockey teams, 1,500 spectator seats with the ability to expand in the future, hospitality lounge and facilities shared with the football stadium.

The main entrance level also provides access to the spa facility that offers a wide range of experiences and treatments to relax, unwind and recuperate. The facility is split between Level 1 and Level 2 and comprises of four thermal cabins, ice feature, hydrospace pool, feature showers, wet relaxation area with heated loungers, dry relaxation area, five/six treatment rooms with manicure/pedicure area, small lounge with juice bar, changing room, reception area, external relaxation terrace with view of the seafront.

Level 1 also incorporates separately demised retail units accessed from the Esplanade that offer further retail or food and beverage offers. Informal discussions have already taken place for the AFC Club Shop and AFC Community Trust Hub to be located in these units.



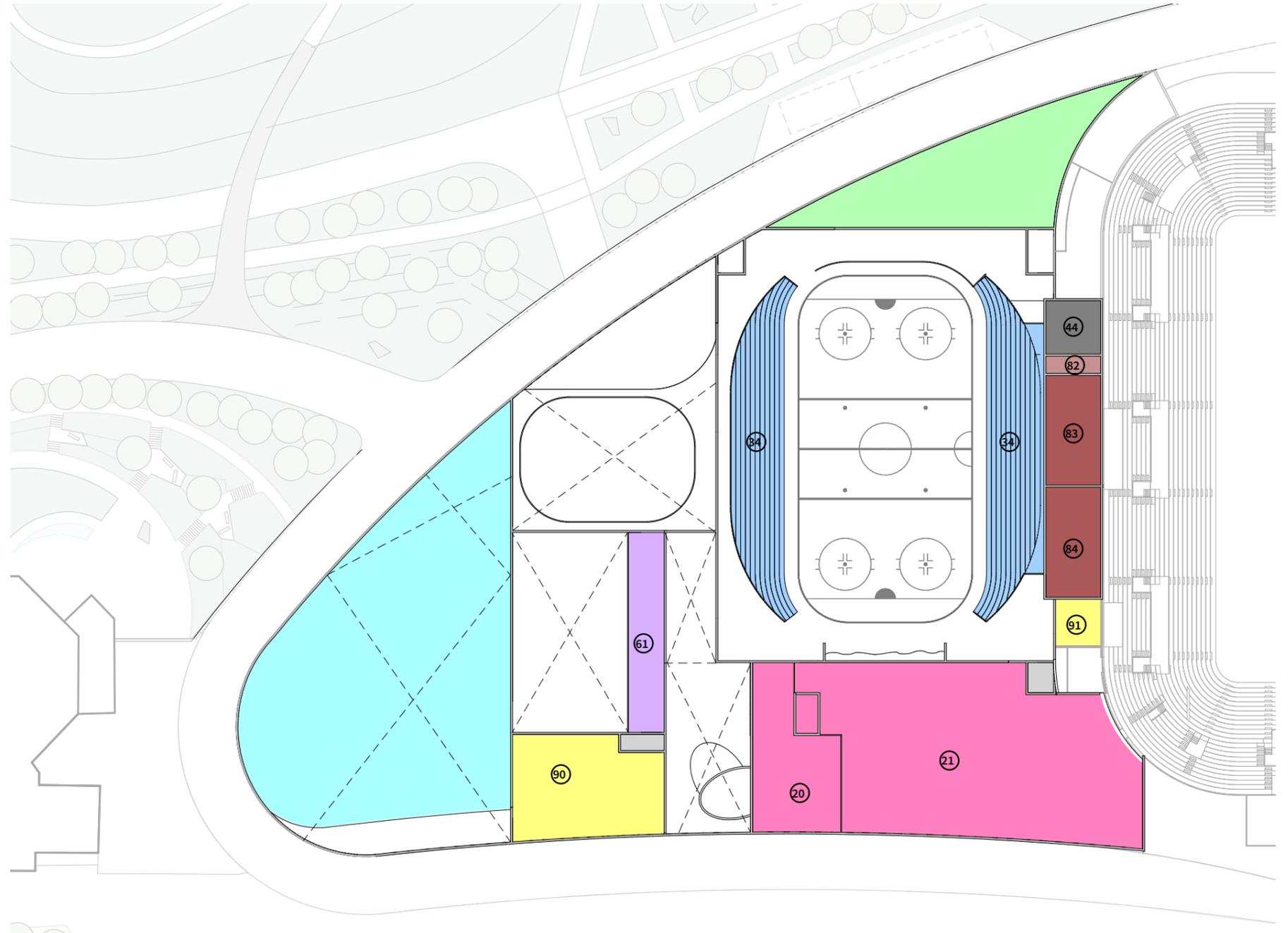
- | | | | |
|-------------------------|--|--|--|
| 15 VOID OVER POOL | 41 BACK OF HOUSE | 54 ICE CLIMBING | 72 COMMERCIAL UNIT (ICE BAR) |
| 20 SPA / RELAXATION | 42 STORAGE | 55 WARM UP AREA | 73 COMMERCIAL UNIT |
| 30 ICE PAD | 43 SKATE ROOM / TICKETING / ARENA OFFICE + CONTROL | 60 PLAY PARK / TRAMPOLINES / SOFT PLAY | 74 COMMERCIAL UNIT (ICE/ LEISURE SHOP) |
| 31 2ND ICE PAD | 50 CHANGING AREAS | 61 SUPPORT FOR PLAY PARK | 75 COMMERCIAL UNIT (AFC CLUB SHOP) |
| 32 HOCKEY TEAM CHANGING | 51 F+B | 70 MAIN ENTRANCE | 76 COMMERCIAL UNIT (AFCCT) |
| 33 EQUIPMENT ROOM | 52 FIRST AID | 71 COMMERCIAL UNIT (CAFE) | 80 SHARED CONCOURSE |
| 40 DRYING ROOM | 53 SKATE HIRE + BOOT CHANGE | | 81 SHARED F+B / WCS |

LEISURE CENTRE AND ARENA LAYOUT

LEVEL 2

Level 2 accommodates the upper level of the ice arena and spa facility (including external relaxation balcony) as well as the health and fitness suite that includes a 125 station gym, training space/rig, group exercise studios, spinning studios, changing accommodation and consultation rooms. The gym and studios will offer a unique view over the seafront and provide activation of the main building façade from early in the morning until late in the evening.

Level 2 also accommodates the sensory centre which offers dedicated creche, soft play, sensory rooms, changing room, WC's, kitchenette, staff facilities and external terrace/garden zone. The facility offers a unique regional attraction to provide special facilities for children with disabilities and their families. This multi-sensory environment is designed to provide access to sensory facilities and soft play equipment to disabled children and their friends and families.



- | | |
|----------------------------------|----------------------------|
| 20 SPA | 82 VIP BOX |
| 21 HEALTH + FITNESS | 83 HOSPITALITY LOUNGE |
| 34 SEATING | 84 HOSPITALITY FACILITIES |
| 44 GAME SUPERVISOR + TIMING / DJ | 90 CRECHE / SENSORY CENTRE |
| 61 SUPPORT FOR PLAY PARK | 91 SENSORY SKY BOX |

STADIUM - OUTLINE BRIEF

Option 2 for the Stadium is based on consultation with Aberdeen FC and Aberdeen City Council. The proposals largely include the facility mix include prepared by AFC and discussed with AFL Architects. The Hospitality mix includes the outline business case prepared by Legends on behalf of AFC.

The Client and Key Stakeholders will need to agree the Project Brief and further work may be required to needs and demands for the facilities and to determine their final size.

The key spaces, their content and target area are summarised in the table to the right:

Note

The 180sqm of Entry Level Hospitality lounge space and associated facilities are shared with the Ice Arena. Also shared are the south stand spectator concourse area and facilities to allow for maximum capacities in the ice arena.

This area schedule does not include areas for vomitories, unusable space under the terrace bowl or FOP

Space	Content	Target Area
GA Concourse and Facilities	General Admission spectator concourse including food and beverage kiosks, WC facilities and associated circulation, stores and ancillary facilities Part of this area is shared with Ice Arena on the south stand	5850sq m (2950sq m concourse + 2950 sq m facilities & circulation) Based on ratio of 0.5 sqm/p for 50% of the overall capacity
Premium GA Concourse and Facilities	Uplifted 'Premium' level spectator concourse including food and beverage kiosks, WC facilities and associated circulation, stores and ancillary facilities	2400 sq m (1200sq m concourse + 1200sq m facilities) Based on ratio of 0.5 sqm/p for 100% of the overall capacity
Away Fan Concourse and Facilities	Segregated concourse with associated facilities for away fans	300sq m (200sq m concourse + 100sq m facilities) Based on ratio of 0.5 sqm/p for 50% of the overall capacity

Player's/ Official's Area	Changing, shower, wc and associated facilities for player's, officials, support staff, mascots and ball kids. Support offices, medical rooms, warm-up and mixed zone, player's lounge and associated circulation and stores	850sq m incl circulation
High Level Hospitality	Hospitality lounges for the highest grade of hospitality experience, including associated catering and WC facilities, and circulation/ stores	400 sq m (200sq m lounges + 200sq m associated area incl circulation) Based on ratio of 2 sqm/p
Mid Range Hospitality	Hospitality lounges for the mid range hospitality experience, including associated catering and WC facilities, and circulation/ stores	1440sq m (720sq m lounges + 720sq m associated area incl circulation) Based on ratio of 1.8 sqm/p
Entry Level Hospitality	Hospitality lounges for the entry level hospitality experience, including associated catering and WC facilities, and circulation/ stores Part of this area is shared with Ice Arena on the south stand	1200sq m (600sq m lounges + 600sq m associated area incl circulation) Based on ratio of 1.2 sqm/p
Director's Lounge	Lounge for directors and guests	70sq m

Loges	Hospitality area for Loge spectators including associated catering and WC facilities, and circulation/ stores	600sq m (300sq m loges + 300sq m associated area) Based on ratio of 2 sqm/p
Boxes	Hospitality boxes for spectators including associated catering and WC facilities, and circulation/ stores	1400sq m (700sq m boxes + 700sq m associated area incl circulation) Based on ratio of 2 sqm/p
Offices	Offices for stadium staff incl WC facilities, kithcen and stores	TBC
Stadium Control	Matchday Operations	145sq m
Media	Media theatre, photographer's area, broadcasting studios and associated facilities	300sq m (excluding external camera platforms)
Sensory Room	Sensory room for matchday use. Also used on non-matchdays by community trust/ school groups etc	50sq m

