

4.4 Athletics Stadium

A Historic Stage, Set for Tomorrow’s
Champions



4.4.1 Design Approach

The Crystal Palace Athletics Stadium is a much-loved landmark with a distinguished sporting legacy, forming a central element of the Crystal Palace National Sports Centre and the wider park landscape. While the stadium continues to be valued by athletes, spectators and the local community, many of its facilities no longer meet contemporary expectations for accessibility, comfort, safety and event operation.

The proposed works seek to restore, complete and enhance the stadium so that it can continue to operate as a internationally significant athletics venue, capable of hosting major events while supporting high-quality day-to-day community use. The design approach is founded on sensitive refurbishment rather than wholesale replacement, retaining the clarity of the original 1960s conception while addressing long-standing functional and spatial constraints.

At the heart of the proposals is the ambition to complete the stadium bowl, reinforcing a sense of enclosure, atmosphere and coherence that was inherent in the original design intent but never fully realised. New and upgraded spectator routes are carefully integrated with the existing structure, improving legibility, inclusivity and safety while respecting the stadium’s architectural hierarchy and relationship with the surrounding park.

The approach places strong emphasis on inclusive design, ensuring step-free access, compliant spectator provision and improved facilities for athletes, officials and visitors of all abilities. Interventions are designed to be calm, robust and legible, avoiding visual clutter and prioritising long-term durability and ease of management. Sustainability is addressed through reuse of existing structures, targeted material upgrades and measures that support efficient operation and future adaptability.

West Stand

The West Stand is a defining element of the original 1964 stadium, characterised by its continuous, ground-bearing seating tier and strong relationship with the athletics track and elevated walkway. The design approach focuses on repair, rationalisation and sensitive enhancement, retaining the clarity and robustness of the original structure while addressing accessibility, circulation and spectator comfort.

Interventions are carefully integrated to improve step-free access, inclusive seating provision and sightlines, while respecting the architectural rhythm and material language of the stand. Where new elements are introduced, these are expressed as calm, legible insertions that sit comfortably alongside the existing fabric and reinforce the stands role as the primary historic anchor of the stadium bowl.

Jubilee Stand

The Jubilee Stand, added in 1977 as a standalone structure opposite the West Stand, plays an important role in accommodating spectators and provides office and service space for both the Stadium and tenants. The design approach recognises the stand as a later but established layer in the stadium’s evolution, focusing on functional upgrades and improved integration rather than fundamental alteration. Targeted interventions enhance accessibility, circulation and spectator experience, while improved connections to surrounding routes and seating help to strengthen its relationship with the wider stadium. Existing tenant office spaces within the stand are refurbished on a shell-and-core basis, providing flexible, compliant accommodation capable of adaptation to future operational or commercial requirements. Collectively, these measures support the completion of the stadium bowl, improving atmosphere and legibility during major events while maintaining a clear distinction between the original and later phases of development.

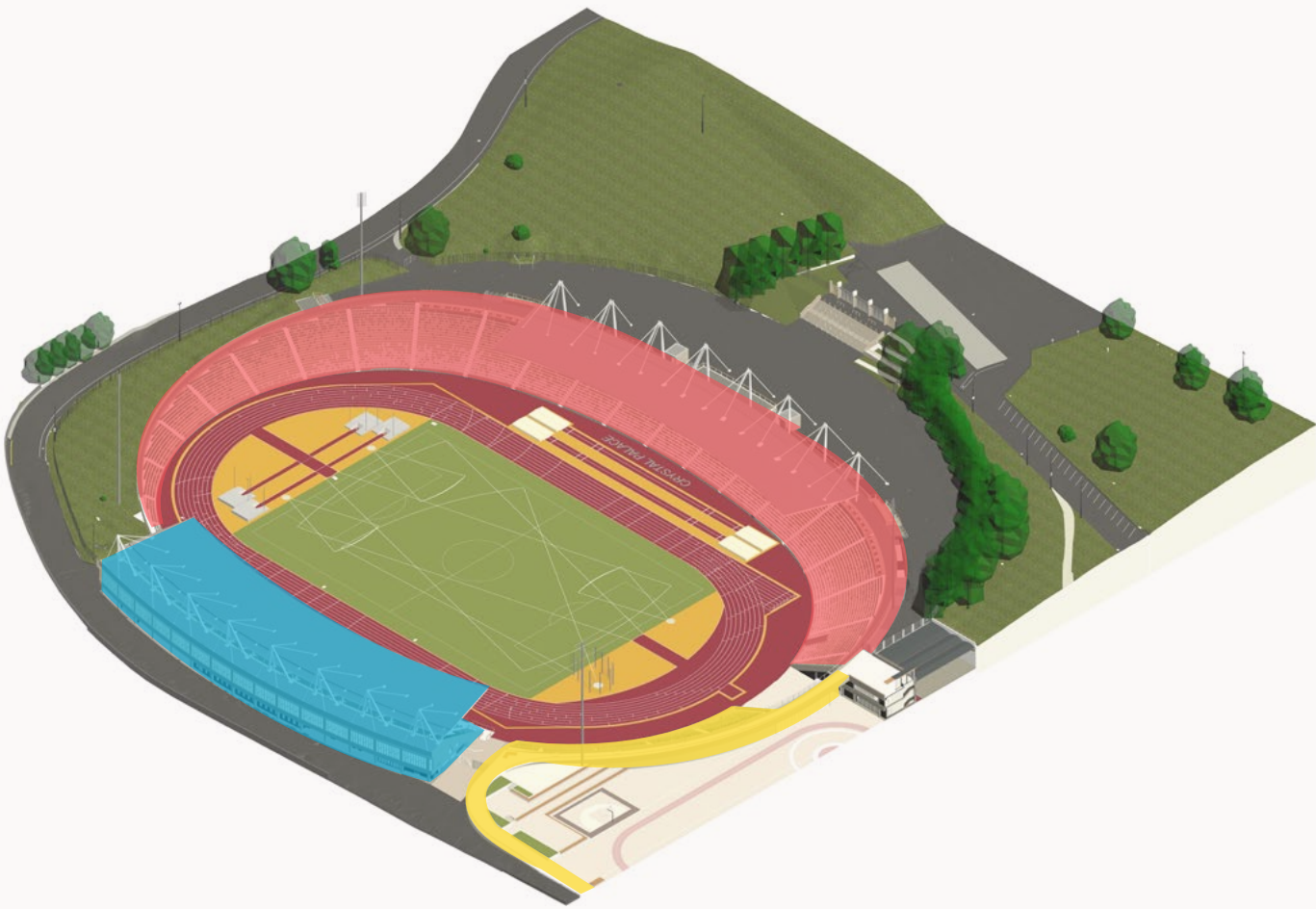
Key Design Objectives

- Restore the stadium’s role as a national athletics venue capable of hosting elite and international competition
- Improve accessibility, circulation and user experience for athletes, spectators and staff
- Upgrade facilities while protecting and revealing the stadium’s heritage significance
- Support a clear event strategy, enabling safe, efficient and flexible operation for major athletics events.

Together, these interventions secure the long-term future of the Crystal Palace Athletics Stadium as a high-quality, inclusive and resilient sporting venue, serving both community sport and elite competition for generations to come.

Athletics Stadium

- West Stand
- Completion of the bowl
- Jubilee Stand



Proposed - Axonometric of Athletics Stadium

West Stand

The West Stand is the principal historic frontage and ceremonial arrival point of the Crystal Palace Athletics Stadium. The design approach focuses on re-establishing clarity, civility and legibility to this arrival sequence while upgrading facilities to meet contemporary standards for accessibility, inclusivity and event operation. Interventions are targeted and proportionate, reinforcing the West Stand’s role as the primary point of entry to the stadium and a key architectural anchor within the park.

Reinstating the Entrance

The existing entrance condition has evolved incrementally and now lacks coherence, identity and civic presence. The removal of the original walkway and entrance structures and its replacement with palisade fencing has resulted in a defensive and visually cluttered threshold, with inconsistent signage and a poor sense of arrival that does not reflect the national significance of the stadium. The deep setback created by fencing and unused space in front of the entrance stair further distances visitors from the building, weakening both visual connection and spatial definition.

The proposals introduce a new civic entrance gateway that clearly signals arrival at the Athletics Stadium and restores the sense of orientation originally intended. The gateway is conceived as a welcoming threshold rather than a barrier, marking the transition from parkland to sporting precinct while maintaining openness and permeability. Its simple form, scale and materiality are carefully calibrated to respect the heritage significance of the West Stand and the character of the surrounding landscape, avoiding enclosure while providing a clear, identifiable point of entry.

Extended Upper Concourse and Activation

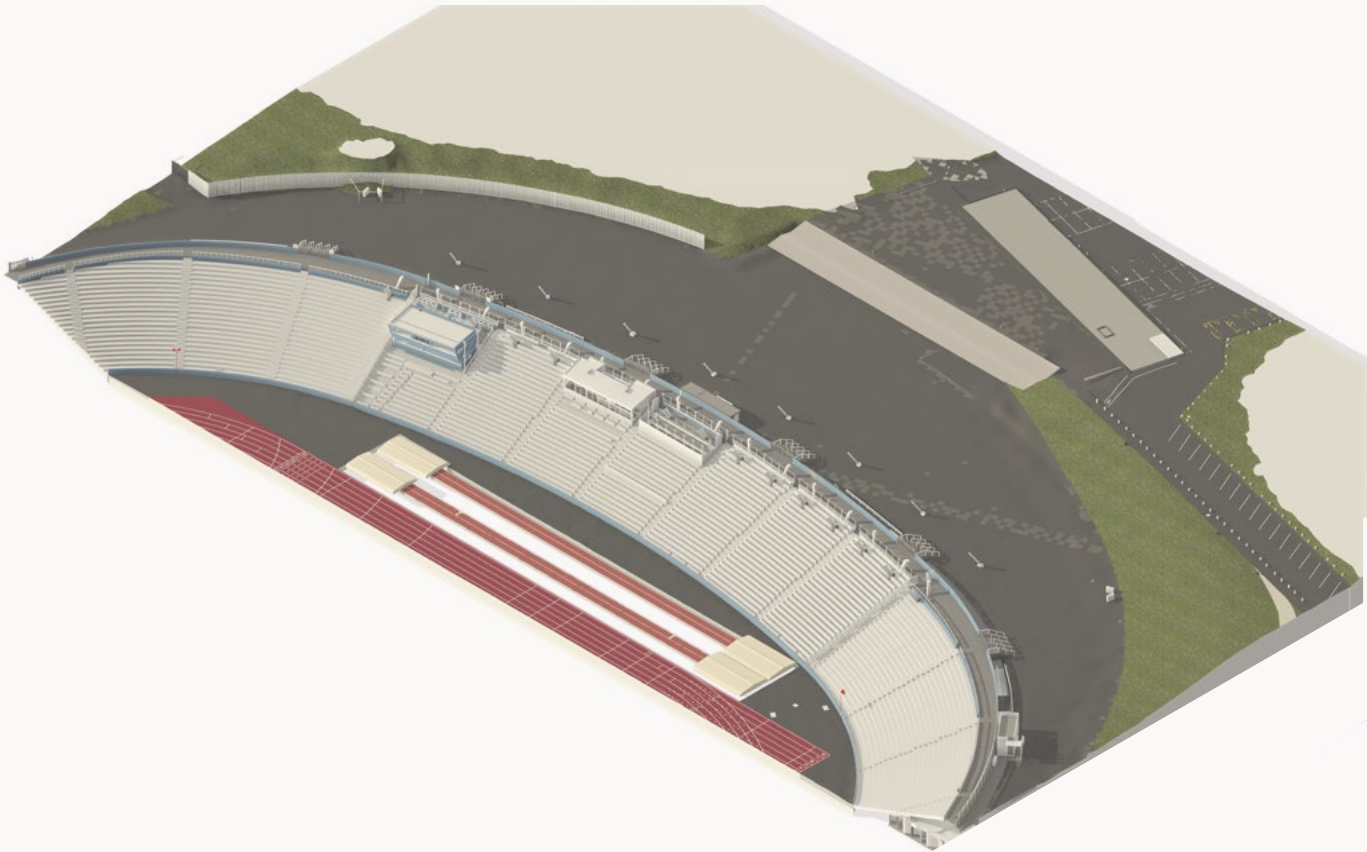
An extension to the upper concourse provides a flexible, multi-purpose space capable of supporting food and beverage, event activation and hospitality uses. Positioned centrally, the extended concourse forms an integral part of the spectator entry sequence, reinforcing clarity of movement from arrival through to seating. A centrally located viewing platform is incorporated within this space, including wheelchair-accessible positions, ensuring that premium viewing opportunities are available to all users and fully integrated within the main spectator environment.