STADIUM - LEVEL 0

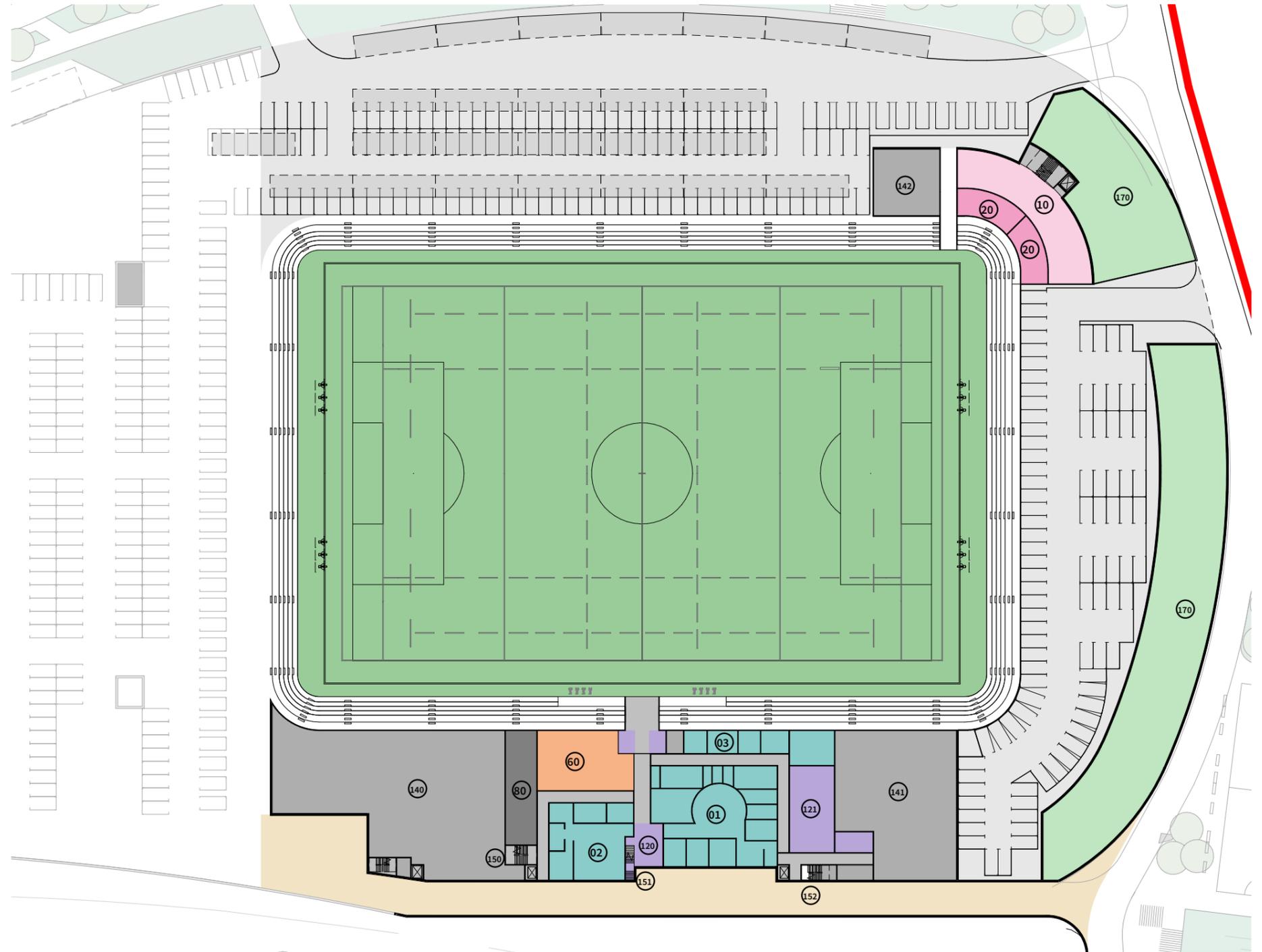
The development of the floor plan is a response to providing a logical arrangement and relationship of spaces within the constraints of the site. Locating spaces with a similar scale and use adjacent to each other and to make the most of opportunities for views of the seafront and creating active frontages.

Level 0

Due to the sunken level of the existing Cricket Pitch on the Kings Links site and the existing leisure buildings relative to the higher Esplanade along the Beachfront, the design has developed to locate back of House areas and the Field of Play at this level in what is essentially an undercroft. Furthermore this area, though not specifically on national flood risk plans is sometimes prone to local surface water flooding, therefore the majority of the higher specification spaces are on Level 1 and above.

Key spaces at this level:

- Field of Play capable of playing Football and Rugby Union
- Players Changing areas
- Tunnel Club Style Hospitality lounge
- Central Production Kitchen
- Servicing
- Outside Broadcast Area
- Car Parking
- Separate Away Fans Concourse
- Area for 20+ Away coach parking
- Space for Beach related facilities and Community uses in the northern facade



- 01 HOME TEAM
- 02 AWAY TEAM
- 03 OFFICIALS / SUPPORTING STAFF
- 10 AWAY CONCOURSE
- 20 AWAY F+B / WCS
- 60 TUNNEL CLUB
- 80 TUNNEL CLUB CATERING / WCS
- 120 MIXED ZONE
- 121 MEDIA THEATRE
- 140 SERVICE YARD
- 141 PLANT
- 142 GROUNDSMAN
- 150 TUNNEL CLUB STAIR
- 151 PLAYER'S STAIR
- 152 MEDIA STAIR
- 170 POTENTIAL WATERSPORTS / RETAIL

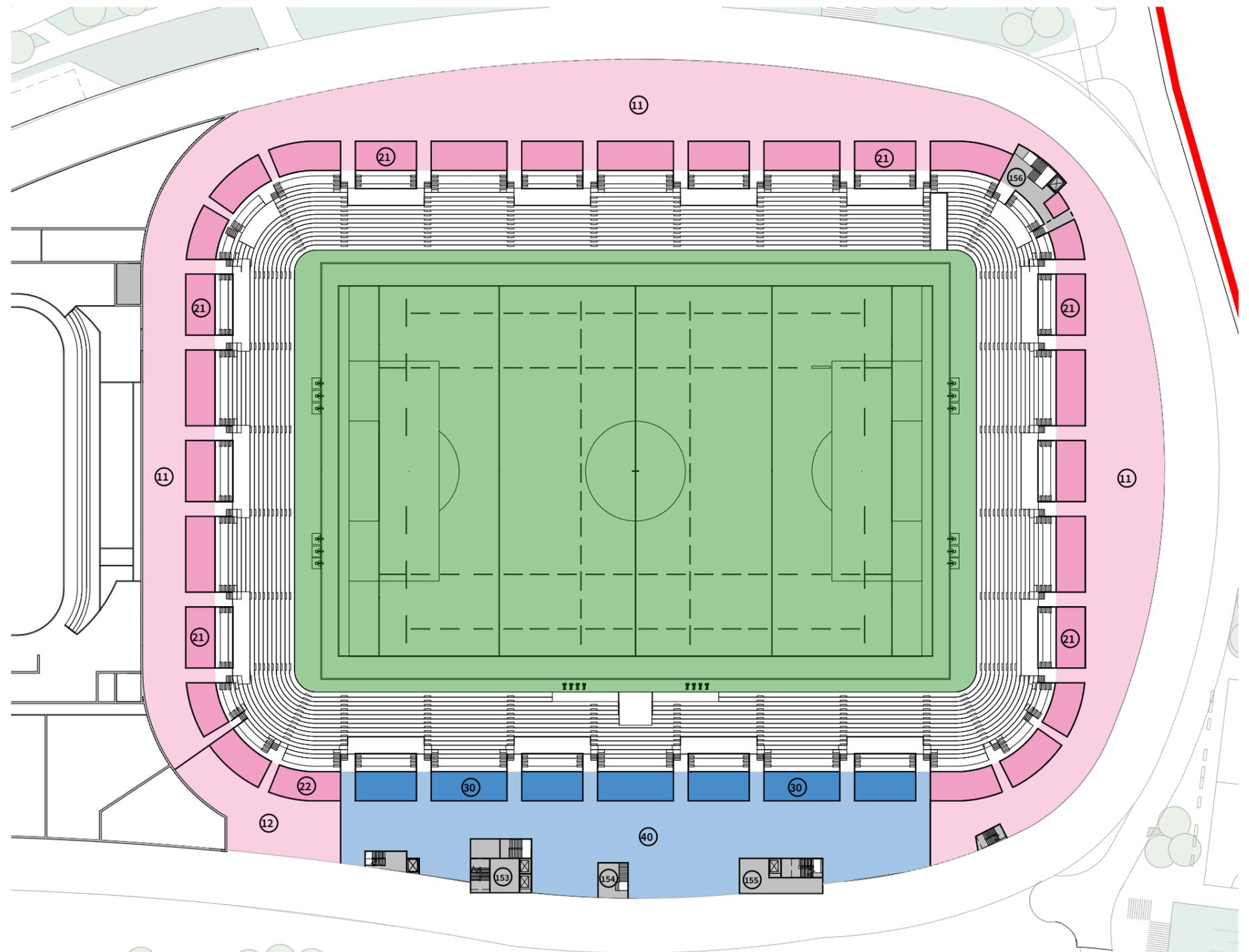
STADIUM - LEVEL 1

Direct access off the main Beach front Esplanade lends itself to this being the main public entrance and concourse area for the stadium. The Premium GA concourse is located on the Esplanade along with the entrances for the main Hospitality and the players arrival. A Perimeter external concourse on a podium deck surrounds the perimeter of the development allowing for 360 degree access.

The South concourse has been designed so that there is the possibility to share facilities with the adjacent Ice Arena on alternate match days.

Main facilities at this level:

- Spectator Concourse
- Toilets
- F&B Kiosks
- Hospitality Entrances.
- Ceremonial Players Entrance (Arrival by Coach)
- AFC Shop
- AFCCT Hub



- 11 GA CONCOURSE
- 12 FAMILY CONCOURSE
- 21 GA F+B / WCS
- 22 FAMILY F+B / WCS
- 30 PREMIUM GA CONCOURSE
- 40 PREMIUM GA F+B / WCS
- 153 HOSPITALITY ENTRANCE
- 154 PLAYER'S ENTRANCE
- 155 MEDIA ENTRANCE
- 156 AWAY FAN STAIR

Stadium Level 01 - Esplanade

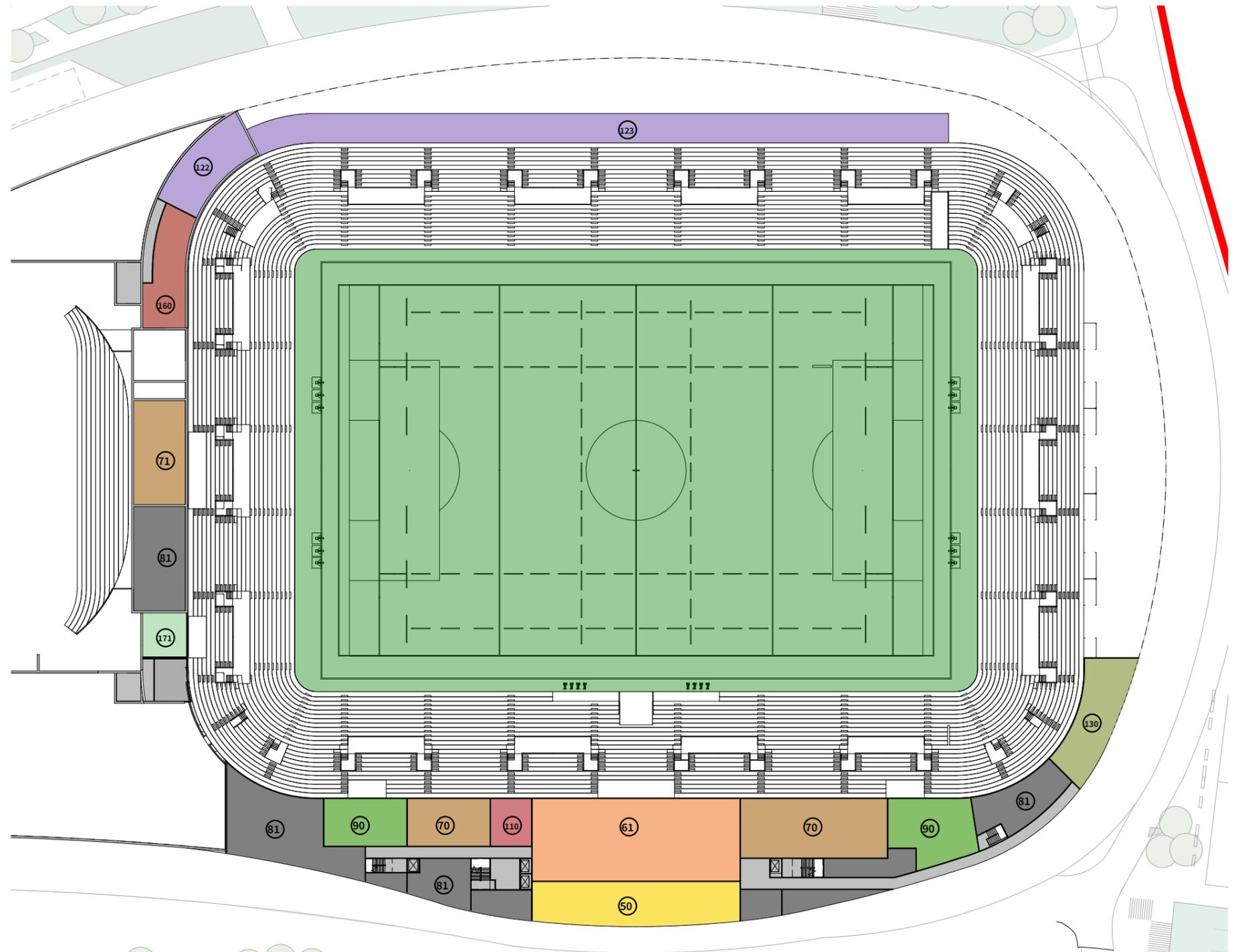
STADIUM - LEVEL 2

This 1st Floor level lends itself to the Premium Hospitality Lounges with views over the Field of Play and the sea to the east. This level also has room for AFC offices and Media Facilities.. The southern Lounge can share with the Ice Arena on alternate match days.

Main Facilities at this Level:

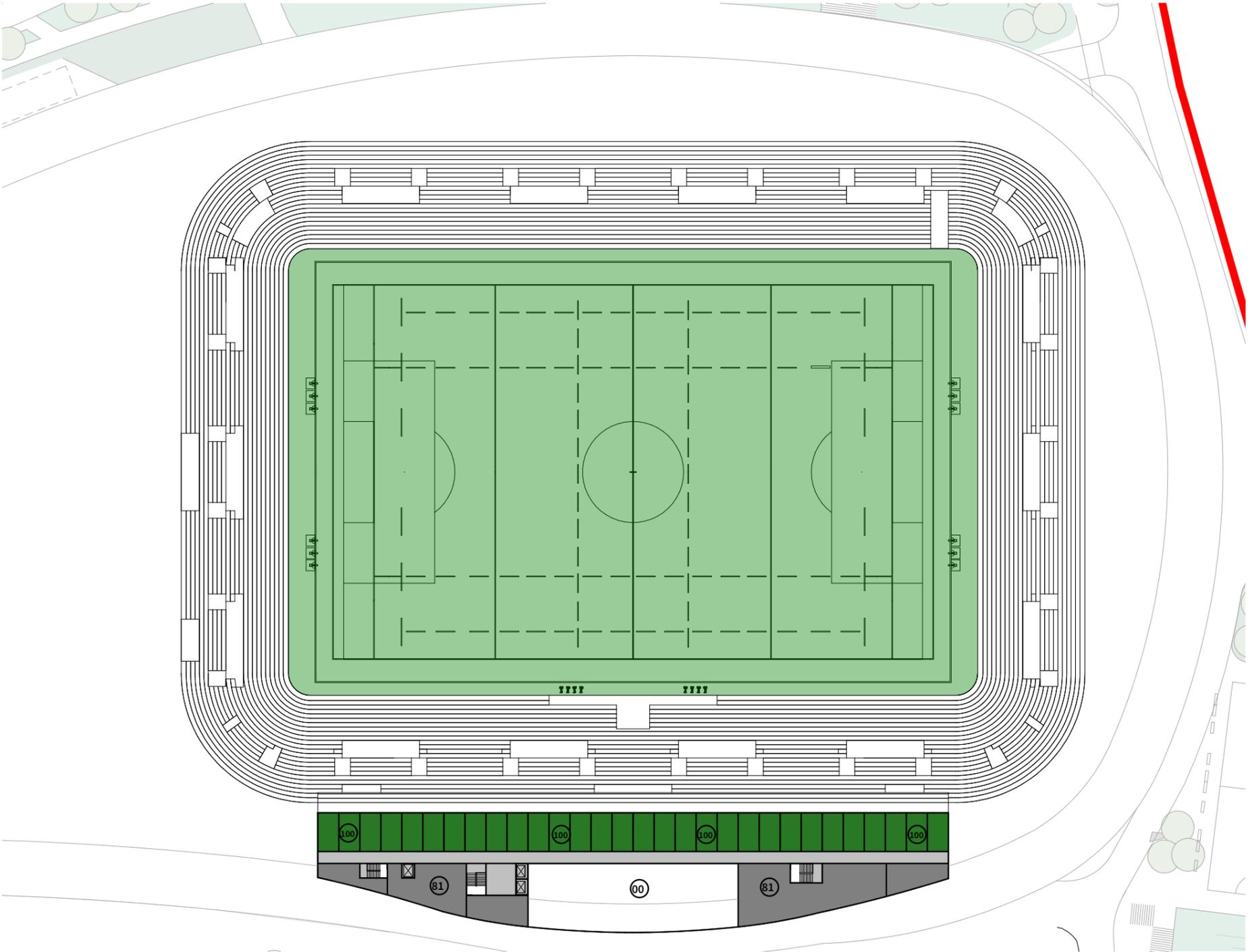
- Hospitality Lounges
 - Entry Level (Pitch Views)
 - Medium Level (Pitch views central location)
 - High Level (Sea Views central location)
- Shared Lounge with Ice Arena to south
- Club Offices (Kings Links views)
- Commentary Facilities and TV Studios
- Stadium Control Room
- Sensory Room (Pitch Views shared with Leisure Centre & AFCCT)

- 50 HIGH LEVEL LOUNGE
- 61 MID RANGE LOUNGE
- 70 ENTRY LEVEL LOUNGE
- 71 SHARED LOUNGE
- 81 CATERING / WCS
- 22 FAMILY F+B / WCS
- 90 HOSPITALITY LOGES
- 110 DIRECTOR'S LOUNGE
- 122 TV STUDIOS
- 123 CAMERAS
- 130 STAFF OFFICES
- 160 STADIUM CONTROL
- 171 SENSORY ROOM