Inclusive Seating and Wheelchair Platforms

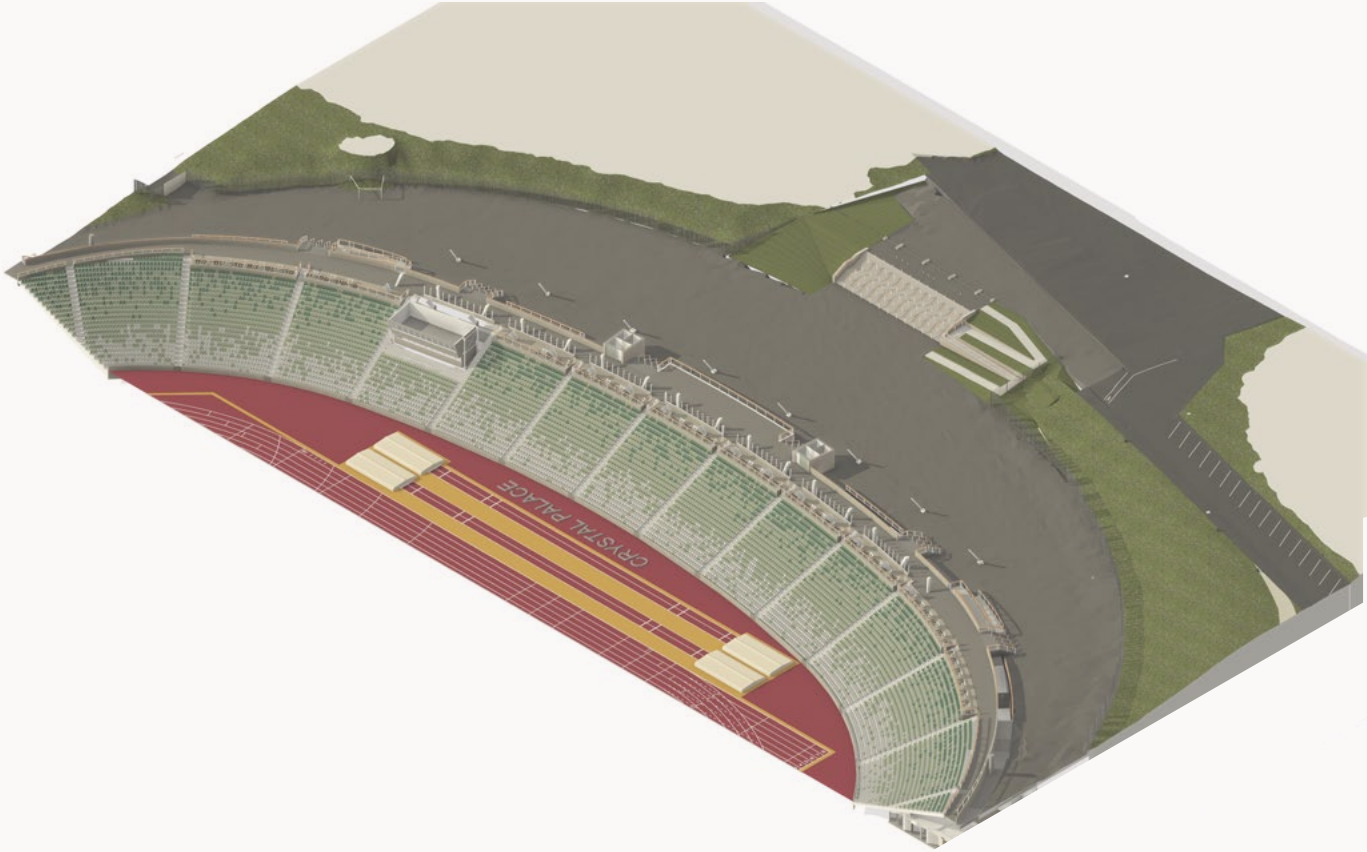
Improvements to inclusive seating provision are delivered through targeted modification of the existing structure. The parapet adjacent to the wheelchair platforms is locally cut back to widen access routes and improve circulation, allowing wheelchair users and companions to move safely and comfortably between concourse and seating areas. These interventions are carefully detailed to minimise impact on the historic fabric while delivering compliant, legible and dignified inclusive seating arrangements

Wayfinding and Legibility

Wayfinding is enhanced through a clear and coordinated approach to signage integrated with the architecture of the West Stand. The existing external screen is rationalised and replaced with a new screen to accommodate signage and wayfinding information in a consistent and highly legible manner. This approach reduces visual clutter, improves orientation for first-time visitors and supports efficient crowd movement during major events



Existing West Stand



Proposed West Stand

Accessible Ramps and Routes

New accessible ramps are provided to deliver step-free access between the external arrival areas, the West Stand concourse and the upper spectator levels. The ramps form part of a continuous, inclusive circulation route, integrated with general spectator movement rather than being segregated or secondary in character.

The primary entrance ramp is designed with a gentle 1:20 gradient and is integrated into the landscape, with a handrail provided to one side only to maintain openness and minimise visual impact. Two further ramps connect the West concourse to the upper concourse at a 1:15 gradient, leading directly to the wheelchair viewing platforms. Their location minimises travel distances to inclusive seating and associated facilities, supporting safe and dignified access for all users on both event and non-event days.

Accessible Toilets

New accessible toilets are introduced at upper concourse level, located to provide level access to the wheelchair viewing platforms. The permanent provision is designed to accommodate up to 60 wheelchair users, in line with guidance for major events. For full-capacity events, additional temporary accessible toilets will be positioned adjacent to the new ramps to ensure adequate and convenient provision.

Control Box Restoration

The existing two-storey control, timing and scoring box at the 100m finish line is retained and refurbished to provide a modern integrated facility. The approach focuses on reuse and adaptation of the existing structure, supporting both day-to-day athletics use and major competition events. This intervention forms part of the wider strategy to enhance operational capability while retaining established elements of the stadium’s functional and historic infrastructure.

Key Interventions

- 01

Entrance Gateway
- 02

New ramp and stair restoration
- 03

Extended upper concourse
- 04

Disabled toilets
- 05

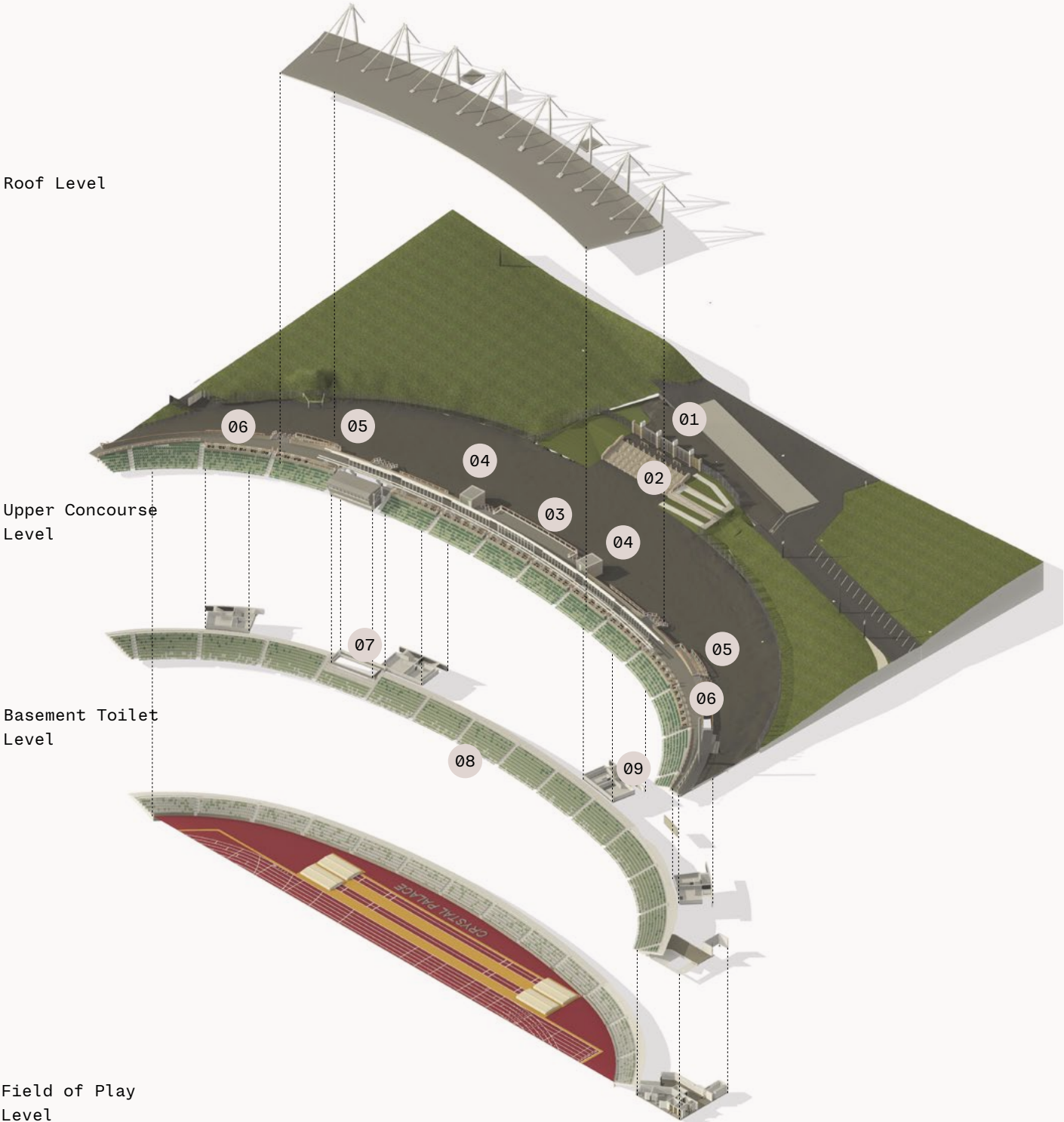
Ramps to upper concourse
- 06

Wheelchair viewing platforms
- 07

Restored control, timing and scoring box
- 08

New spectator seating
- 09

Restored spectator toilets



Exploded axonometric of the various levels of the west stand

Jubilee Stand

The Jubilee Stand forms the eastern side of the Crystal Palace Athletics Stadium and represents a later phase of the stadium’s development, constructed in 1977 as a standalone spectator structure. While functional in its current arrangement, the stand presents opportunities to improve accessibility, spectator experience and integration with the wider stadium. The design approach focuses on targeted refurbishment and reconfiguration, enhancing performance and inclusivity while retaining the stand’s established role and architectural presence.

New Façade and External Identity

A new façade is introduced to the Jubilee Stand to improve legibility, environmental performance and visual coherence. The existing elevation is rationalised to reduce visual clutter and provide a clearer architectural identity, supporting wayfinding and reinforcing the stand’s role within the completed stadium bowl. The façade design is robust and understated, ensuring durability and ease of maintenance while responding sensitively to the character of the wider sports complex and park setting.

Wheelchair Viewing Positions

New wheelchair viewing positions are integrated within the Jubilee Stand to provide inclusive, compliant and dignified spectator accommodation. These positions are located to offer clear sightlines to the track and field, with adjacent companion seating and direct access from the concourse. The layout ensures that wheelchair users are fully integrated within the main spectator environment rather than segregated, supporting an equitable experience during both community use and major events.