STADIUM - LEVEL 3

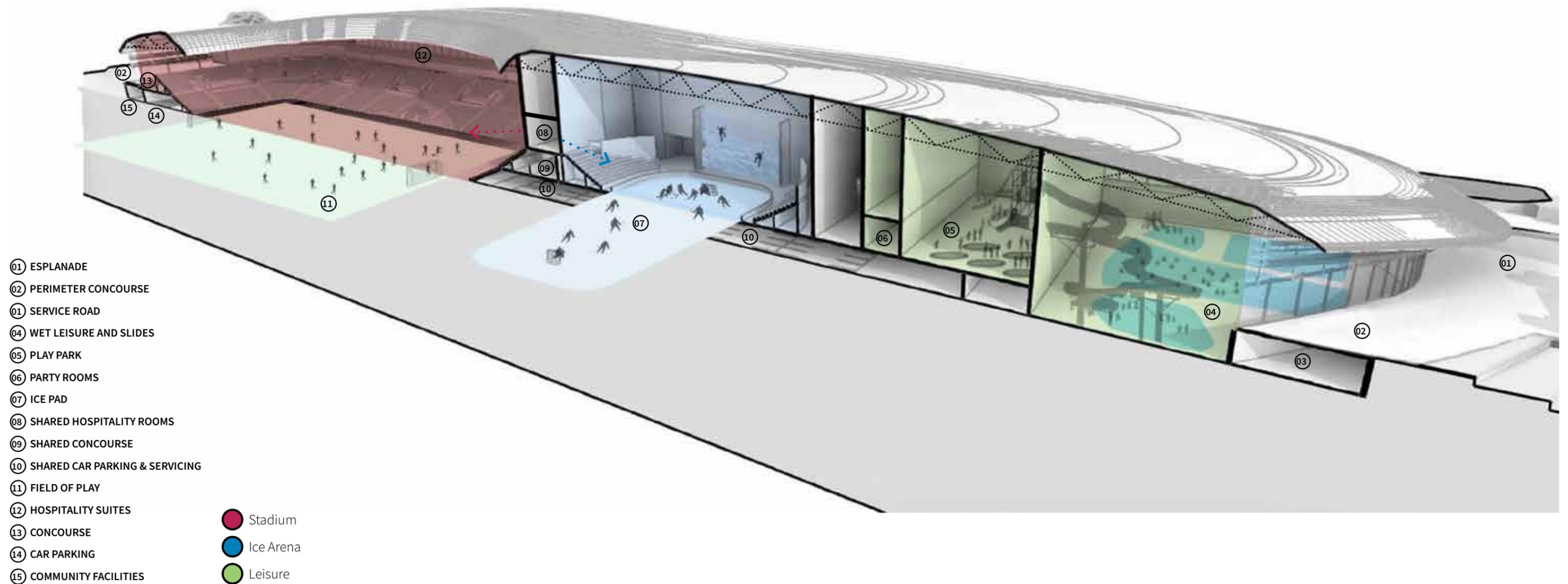
The highest level of the Stadium contains the Sky Boxes.



- 00 VOID OVER HOSPITALITY LOUNGES
- 81 STADIUM CONTROL
- 100 HOSPITALITY BOXES

COMBINED DEVELOPMENT - INDICATIVE CROSS SECTION

The indicative cross section below shows how the combined development sits under one roof with share facilities, servicing and car parking throughout.



LEISURE AREA SCHEDULE - PART 1

The schedules on the following pages are formed by extrapolating the notional areas from the initial stakeholder workshops and then converting these into a 'Target area' schedule.

Following submission of this report and review of the likely construction costs and relevant business plans the target area schedules will need to be amended if required and signed off to allow the design team to progress to the final layouts.

The 'Area' column represents the as drawn areas in the block plans on the proceeding pages. Moving forward once the facility mix is agreed and adjacencies tested these as drawn areas will be honed to meet the target areas as part of the concept development phase.

The Hospitality spaces associated with the Ice arena have been located adjacent to the south stand of the stadium to allow for back to back shared usage - these are itemised on this schedule.

Likewise the concourse spaces on the foot stadiums south stand can also be used by the ice arena for large capacity games - those areas are itemised on the stadium schedule on the page after the Leisure areas.

Room/Space	Area (m ²)	Target Area (m ²)	Comments
Health & Fitness			
H&F Vertical circ. to H&F	26		
H&F Vertical circ. to H&F	26		
Health & Fitness	1498	1455	
Spa	346		
Spa Terrace	142	140	
Spa/ Relaxation	354	700	
Health & Fitness	2392	2295	
Ice Arena			
2nd Ice Pad	587	590	
Equipment Room	24	15	
Hockey Team Changing	180	181	
Ice Pad	1770	1770	
Seating	502	375	
Seating	450	375	
Drying Room	102	102	
Game supervisor & timing, DJ, Control	88	40	
Ice resurfacers	48	47	
Office and Meeting Rooms	103	88	
Plant	107	98	
Skate room, Ticketing, Arena, Office & Control Area	95	95	
Storage	113	88	
Boot change	150	71	
Changing places	16	12	
F&B	101	375	(Target includes shared F&B)
First Aid	18	17	
Gym / Warm Up Area	133	136	
Ice Arena Shop	95	30	
Other changing areas	273	250	
Skate Hire	37	30	
WC	80	80	
VIP Box	28	24	
Ice Climbing Wall	95	95	
Ice Arena Total	5195	4984	
Ice Arena Shared with Stadium			
Hospitality	180	180	To add to the stadium Hospitality mix and total areas
Hospitality Facilities	181	180	
Ice Arena Shared with Stadium	361	360	Note that the shared concourse & support area is counted in stadium areas

LEISURE AREA SCHEDULE - PART 2

It is anticipated that the Sensory centre and crèche could be shared with AFCCT and the Stadium itself with at least one of the rooms overlooking the football pitch for use during match days.

Room/Space	Area (m ²)	Target Area (m ²)	Comments
Indoor Play Park			
Indoor Play Park, Trampoline, soft play etc..	691	690	
Support for play park, Party rooms etc..	215	207	
Support for play park, Party rooms etc..	215	207	
Ice Arena only	1121	1104	
Sensory			
Creche / Sensory centre	444	350	
Sensory sky box	64	50	Shared with stadium for family and disabled children's use on match days
Sensory Total	508	400	
Wet Leisure			
Indoor Surfing	300	300	
Slides and Features	506	500	
Wet Change	751	750	
Wet Leisure	1504	1500	
Plant, Maintenance, Store	325	325	Target to be advised
Pool Filtration	325	325	Target to be advised
Wet Leisure Total	3711	3700	
Shared Entrance			
Main Entrance / Café	553	350	Allowance for ice and leisure
Shared Entrance Total	553	350	
Sub total of usable areas	13841	13193	
Circulation			
Circulation	48		
Circulation	413		
Circulation	241		
Circulation / Servicing	83		
Hall Circulation	340		
Kitchen	16		
Service / Store	25		
Vertical Circ	20		
Vertical Circ	33		
Vertical Circ	20		
Vertical Circ	33		
Vertical Circ.	23		
Vertical Circ.	21		
Vertical Circ.	23		
Vertical Circ.	21		
Vertical Circ.	23		
Vertical Circ. to Car Park, Wet Leisure & Servicing	21		
Circulation	390		
Circulation Total	1794	1649.125	Target area allows 12.5% for circulation
Net Total	15635	14842.125	
Gross Total (inc. allowance of 5% for walls and structure)	16416.75	15584.23125	

STADIUM AREA SCHEDULE

The schedules on the following pages are formed by extrapolating the notional areas from the initial stakeholder workshops and then converting these into a 'Target area' schedule.

Following submission of this report and review of the likely construction costs and relevant business plans the target area schedules will need to be amended if required and signed off to allow the design team to progress to the final layouts.

The 'Area' column represents the as drawn areas in the block plans on the proceeding pages. Moving forward once the facility mix is agreed and adjacencies tested these as drawn areas will be honed to meet the target areas as part of the concept development phase.

The Hospitality spaces associated with the Ice arena have been located adjacent to the south stand of the stadium to allow for back to back shared usage - these are measured in the Leisure areas.

Likewise the concourse spaces on the football stadium's south stand can also be used by the ice arena for large capacity games - these areas are measured here in the stadium schedule.

There is a list of all potential shared spaces between the two facilities at the base of the following page.

Name	Area (m ²)	Target Area (m2)	Comments
Player's / Officials - Level 0	715	630	
General Admission Spectators			
GA Concourse - Level 0	4782	2925	
GA Facilities - Level 0	1686	1500	
GA Away Concourse - Level 1	232	200	
GA Away Facilities - Level 1	112	100	
Premium GA Concourse - Level 1	1521	1200	
Premium GA Facilities - Level 1	444	600	
Total Spectaors	8777	6525	
Hospitality			
Entry Level Hospitality - Level 2	420	420	
Mid Range Hospitality - Level 0 - tunnel Club	178	180	
Mid Range Hospitality - Level 2	571	540	
High Level Hospitality - Level 2	298	200	
Boxes - Level 3	753	700	
Loges - Level 2	301	300	
Directors - Level 2	65	70	
Hospitality Support Facilities - Level 0 - Tunnel Club	117	120	
Hospitality Support Facilities - Level 2	722	670	
Hospitality Support Facilities - Level 3 - Sky Boxes	456	300	
Total Hospitality Areas	3881	3500	Excludes area counted as part of Ice Arena designed for shared use
Media			
Media - Level 0	152	225	
Media - Level 2	843	500	
Total Spectators	995	725	
Offices - Level 2	181	220	
Stadium Control - Level 2	145	140	Proposed shared use to also control Ice arena and remote leisure functions
Circulation			
Circulation - Level 0	453	371	
Circulation - Level 1	362	880	
Circulation - Level 2	383	404	
Circulation - Level 3	325	153	
Totla Circulation	1523	1808	
Plant			
Plant/Building servicing - Level 0	1629	1284	
Plant - Level 2	47	40	
Total Plant	1676	1324	
Net Total	17929	14952	
Gross Total (inc. allwance of 5% for walls and structure)	18825.45	15699.6	
Semi - External Areas			
Field of Play	10112	10112	
Seating Terrace	9032	9032	
Box Terrace	412	412	
Semi - External Areas Total	19556	19556	

ADDITIONAL AREAS - SHARED

This schedule of areas represents potential shared areas largely in addition to the core stakeholder requirements. The exceptions to this are the proposed CHP and AFC Shop and AFC Community Trust units.

the undercroft parking is a proposal to consolidate all the spaces hidden from the external landscaping. If this approach becomes unaffordable then surface parking for cars and coaches will be required externally.

Room/Space	Area (m ²)	Target Area (m ²)	Comments
Comercial/Community Opportunities			
Retail Unit 1 (AFCCT)	217		
Retail Unit 2 (Aberdeen FC Club Shop)	365		
Retail Unit 3	212		
Commercial Unit 4 (Ice and liesure)	95		
Commercial Unit 5 (Ice Bar)	88		
Commercial unit 6	194		
Commercial Unit 7 (Cafe / restaurant)	504		
Retail Net Total	1675		
Potential retail/community/opportunity			
Potential retail/community/opportunity		1727 TBC	
Potential retail/community/opportunity Total	1727		
Net Comercial / Community Additional Areas		3402	
Gross Total (inc. allowance of 5% for walls and structure)		3572.1	
Shared Undercroft			
Shared Broadcasting			
OB Compound	1725	1536	
Broadcasting total	1725	1536	Stadium outside broadcast shared with Ice
Parking and Servicing			
Servicing under zone 1 (Stadium)	1198		
Servicing under zone 2 (Leisure)	5033 TBC		
Car/Bus Parking under zone 1 (Stadium)	7282 TBC		circa 230 Car Parking spaces and 7 coaches, or circa 85 Car Parking spaces and 25 coaches
Car Parking under zone 2 (Leisure)	8819 TBC		circa 370 Car Parking spaces
Servicing and Parking Total	22332		
Combined Heat and power			
CHP	409		
CHP	683		
Combined Heat and Power Net Total	1092		

SHARED AREAS

This schedule lists spaces already identified in the previous pages but that are designed to be fully shared between venues allowing for shared funding across the scheme.

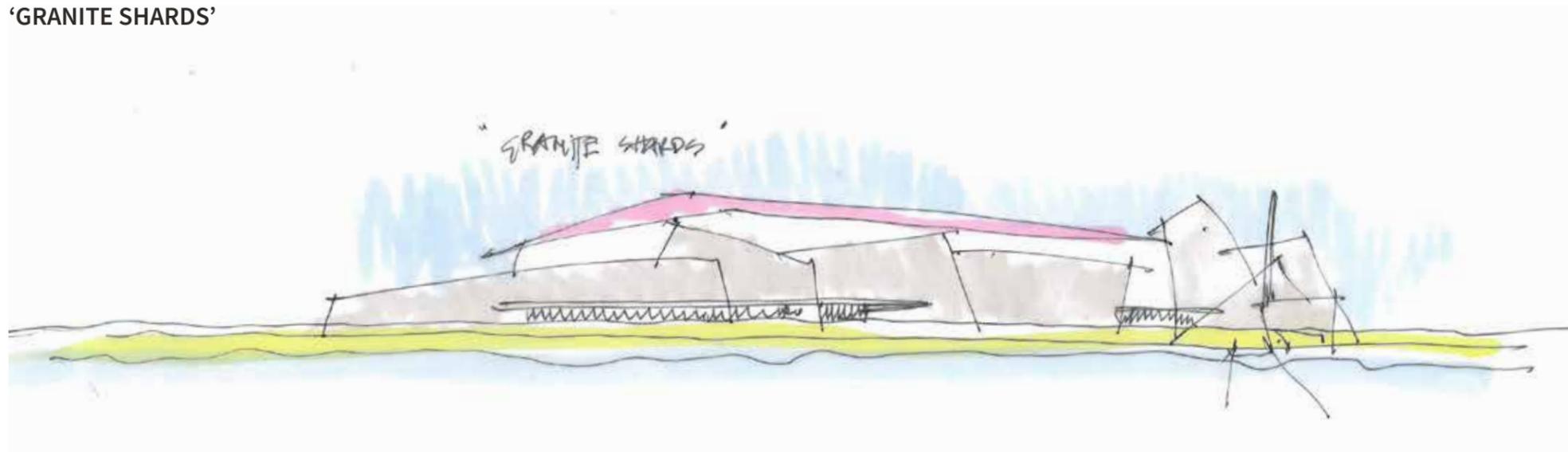
Room/Space	Area (m ²)	Target Area (m ²)	Comments
Hospitality	180	180	
Hospitality Facilities	181	180	
Shared F&B & Facilities	237	375	Target area is achieved using additional F&B facilities in the Ice arena
Shared Concourse	310	375	Target area is achieved using additional circulation in the Ice arena
Game Suprevisor & timing, Dj Control Room	88	40	
Shared Sensory Sky Box	64	64	
Remaining GA Concourse	4782	2925	Non-matchday community use
Premium GA Concourse	1521	1200	
Net Total	7363	5339	
Gross Total (inc. allowance of 5% for walls and structure)	7731.15	5605.95	

List of area which can be dual shared spaces. These areas are already counted in the Leisure and Stadium areas

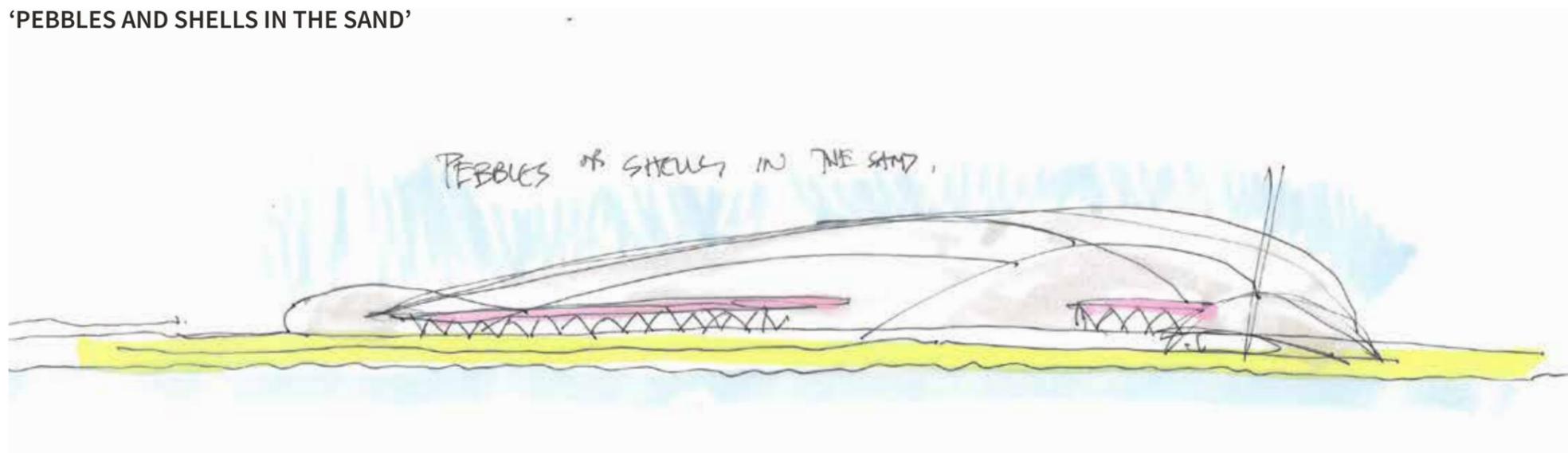
Key
Shared between ice Arena and Stadium
Shared between Creche (sensory center) and Stadium
Shared between Stadium / community / markets and events

EARLY FORM STUDIES

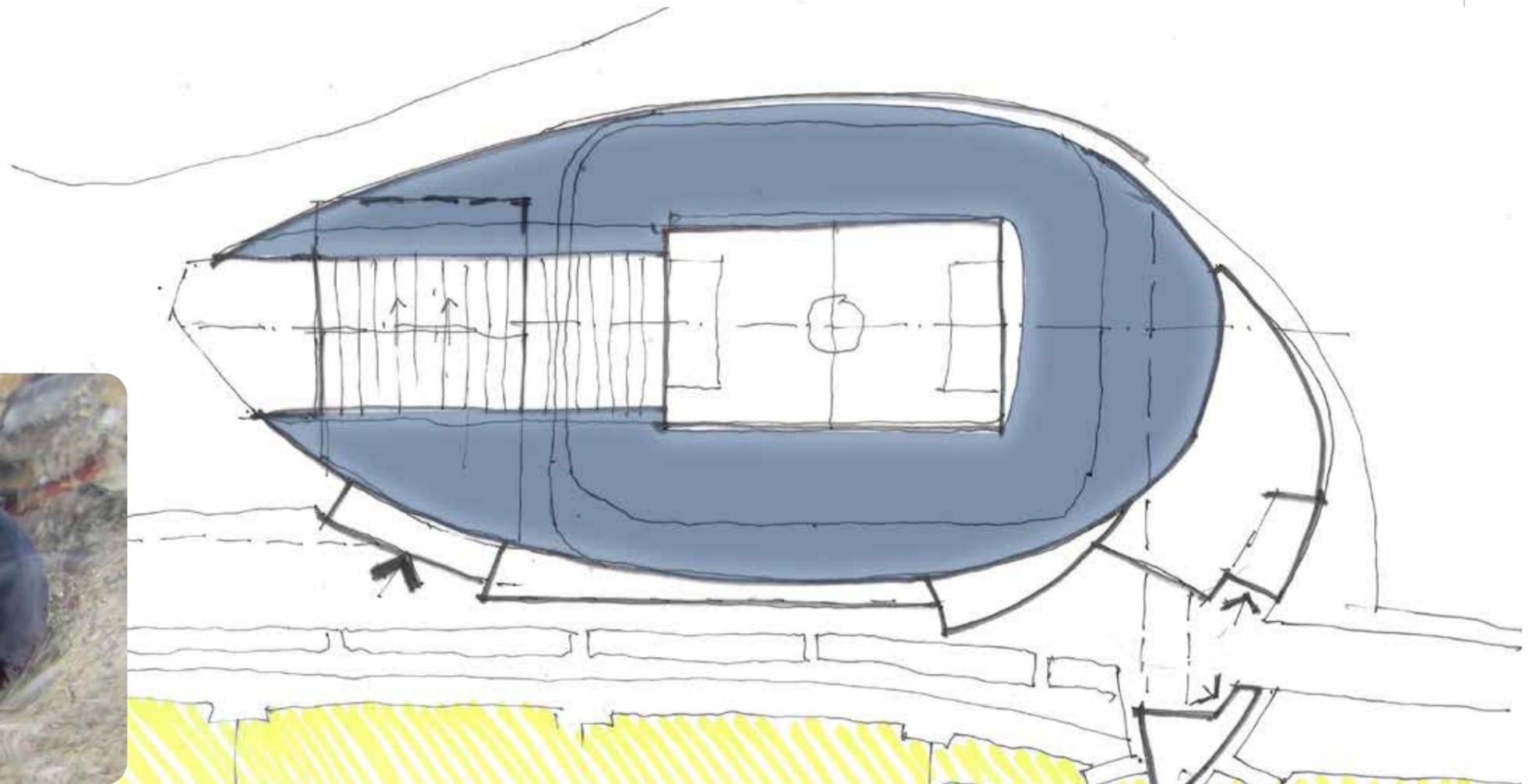
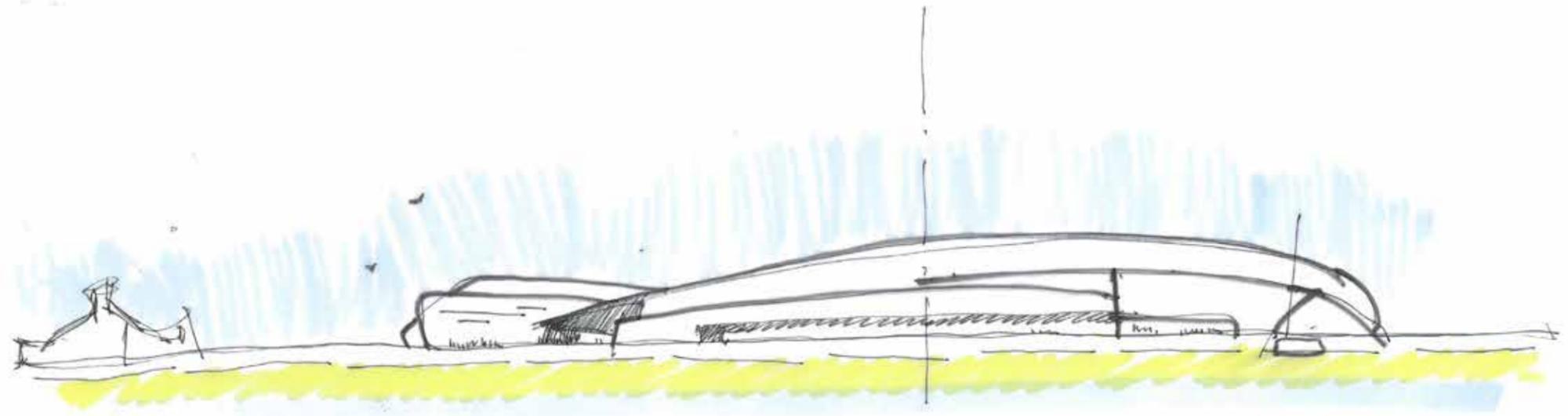
'GRANITE SHARDS'