Accessible Concourses and Circulation

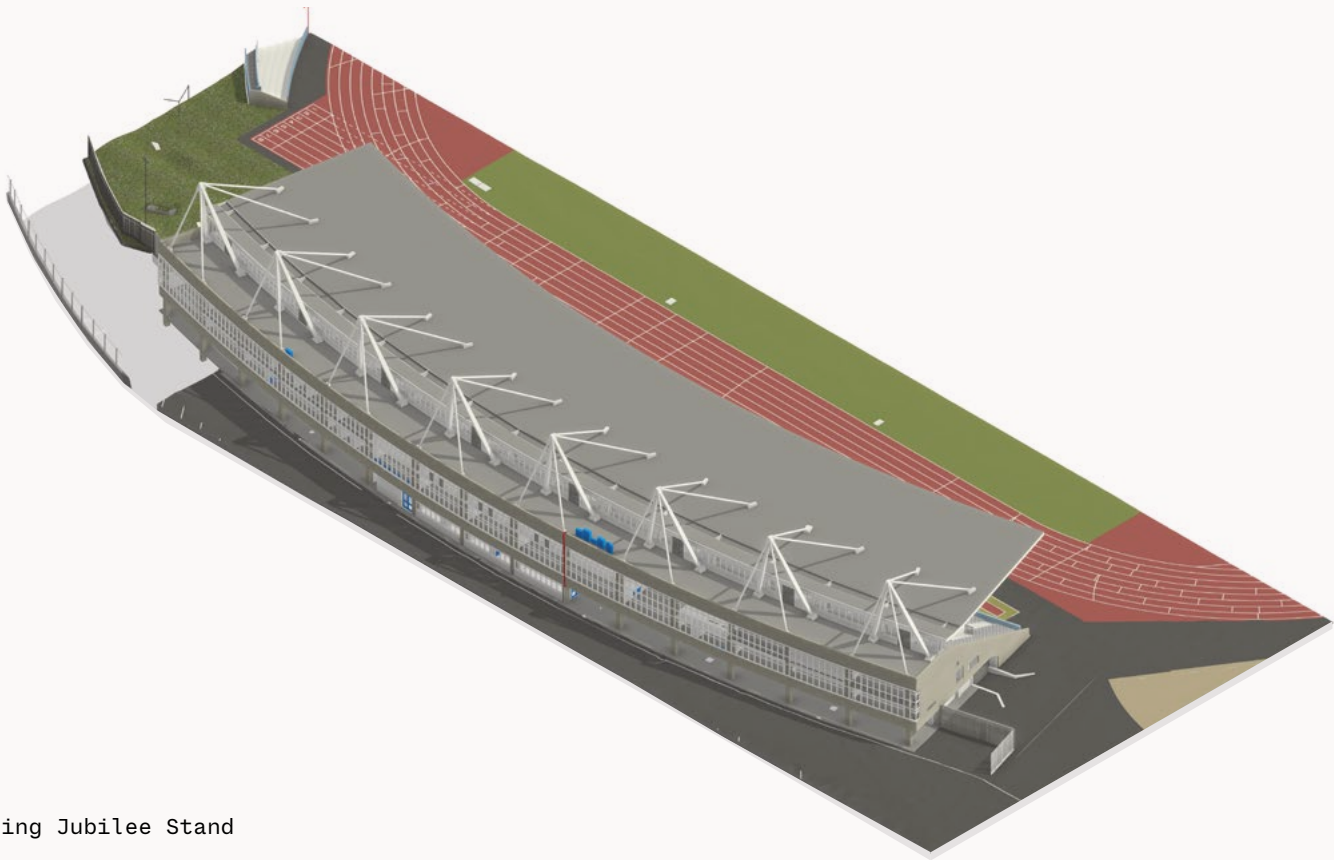
The Jubilee Stand concourses are reconfigured to improve clarity, capacity and accessibility. Step-free routes are provided throughout, with improved level changes, widths and surfaces to support safe and intuitive movement for all users. Circulation is simplified to reduce congestion at peak times and improve connections between entrances, seating areas and facilities. These upgrades enhance the legibility of the stand and strengthen its integration with the wider stadium circulation strategy.

Shell-and-Core Office Accommodation

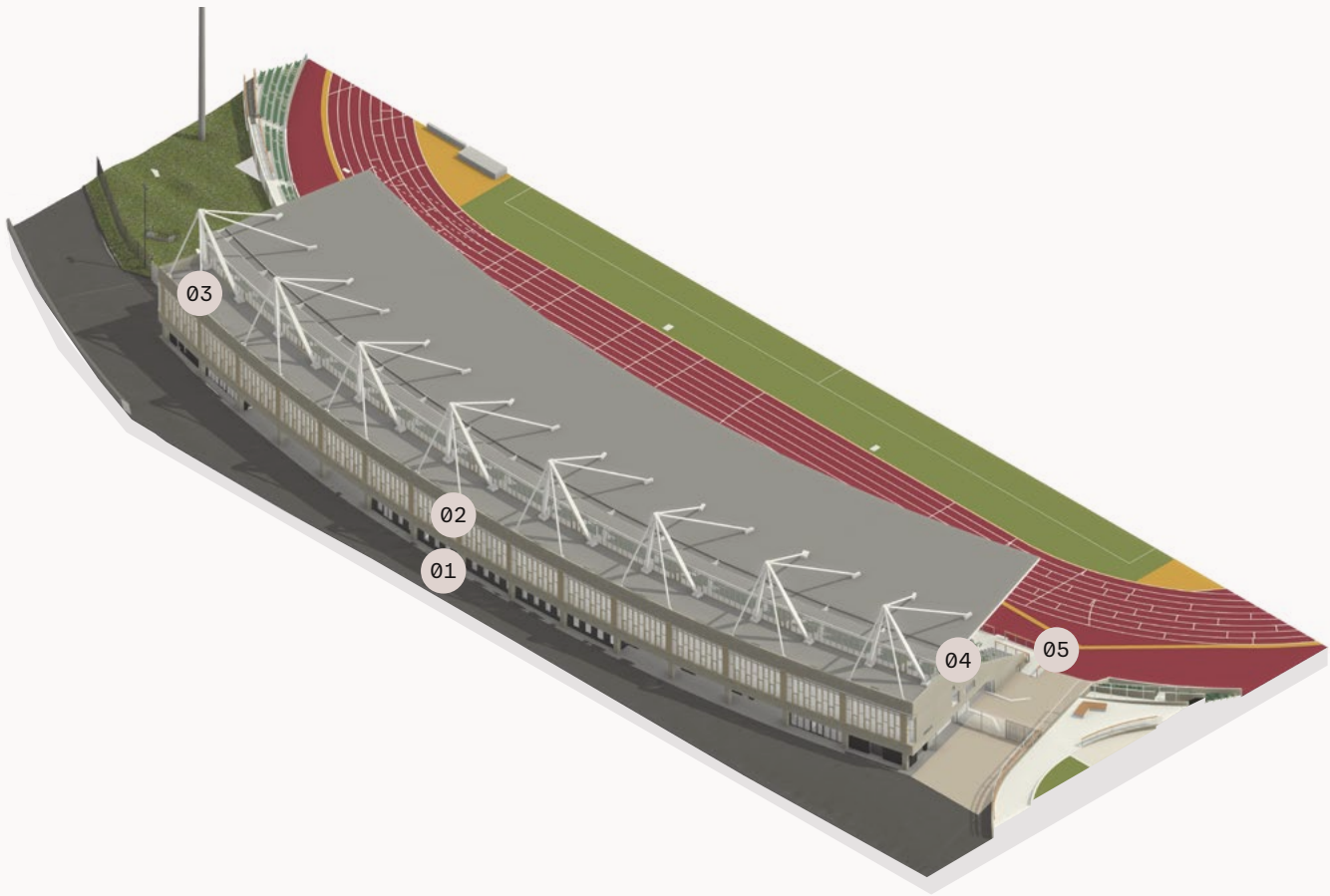
Existing office accommodation at ground and first floor levels within the Jubilee Stand is refurbished on a shell-and-core basis, providing flexible, adaptable space capable of supporting a range of future operational or commercial uses. The approach allows the structure, envelope and core services to be upgraded to current standards, while enabling future fit-out to respond to changing tenancy requirements. This strategy supports long-term adaptability and efficient estate management, while minimising intervention in areas not directly related to spectator use.

Key Interventions

- 01 New ground floor facade
- 02 New first floor facade
- 03 Roof level plant
- 04 New spectator seating
- 05 Wheelchair viewing platforms



Existing Jubilee Stand



Proposed Jubilee Stand

4.4.2 New Facilities and Spaces

West Stand Entrance

Gateway

The gateway is conceived as a calm, ordered civic marker and a contemporary interpretation of the colonnade or screen, defined by proportion, rhythm, and material honesty rather than ornament.

The proposal uses the entry and egress width requirements of the entrance to form five bays defined by powder coated steel posts with the overall entrance approximately 20 metres wide. This rhythm provides clarity, dignity, and flexibility for day-to-day use and major event conditions.

The design approach responds positively to this context by:

- Reinforcing the mid-century architectural language of the original sports centre without pastiche.
- Consolidating multiple elements (gates, lighting, signage) into a single, composed architectural intervention.
- Maintaining permeability and visual openness to the stadium appropriate to a public park setting.

Rather than creating a building or a defensive structure, the gateway is designed as:

- A frame to the stadium and landscape beyond
- A legible point of orientation
- A piece of robust civic infrastructure that will age well

Key

- 01 Spectator entrance gates
- 02 Side gates for day to day entry
- 03 Secure fence-line
- 04 Feature lighting (indicative)
- 05 Structure - Warm grey steel (indicative)
- 06 Signage Header - Warm grey steel (indicative)



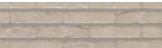
Proposed Entrance gateway

Entrance stairs and ramp

Inside the Stadium perimeter, the existing stairs are reshaped to match the gateway width, and an accessible ramp complements the entrance sequence.

Key

- 01



Limestone grey brick
- 02



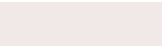
Exposed concrete
- 03



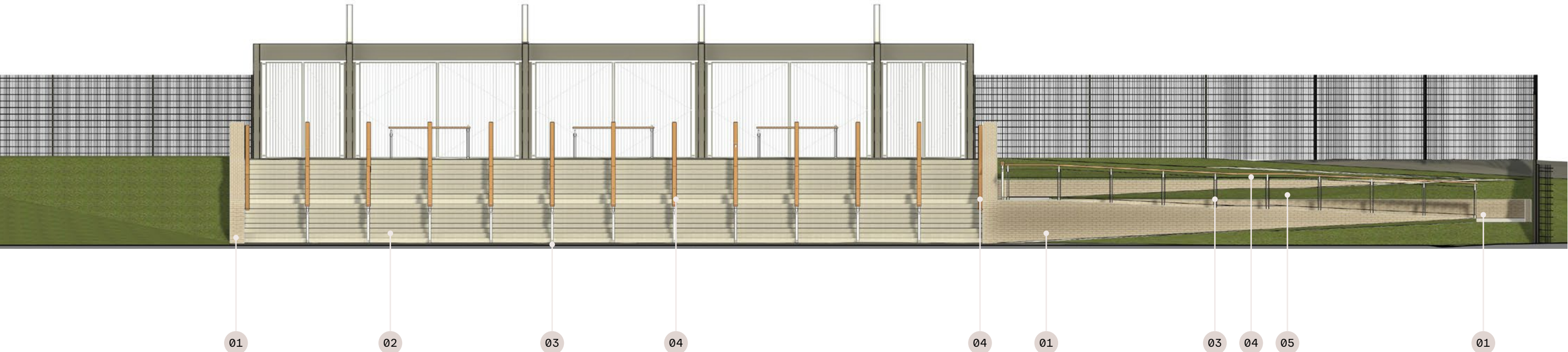
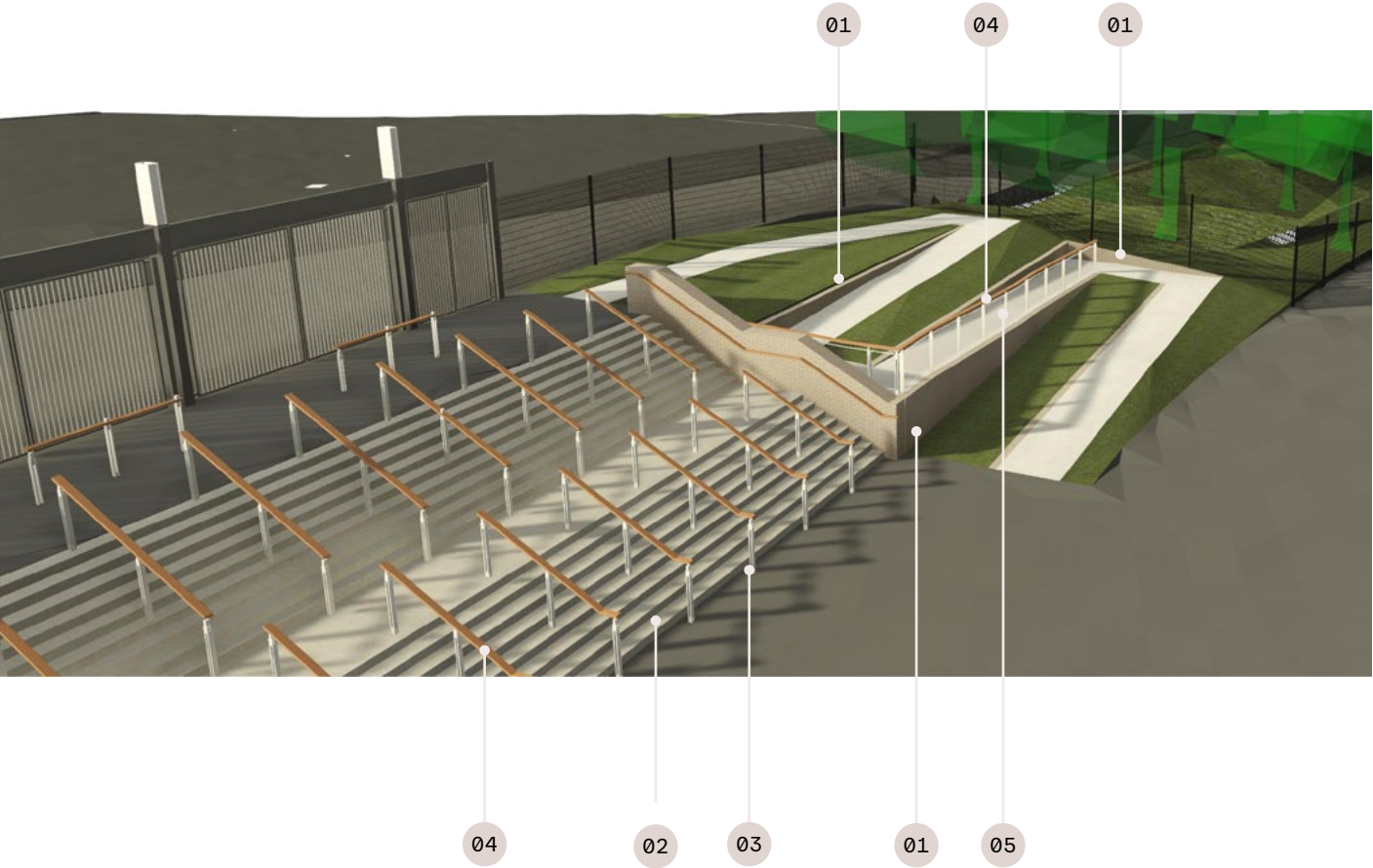
White powder coated balusters
- 04



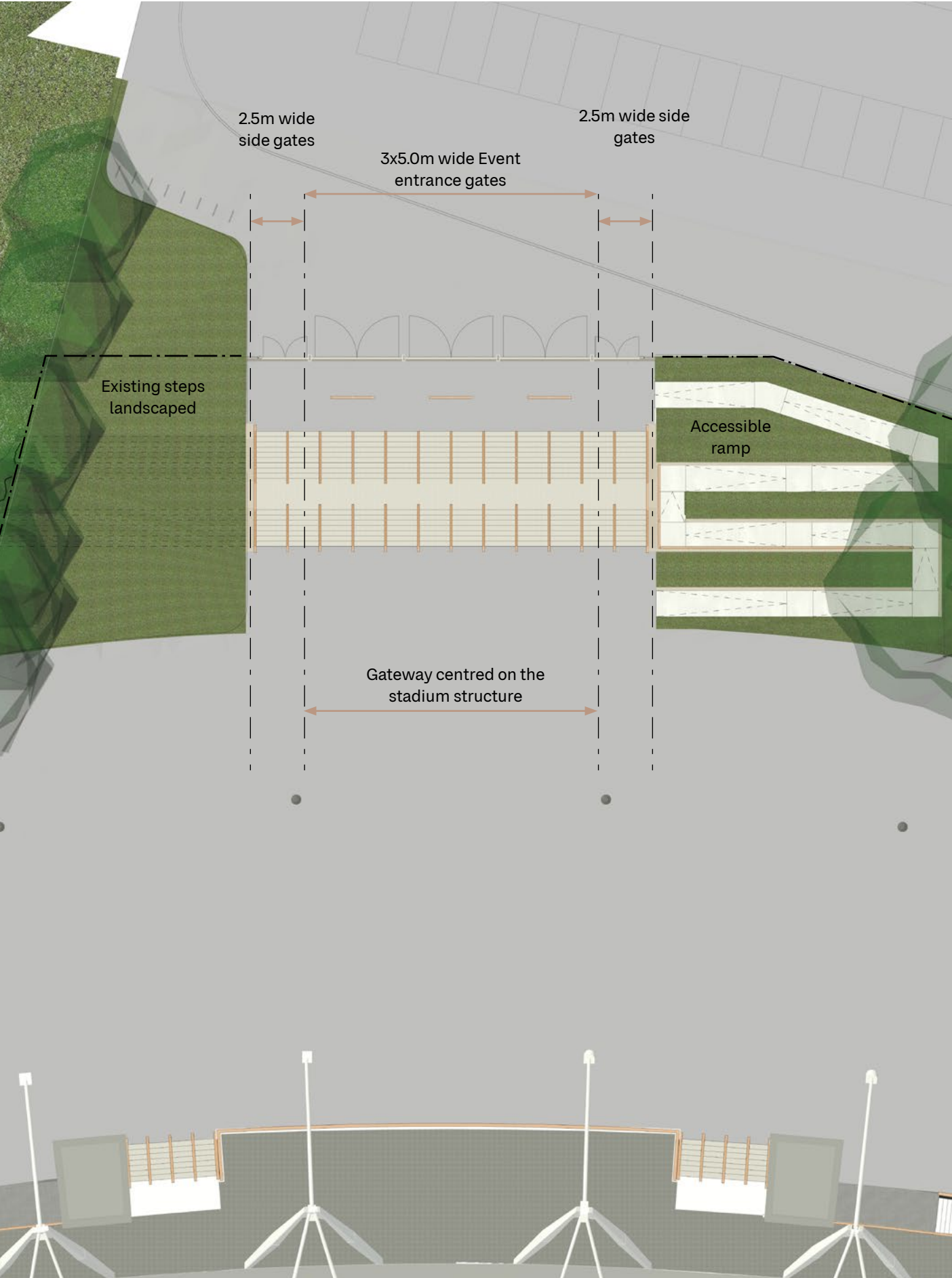
Iroko timber handrails
- 05



New balustrade mesh



Proposed Entrance Gateway Elevation



Proposed Stadium entrance plan



Elevation showing alignment with
Stadium structure

The design draws reference from the site entrance sequence at RheinEnergieStadion, where a restrained architectural frame, combined with carefully integrated lighting, establishes a strong sense of arrival without reliance on excessive enclosure or signage. At Crystal Palace, this approach is reinterpreted in a manner appropriate to the heritage context and park setting, using proportion, alignment and light to define the entrance rather than solid mass.

Feature lighting is integral to the gateway's identity and performance. Subtly integrated within the structure, lighting is used to announce the entrance during evening and event-time conditions, improving legibility, safety and wayfinding while reinforcing the stadium's civic presence. The lighting strategy is designed to be calm and controlled, avoiding visual clutter or glare, and ensuring that the gateway remains legible from key approach routes without detracting from the wider landscape character of the park.

By combining a clear architectural frame with integrated feature lighting, the gateway reinstates a strong sense of arrival, reinforces the hierarchy of entrances across the site, and reflects the stadium's status as a national sporting venue, while remaining sensitive to its heritage and parkland setting.



Entrance structure at Cologne Stadium



Entrance lighting at Cologne Stadium



Integrated lighting column precedent



Stadium entrance seen from the concourse

Upper Concourse

The proposal for the upper concourse improves the accessibility and the flexibility for event use.

The upper concourse and access stairs are fully restored, using the same language as the restored Centre Walkway for handrails and barriers. Two accessible ramps are introduced at either side of the roofed section to link the West Stand concourse to the upper concourse.

The external screen at the back of the roofed section of the stand is replaced and the concrete of the existing low wall is exposed.

A new terrace is created in the central section, with level access from the upper concourse. This terrace can be flexibly used for food and beverage or a hospitality offer.

Key

01

Limestone grey brick

02

Exposed concrete new

03

Exposed concrete restored

04

White mullions and panels

05

Iroko timber handrails

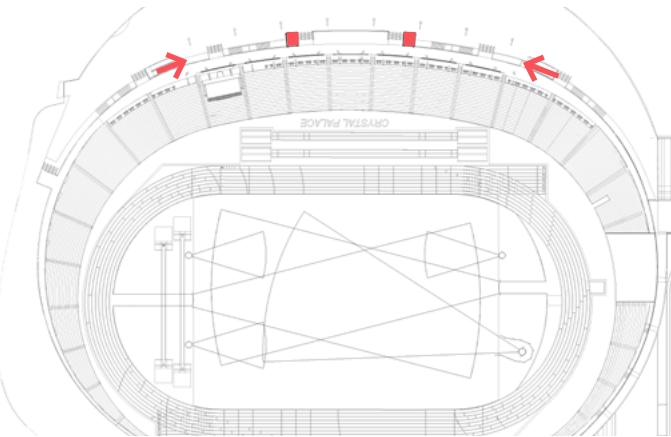
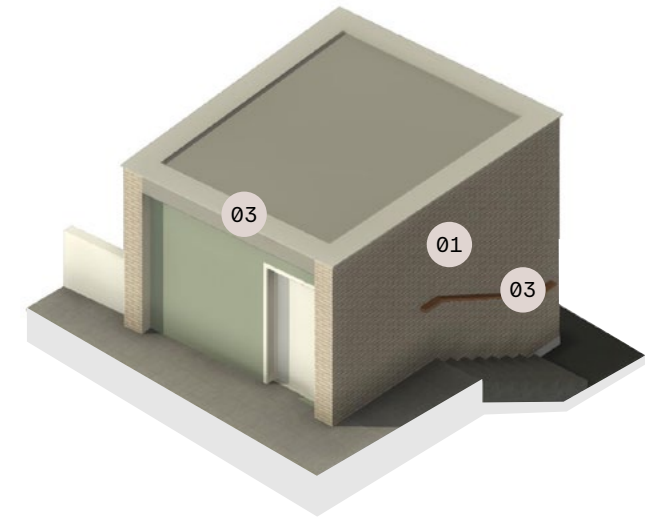


Disabled Toilets

New accessible toilets are introduced at upper concourse level, located to provide level access to the wheelchair viewing platforms. The permanent provision is designed to accommodate up to 60 wheelchair users, in line with guidance for major events. For full-capacity events, additional temporary accessible toilets will be positioned adjacent to the new ramps to ensure adequate and convenient provision.

Key

- 01 Limestone grey brick
- 02 Iroko timber handrails
- 03 Natural anodized aluminum



Control Box Restoration

The project adopts a reuse-first approach, upgrading the existing building fabric and interior while avoiding unnecessary intervention in the historic landscape. The proposal is designed to be visually discreet, technically robust, and operationally capable of meeting contemporary sporting and safety requirements.

The existing building is a lightweight two-storey steel frame, historically used for photo-finish and event operations. Although outdated, the structure is fundamentally sound and well positioned for its intended function, offering clear sightlines to the finish line and the home straight.

Re-purposing the building delivers key benefits:

- Embodied carbon savings relative to demolition and rebuild.
- Minimal disruption to spectator seating, trackside routes and landscape.
- Retention of established operational zones, avoiding the need to relocate timing and control functions.
- Preservation of an element of the stadium’ historic fabric, reflecting its role in national and international athletics events.

A refurbishment strategy therefore represents the most sustainable, least intrusive, and most heritage sensitive approach.

The building is to be re-clad to achieve:

- Improved thermal performance (Part L compliance).
- Acoustic control for internal operations.
- Airtightness and environmental stability for sensitive timing equipment.
- Heritage-appropriate finishes which integrate with the stadium palette.
- High-performance low-reflectance glazing

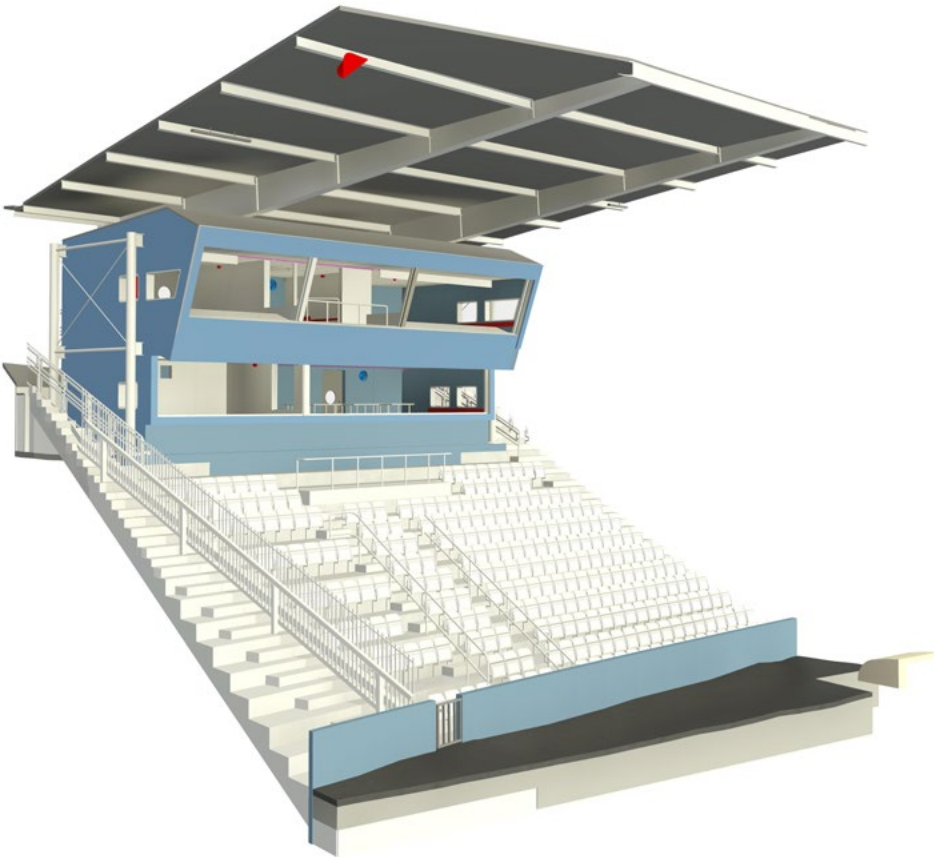
Functions:

First Floor:

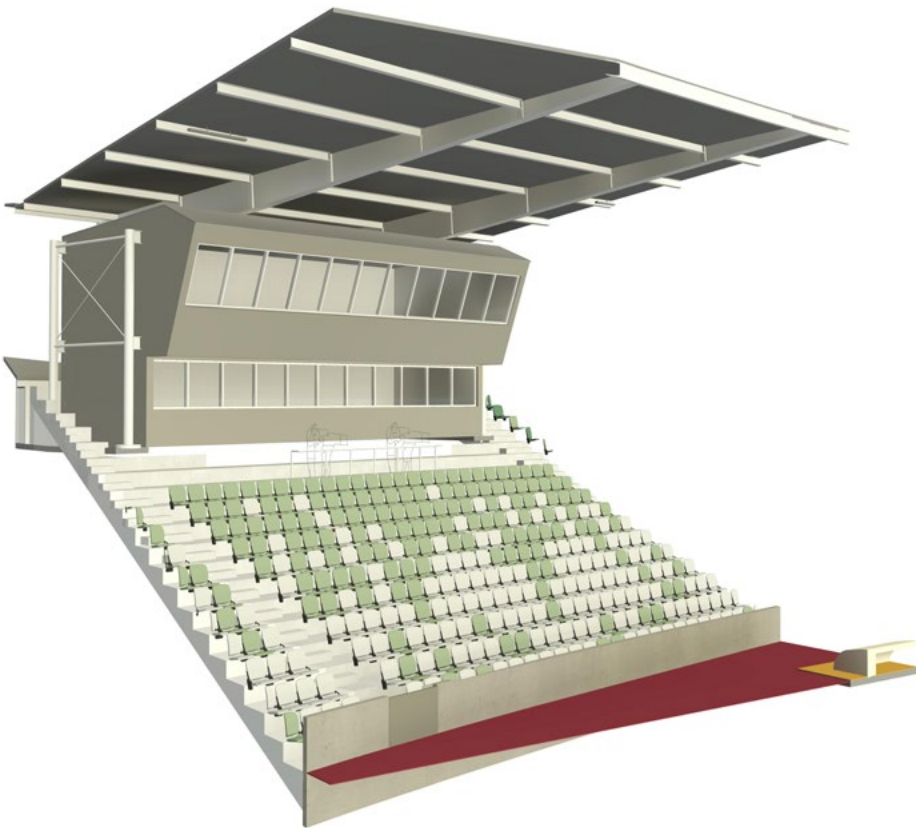
- Combined timing and result room
- Dedicated photo-finish camera bay
- Commentary/ announcer box
- Broadcast / media position

Ground Floor:

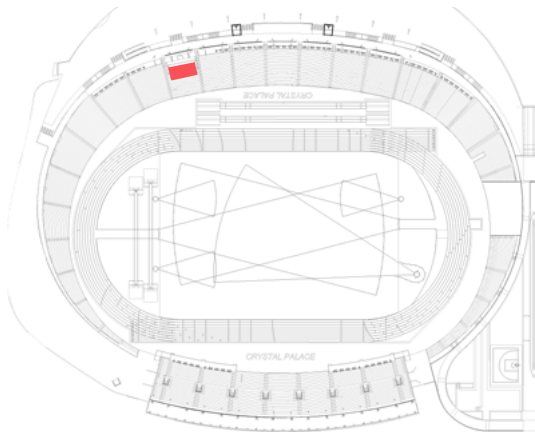
- Event control room
- Event briefing space
- ICT/ comms room
- Electrical & UPS room



Axonometric existing control box



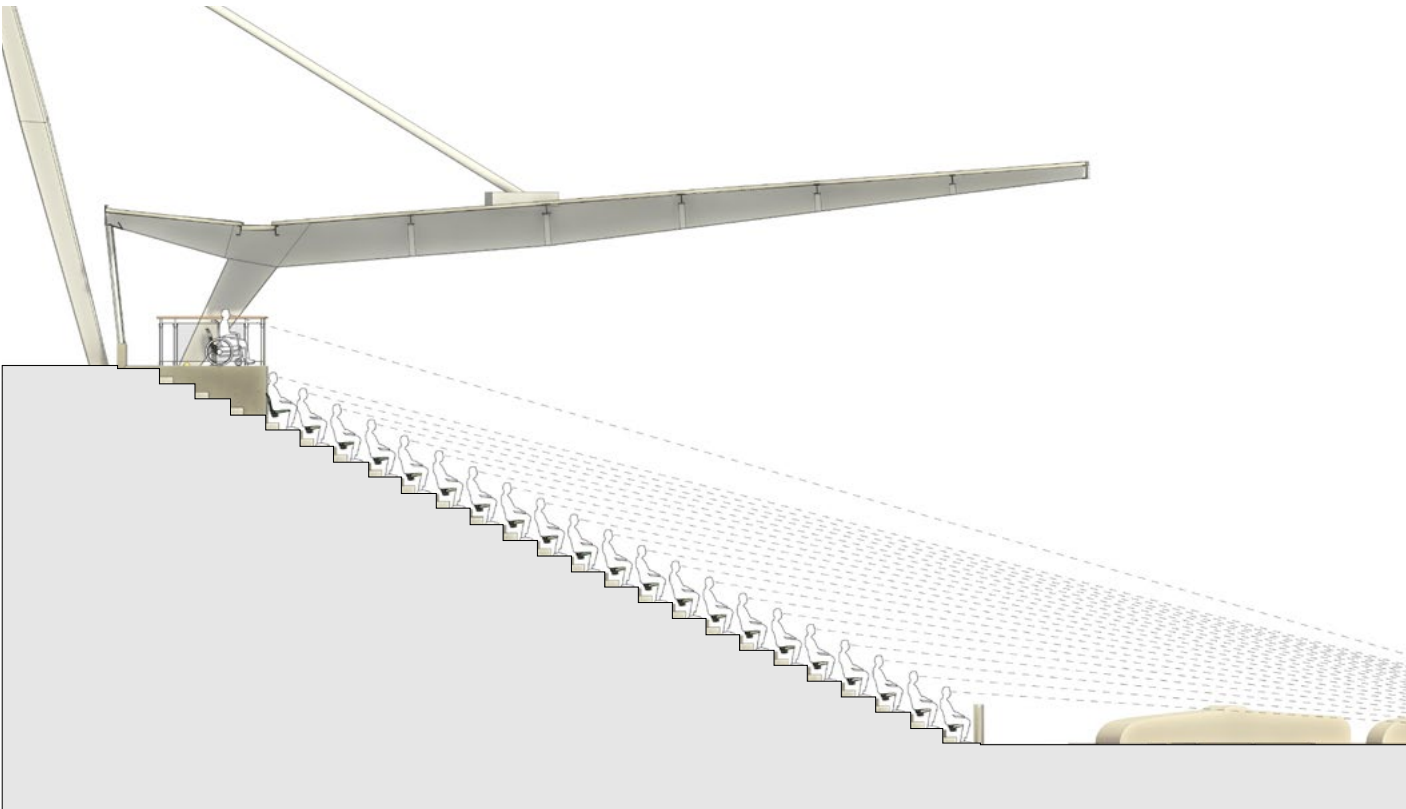
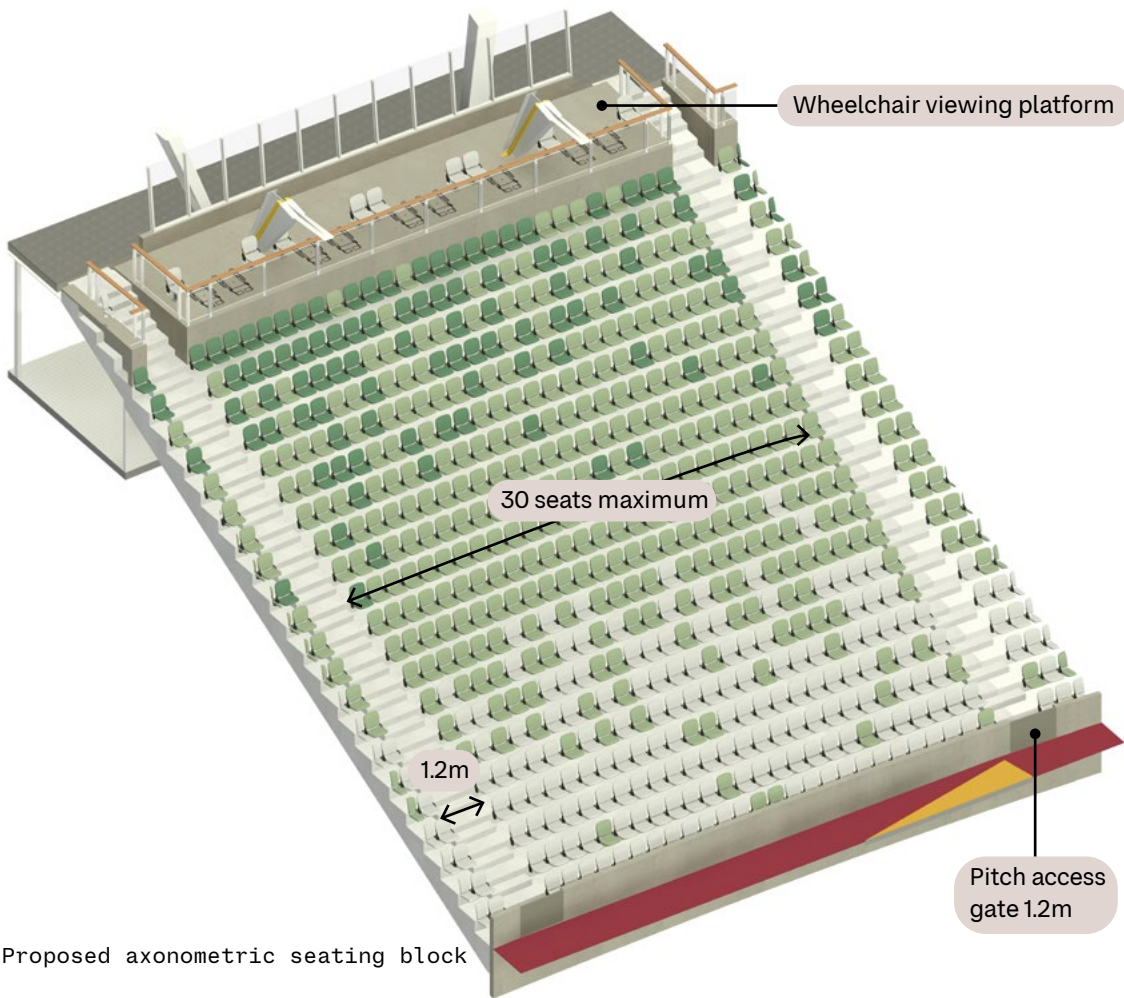
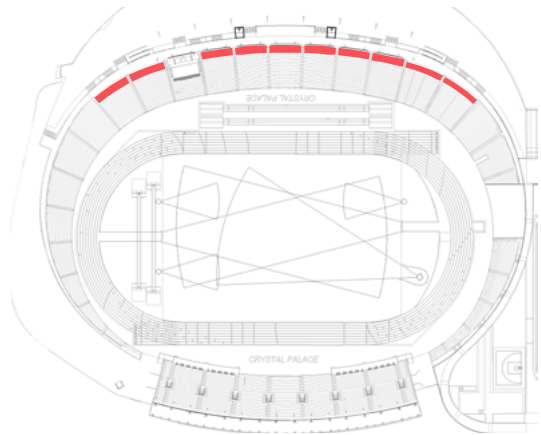
Axonometric proposed control box



Wheelchair viewing positions

New wheelchair viewing platforms are integrated within the West Stand to provide inclusive and fully compliant spectator accommodation. The platforms are strategically located to offer clear and uninterrupted sightlines to the track and field, with adjacent companion seating to ensure an inclusive spectator experience. Direct step-free access is provided from the upper concourse via ramps. The platforms are fully integrated within the main spectator seating areas rather than segregated, reinforcing equality of experience and ensuring compliance with Building Regulations and inclusive design standards.

The seating has been optimised to provide the maximum number of seats in each row in line with the limited capacity of each block. Gangways are straightened to provide a consistent width of 1.2 metres, and all gangway steps will receive hazard-warning treatments at the top, bottom, and on every step. In addition, new pitch-access gates will be installed at the bottom of each gangway.

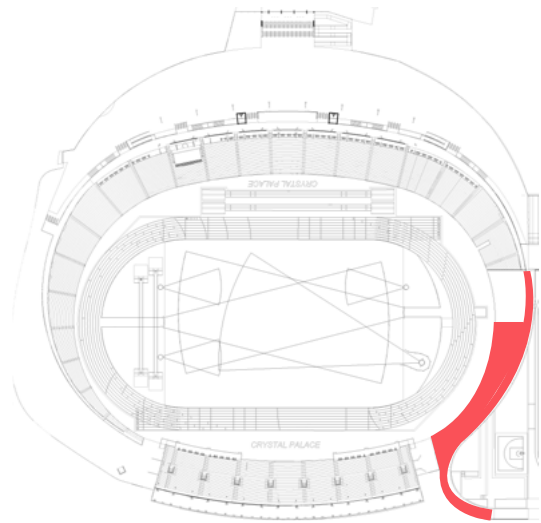


Proposed wheelchair sightlines

Completing the Bowl

The new accessible path provides an opportunity to complete the stadium bowl, creating a greater sense of enclosure for major events and significantly enhancing the atmosphere. The original design consists of the West Stand and Jubilee Stand as standalone structures, leaving a large open zone that gives the stadium an incomplete and fragmented character. The 'stadium loop' respects the original architectural vision by retaining a central cut aligned with the athletics track, maintaining a visual and spatial connection through to the new space beyond.