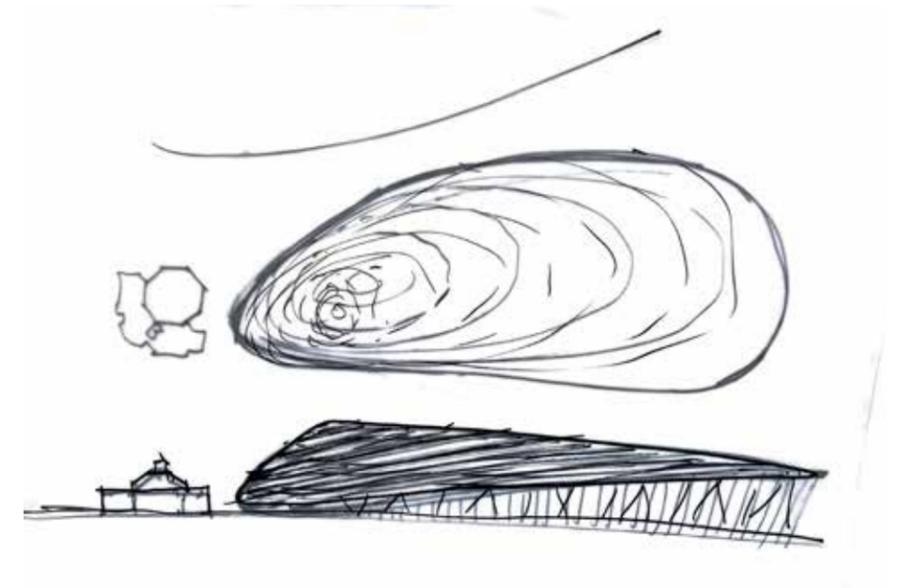
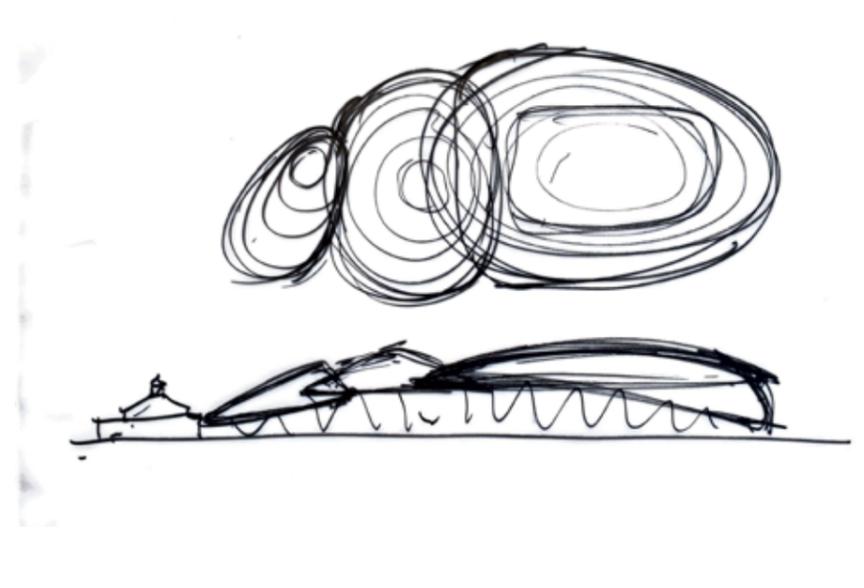
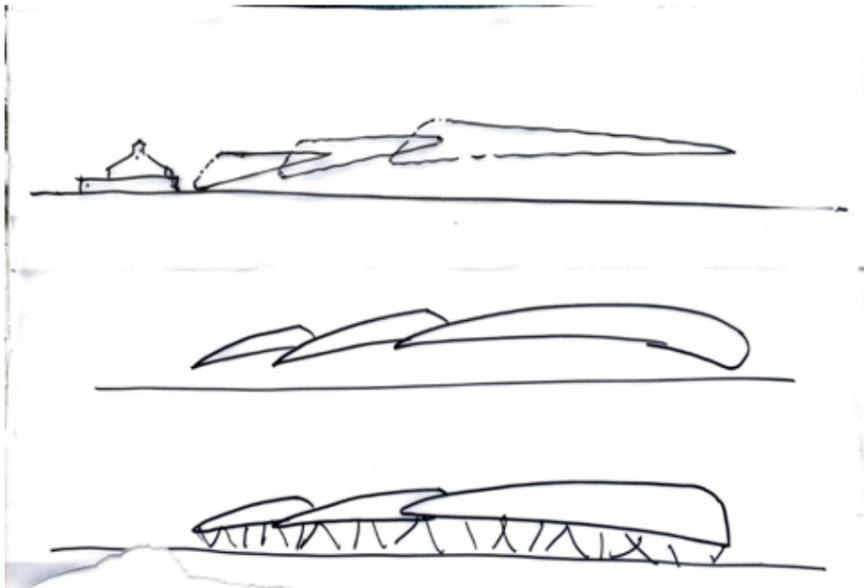
'PEBBLES AND SHELLS IN THE SAND'



EARLY FORM STUDIES



MUSSEL SHELL AS FORM



PRECEDENT IMAGES



Active frontage on podium deck - Brentford FC (AFL)



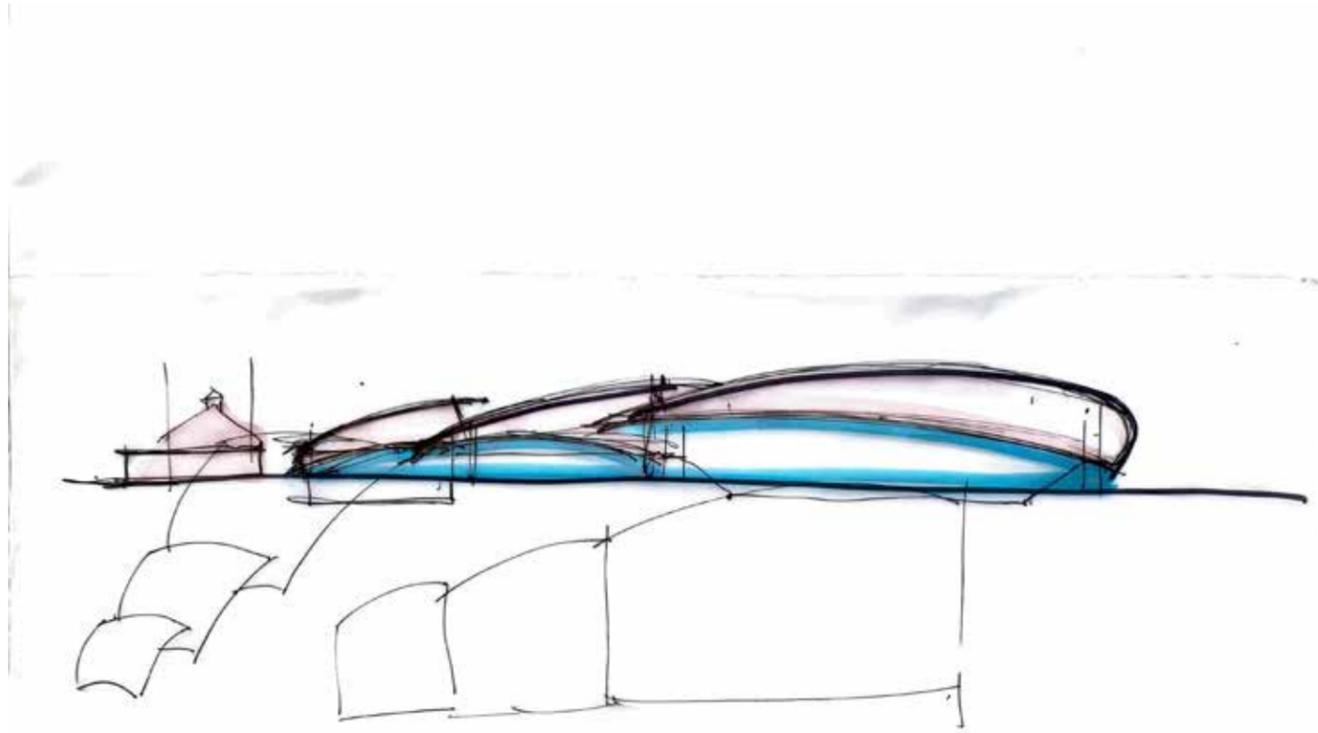
Coastal Park podium, Swansea Arena - Copr Bay (AFL)