In addition, the loop enhances circulation across the site by providing a fully accessible connection between the former bar roof, the existing elevated walkway, the Sports Plaza, the former bar, the stadium concourse, and both the West Stand and Jubilee Stand. Overall, it increases connectivity across the site, bridging the gap created by the 6m level difference between the concourse of the West Stand and the Jubilee Stand.

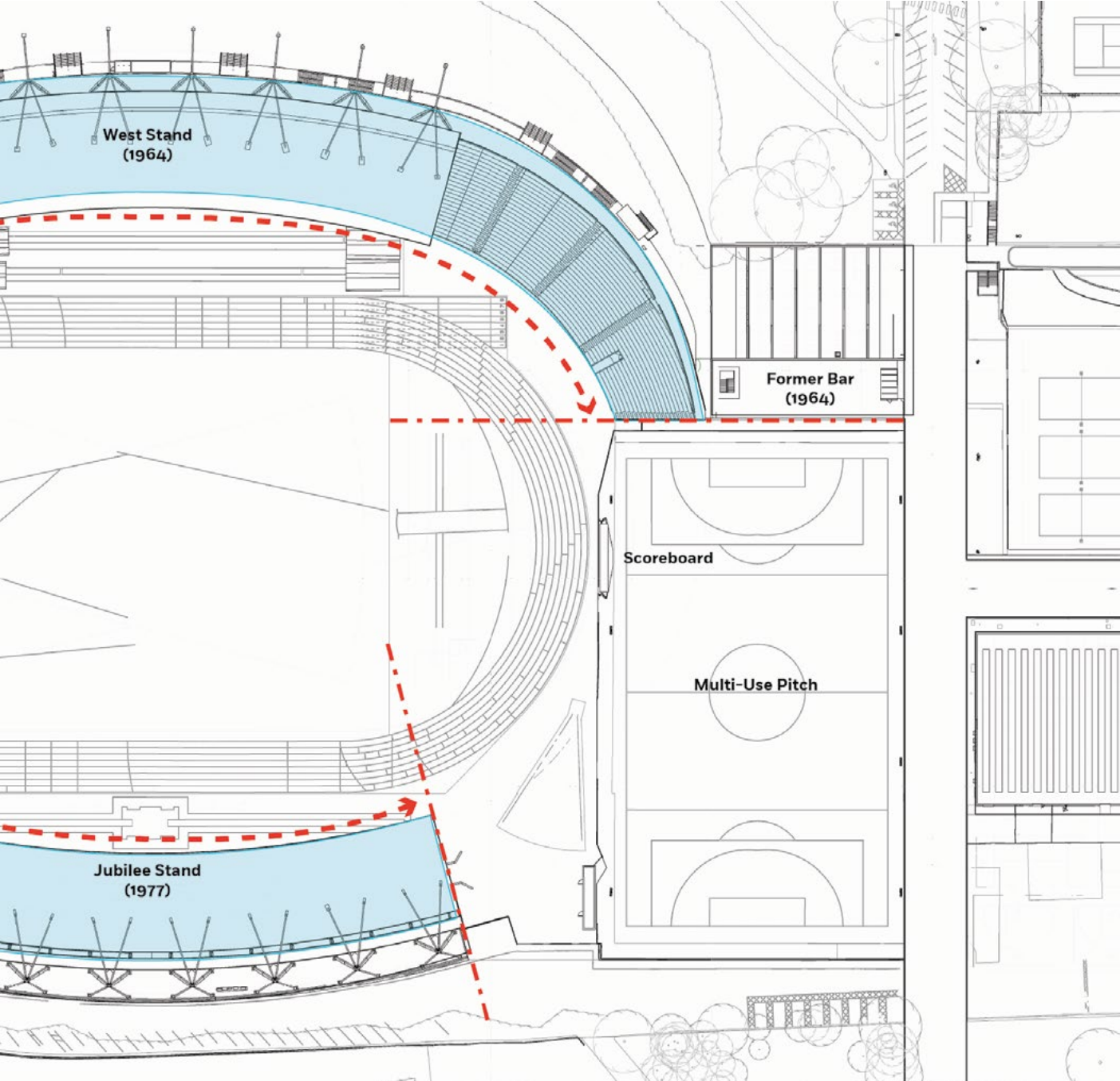


Stadium Loop

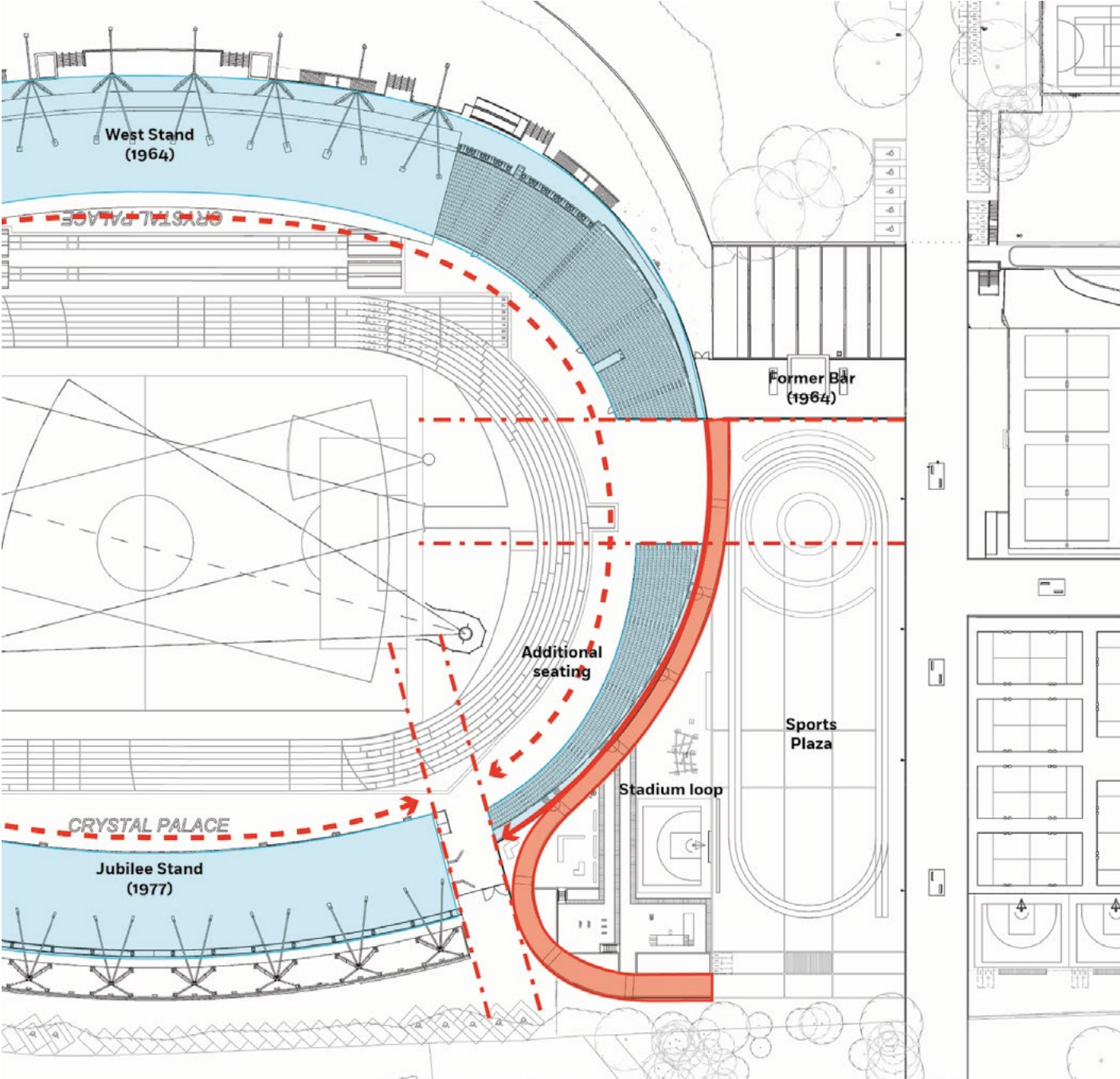
The 1964 West Stand is characterised by a continuous, ground-bearing seating tier, interrupted by the former bar façade. The Jubilee Stand, constructed in 1977, is located opposite the West Stand and forms a separate, standalone structure. Together, these elements create a large open zone within the stadium, resulting in a sense of an incomplete overall bowl form. This gap was filled by the existing undersized multi-use pitch and later the scoreboard, both of which are not fit for purpose.

The introduction of the new accessible path, referred to as the stadium loop, provides an opportunity to complete the stadium bowl. This enhances the sense of enclosure during major events and contributes to an improved spectator atmosphere. The proposal respects the original architectural intent by retaining a central opening aligned with the athletics track, maintaining visual and spatial connections to the new space beyond.

These interventions also facilitate the creation of a new public sports plaza between the stadium loop and the indoor athletics facility.



Existing stadium stand layout



Proposed stadium stand layout

Creating a new Sports Plaza

Respecting the Existing Grid

The walkway is structured around a clear and consistent grid. This creates linear zones on either side of the walkway that accommodate the beach volleyball courts, Padel facilities, and the Former Bar, while leaving a defined open zone bounded by the walkway and the Former Bar.

Creating New Community Spaces

Within this grid, a new large public square is introduced. The space is open at the Penge-side end and enclosed on the remaining three sides by high-level walkways, creating a sheltered, flexible community area for gathering, events, and informal use.

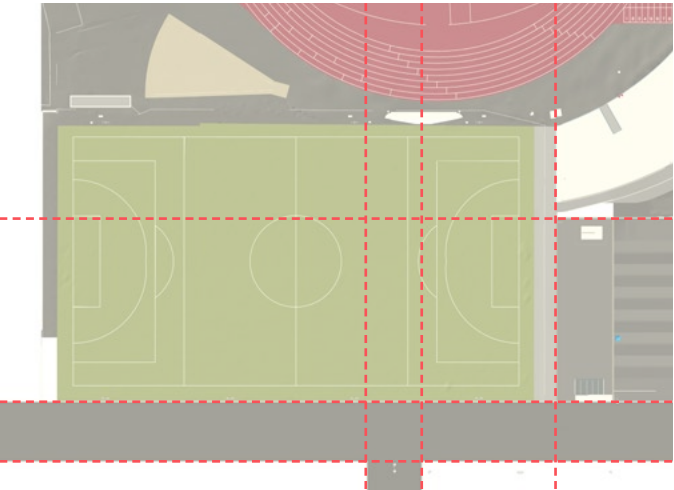
Creating a New Landscaped Outdoor Zone

The form of the new path and the new public square creates an opportunity to establish a landscaped zone that responds

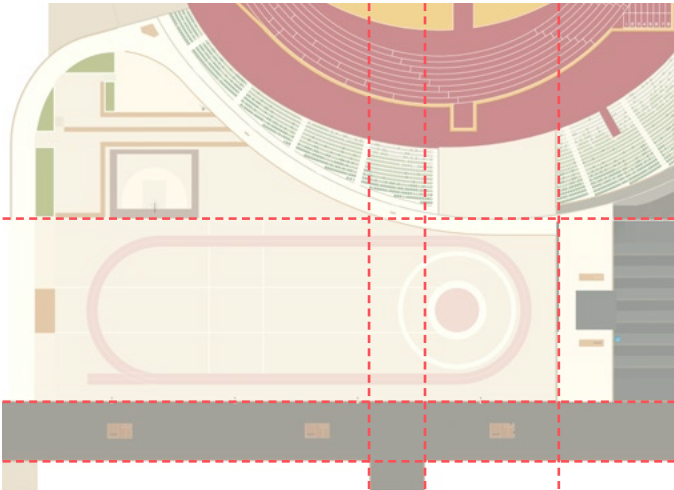
to both the rising path and the square, all held together by the underlying grid of the original 1964 architecture.