Integrated podium deck - Tottenham Hotspur Stadium



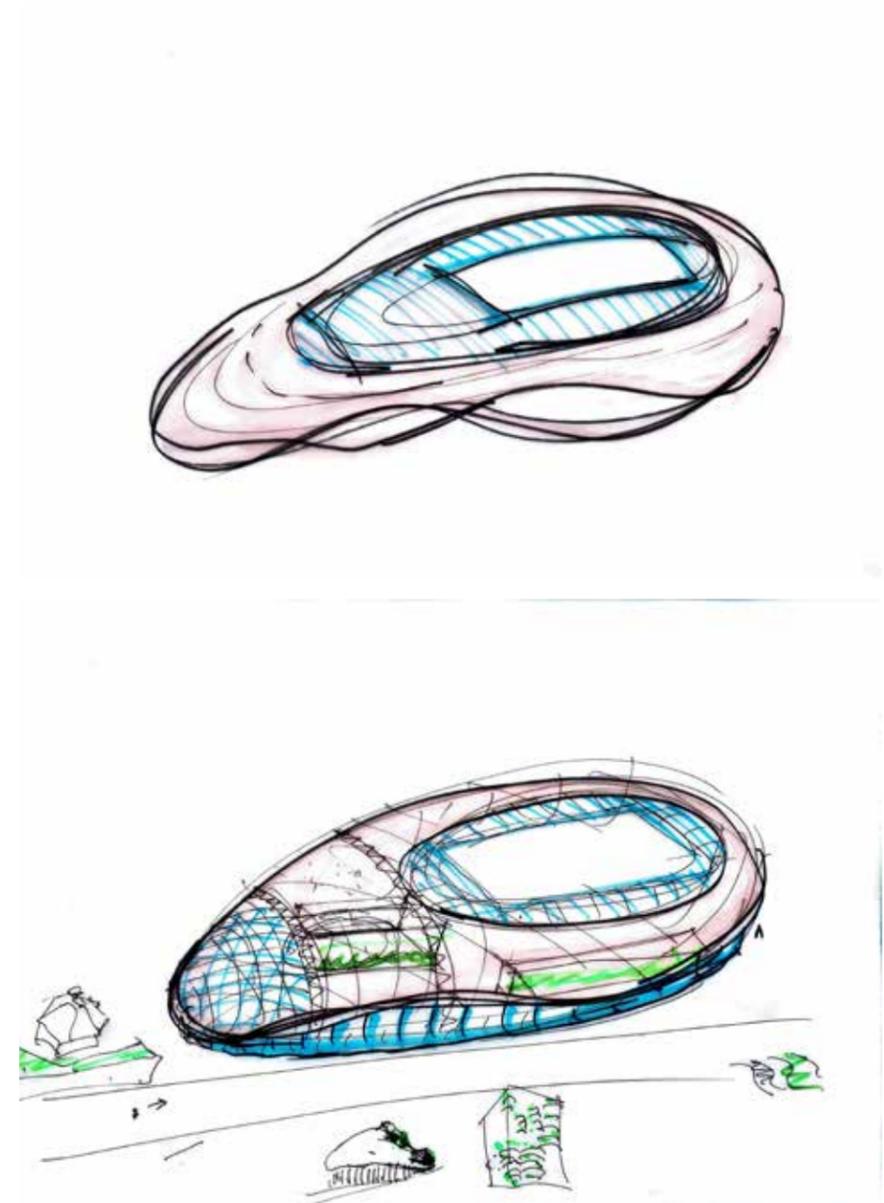
THREE PART OR SINGLE SHELL FORM



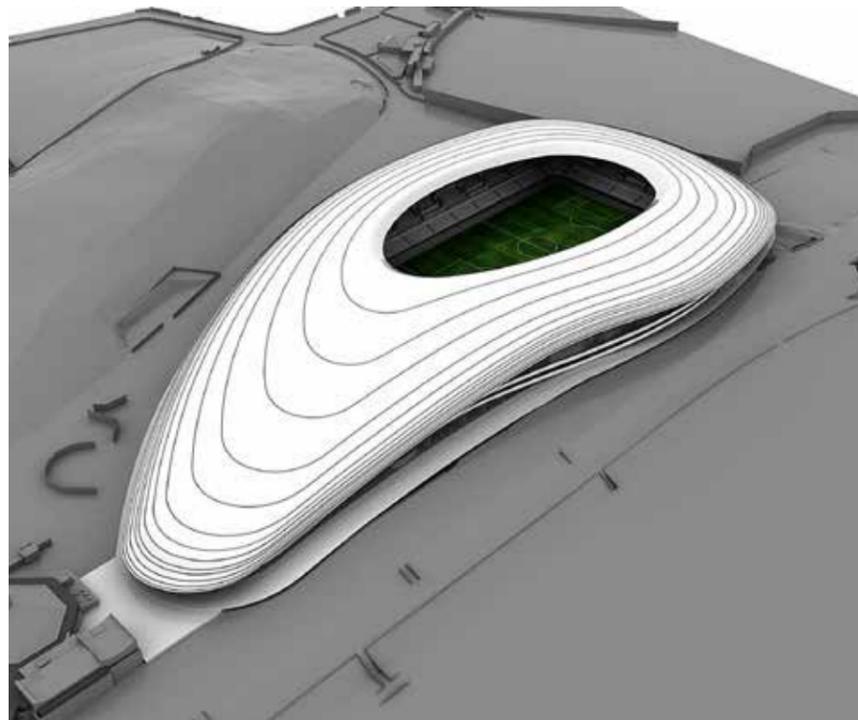
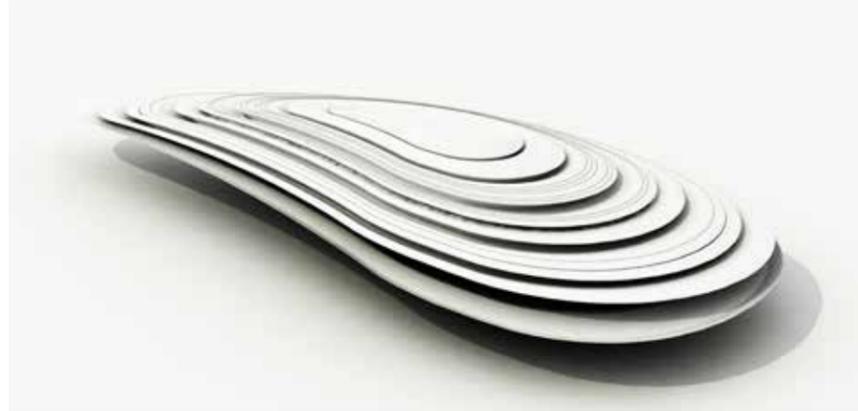
Multiple Forms



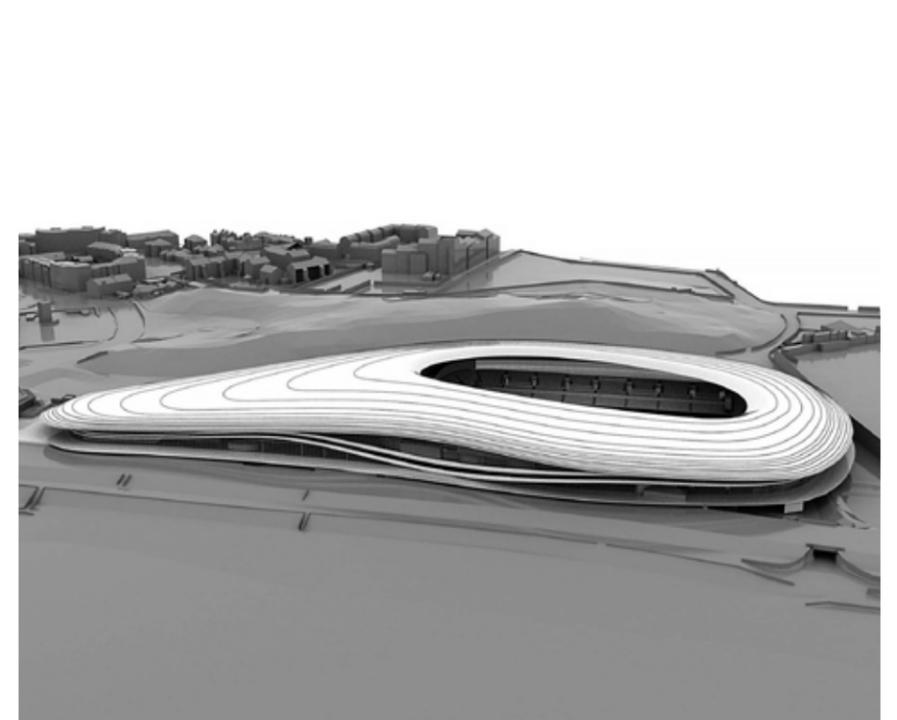
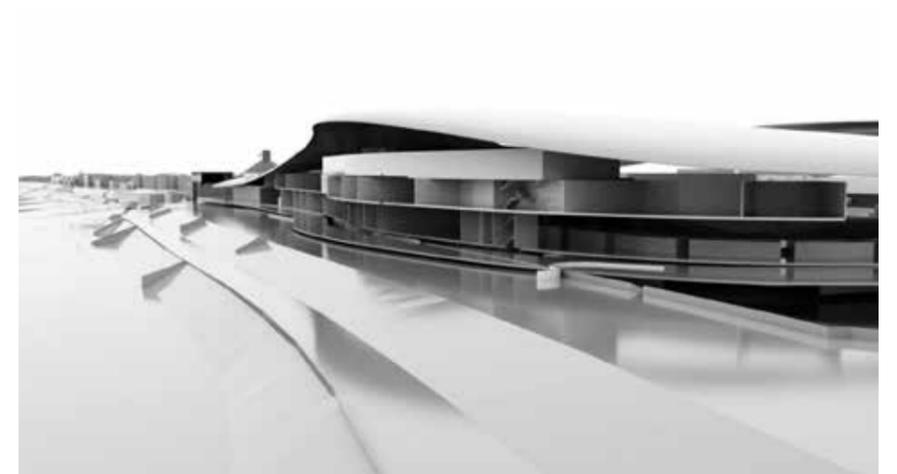
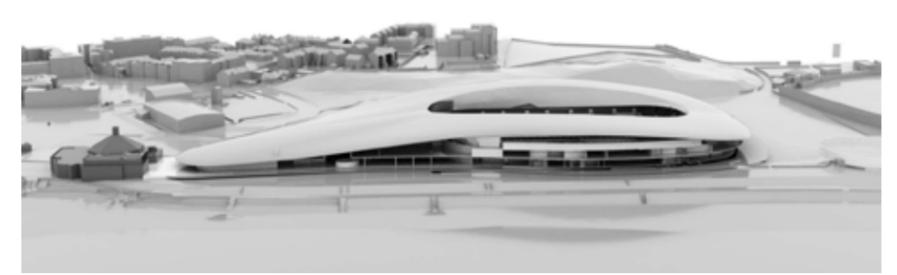
Single Form



MUSSEL SHELL DEVELOPMENT



Single form roof simplified - South East view



Single form roof simplified - East view showing contained room volumes

DEVELOPED FORM



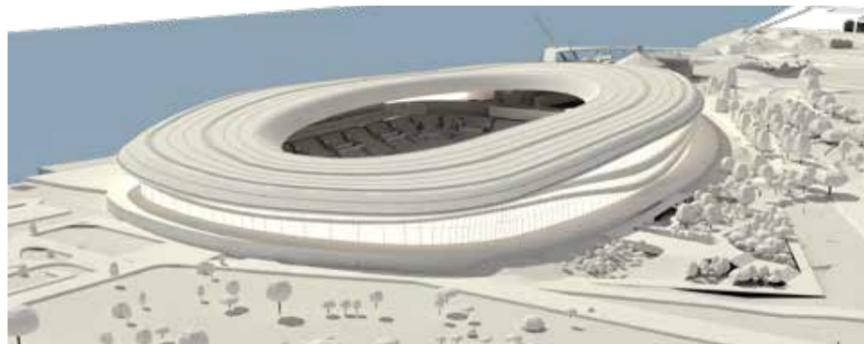
South Elevation



North Elevation



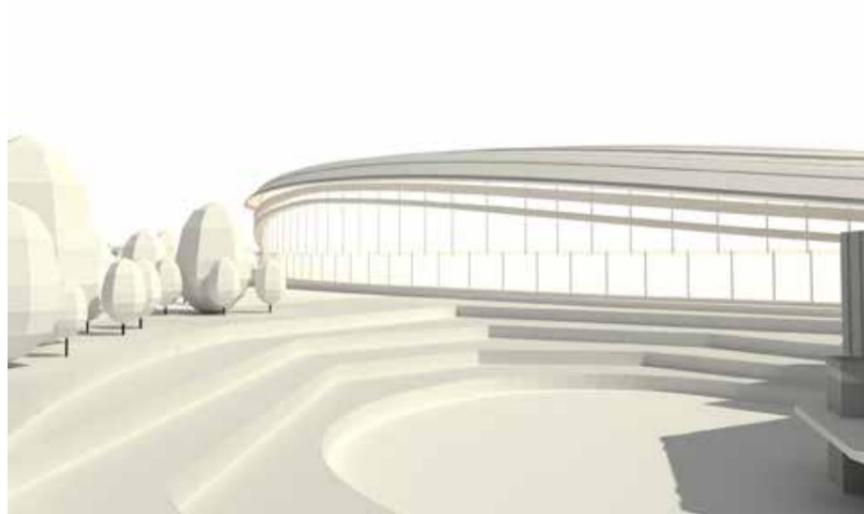
East Elevation



North West aerial view

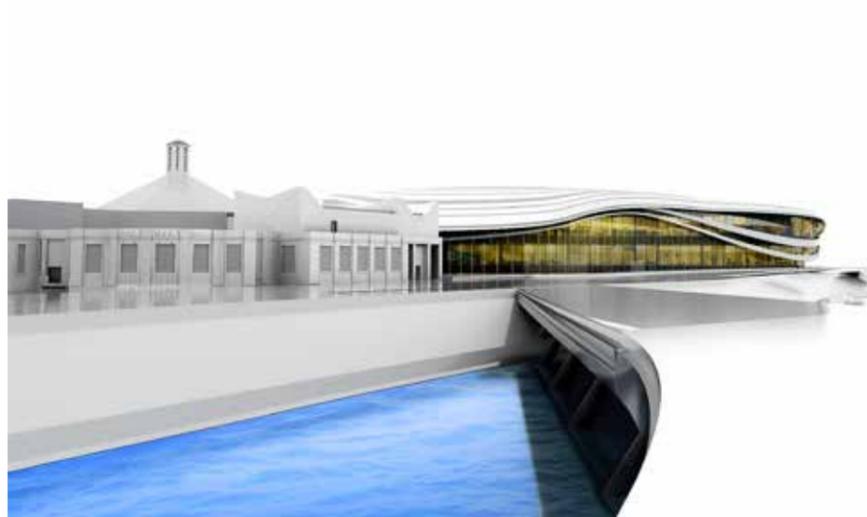


South West aerial view

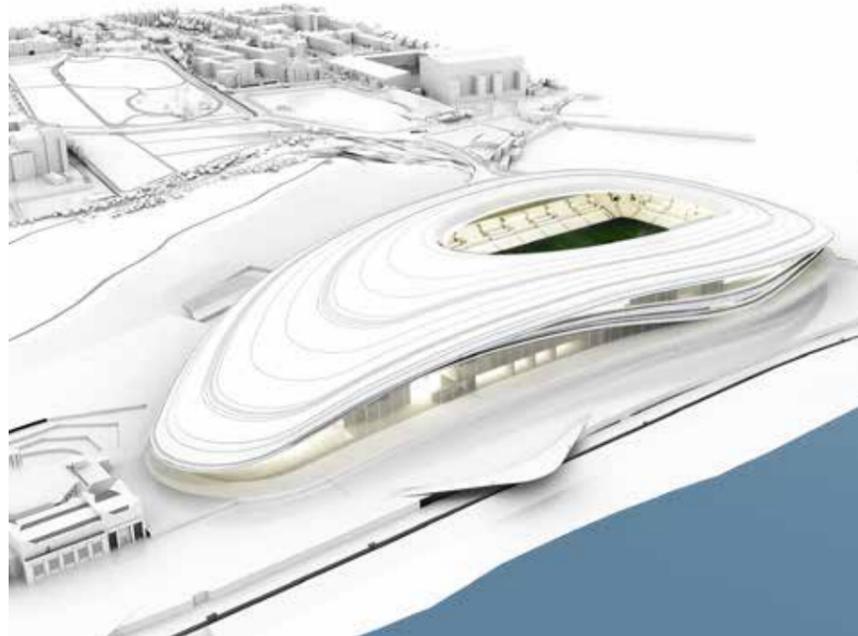


South view across secret garden behind Beach Ballroom

DEVELOPED FORM



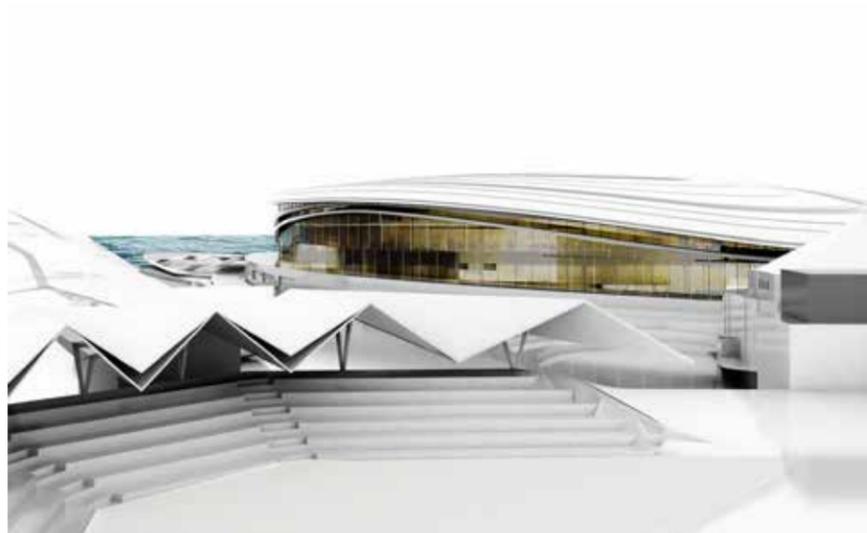
South West view from Board walk past front of Beach Ballroom



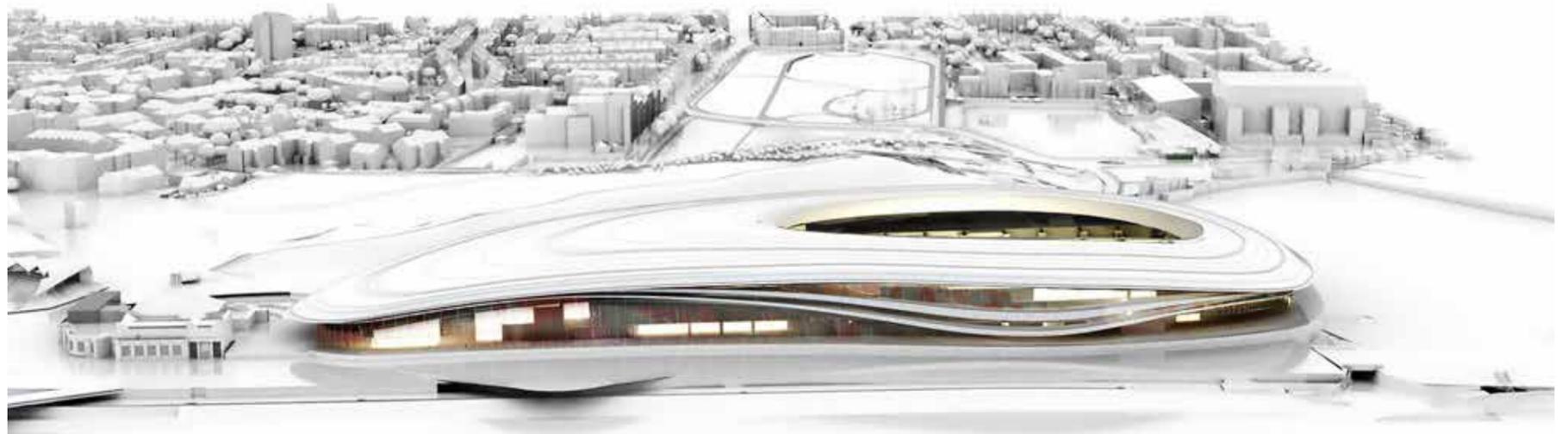
South East aerial view



North East aerial view



South view from Queens Links new park



East aerial view

VISUALISATION