A New 200m Community Track at its Centre

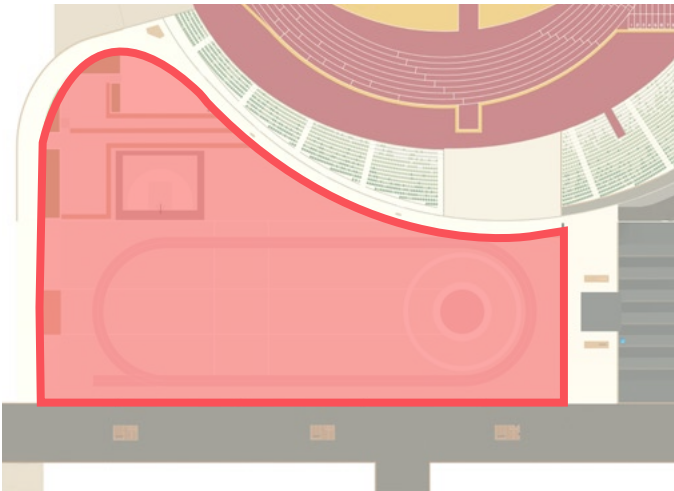
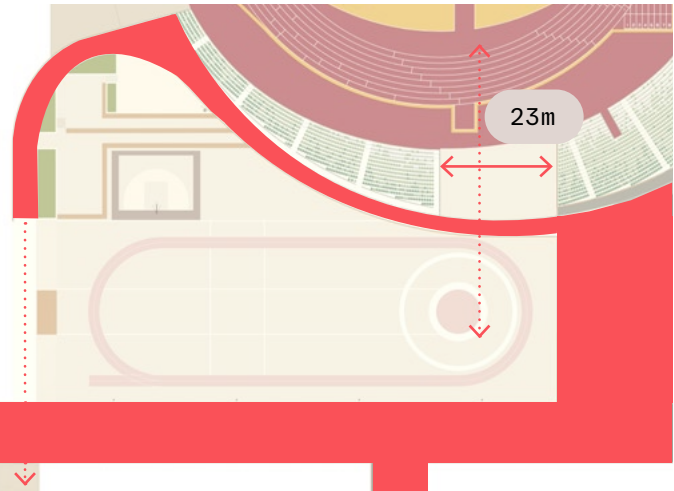
The new 200m community track sits at the heart of the public square and is aligned with the centre of both the stadium's athletics track and the new square itself. The primary 60m sprint straight runs alongside the glazing of the indoor track, creating a strong visual and functional synergy between the elite athletes using the indoor sports zone and the community runners using the new outdoor track.



Existing plan



Respecting the existing grid



Additional Seating - North

Design

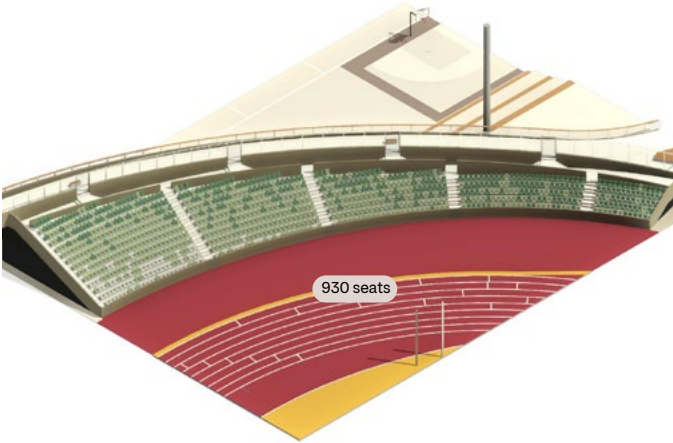
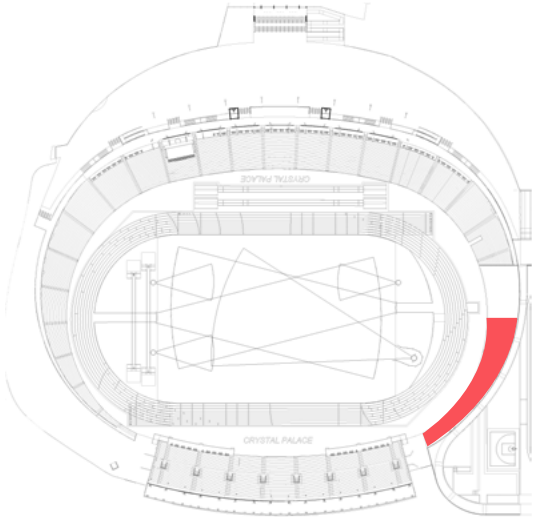
The completion of the stadium bowl extends seating around the north bend while maintaining visual and physical links to the proposed Sports Plaza. The new stand reflects the crescent form of the south bend, with seating rows reducing toward the Jubilee Stand to create a smooth transition in scale. The stand provides 930 additional seats, increasing overall stadium capacity.

The stadium loop follows the alignment of the new stand, rising gently to meet the roof of the indoor sports zone.

Access to the seating

Access to the new seating is provided directly from the stadium loop via gates along the secure line, leading to a stepped lateral gangway and onward to the radial gangways serving the stand.

These gates will open only during major events, when the stadium loop operates as an external concourse, allowing spectators to access facilities within the West Stand concourse.

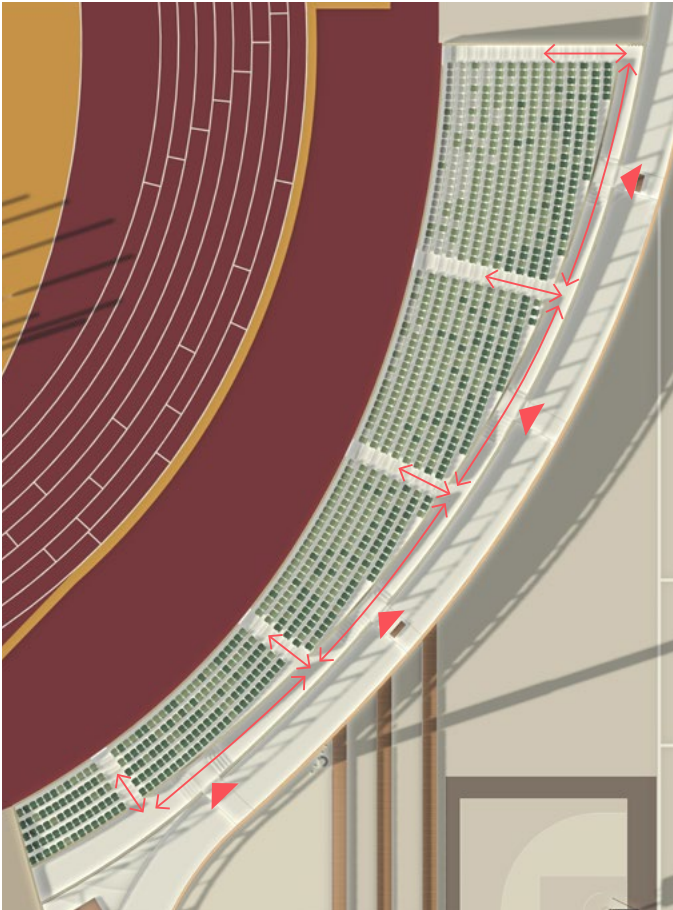


Axonometric of Completion of the Bowl

Key

Secure access gate

Gangway access



Plan of Completion of the Bowl showing access



Jubilee Stand

The following section outlines the proposed new facilities as well as the changes and additions to the key spaces as part of the overall proposal.

The proposals deliver a coordinated range of new and upgraded enhanced spectator facilities through upgraded seating and viewing environments, and the introduction of new wheelchair viewing platforms with integrated companion seating. The concourses are reconfigured to provide clear, step-free and intuitive circulation throughout, improving accessibility and ease of movement for all users. In addition, existing office and tenanted areas at ground and first floor levels are refurbished on a flexible shell-and-core basis, allowing the accommodation to be modernised and adapted for a range of future operational or commercial uses while supporting long-term adaptability and efficient management of the stand.

Key

- Spectator facilities
- Tenanted areas
- Wheelchair platforms
- Seating

Roof Level

Roof terrace

FF level

GF level

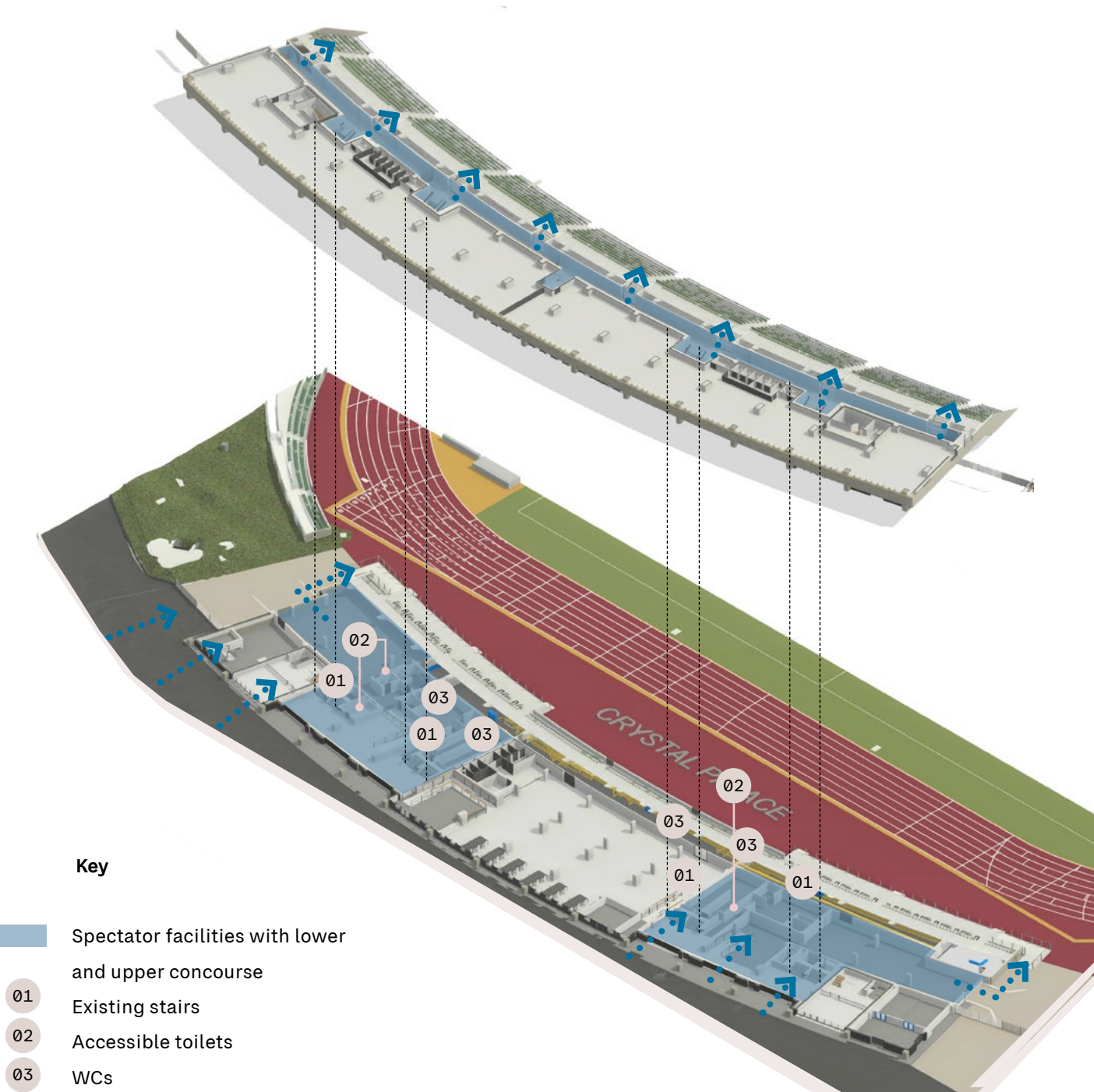
Exploded axonometric Jubilee Stand highlighting key new spaces

Spectator facilities

The proposals significantly enhance spectator facilities within the Jubilee Stand by improving accessibility, comfort and clarity of movement throughout the building. Spectators enter at ground level and are welcomed into a reconfigured internal concourse that provides generous widths, clear wayfinding and step-free access to key facilities, including accessible spectator toilets and a Changing Places facility.

From the ground floor concourse, spectators travel via upgraded stairs to the upper concourse, which serves the

seating areas. The upper concourse provides direct access to seating with improved sightlines and upgraded seating. These improvements collectively support a high-quality spectator experience for both everyday use and major events.



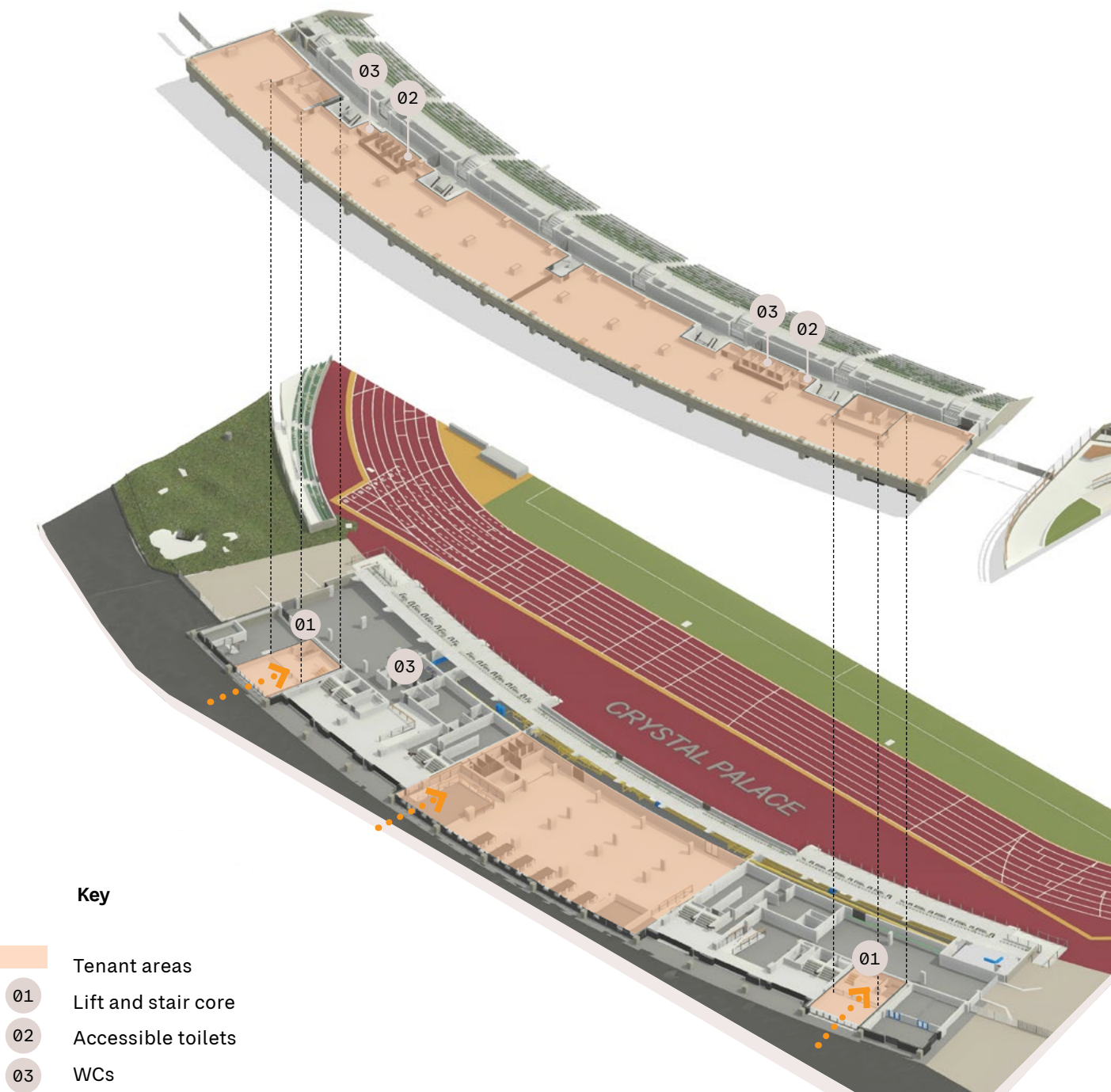
Exploded axonometric Jubilee Stand highlighting spectator journey

Tenanted Areas

The tenanted areas within the Jubilee Stand are refurbished and reconfigured on a flexible shell-and-core basis to support a range of future uses while achieving full compliance with current Building Regulations. The large ground floor tenant space is rationalised to create a single, level, open-plan floorplate, overcoming existing level changes and providing fully inclusive access, including compliant entrances, circulation and sanitary provision.

Enhanced thermal treatment is applied throughout the ground and first floor tenant accommodation, with upgraded insulation, glazing and reduced thermal bridging to meet Part L energy efficiency requirements and improve occupant comfort.

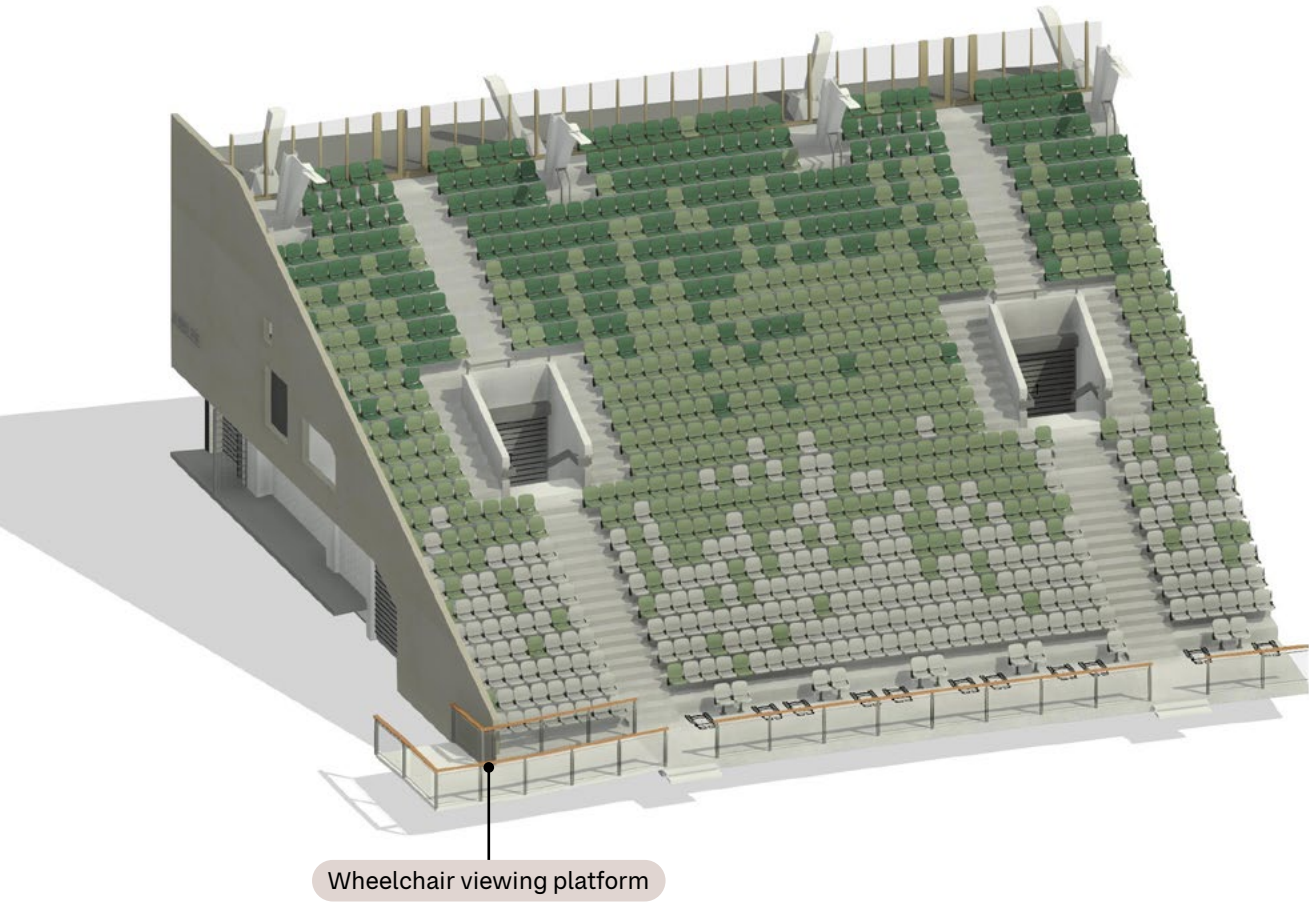
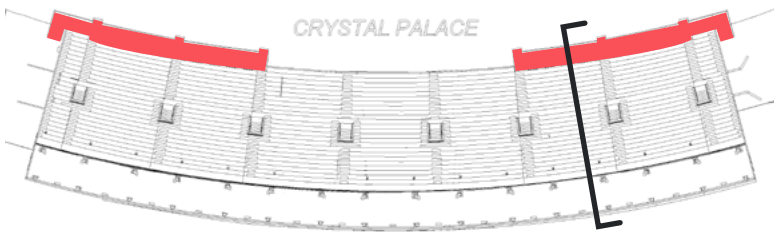
Dedicated lift and stair cores provide safe, clear and step-free access to the first floor tenant spaces, while a dedicated refuse area supports efficient and sustainable building operation. This approach delivers adaptable, accessible and energy-efficient accommodation capable of responding to future tenancy and operational needs.



Exploded axonometric Jubilee Stand highlighting tenanted areas

Seating and wheelchair platforms

New wheelchair viewing platforms are integrated within the Jubilee Stand to provide inclusive and fully compliant spectator accommodation. The platforms are strategically located to offer clear and uninterrupted sightlines to the track and field, with adjacent companion seating to ensure an inclusive spectator experience. Direct step-free access is provided from the lower concourse via ramps and level routes. The platforms are fully integrated within the main spectator seating areas rather than segregated, reinforcing equality of experience and ensuring compliance with Building Regulations and inclusive design standards.



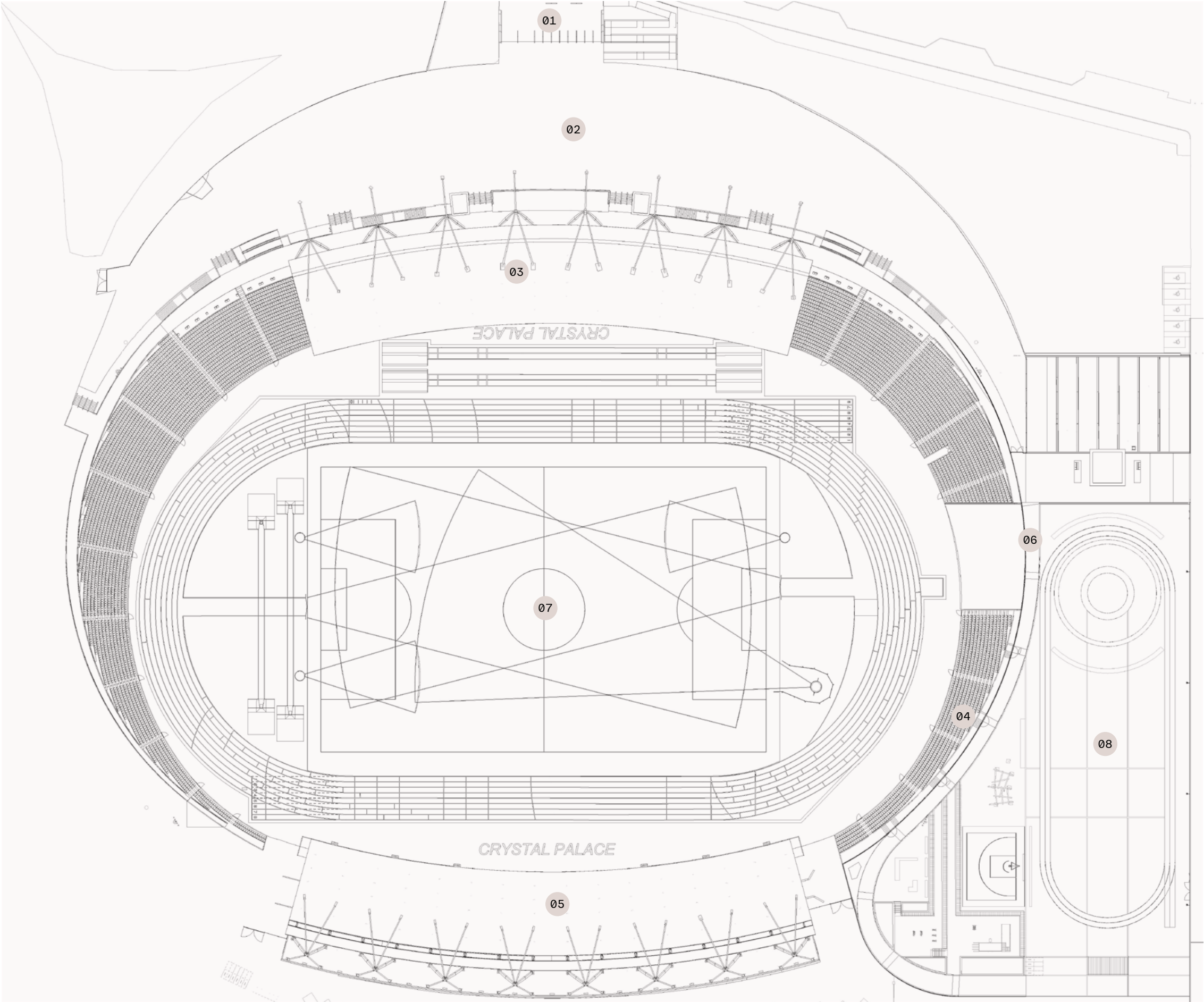
Proposed axonometric seating block



Proposed Visual Jubilee Stand Wheelchair platforms

4.4.3 Layout

- 01 Entrance
- 02 Concourse
- 03 West Stand
- 04 Completing the Bowl
- 05 Jubilee Stand
- 06 Stadium loop
- 07 Field of Play
- 08 Sports Plaza



Overall Athletics Stadium Plan

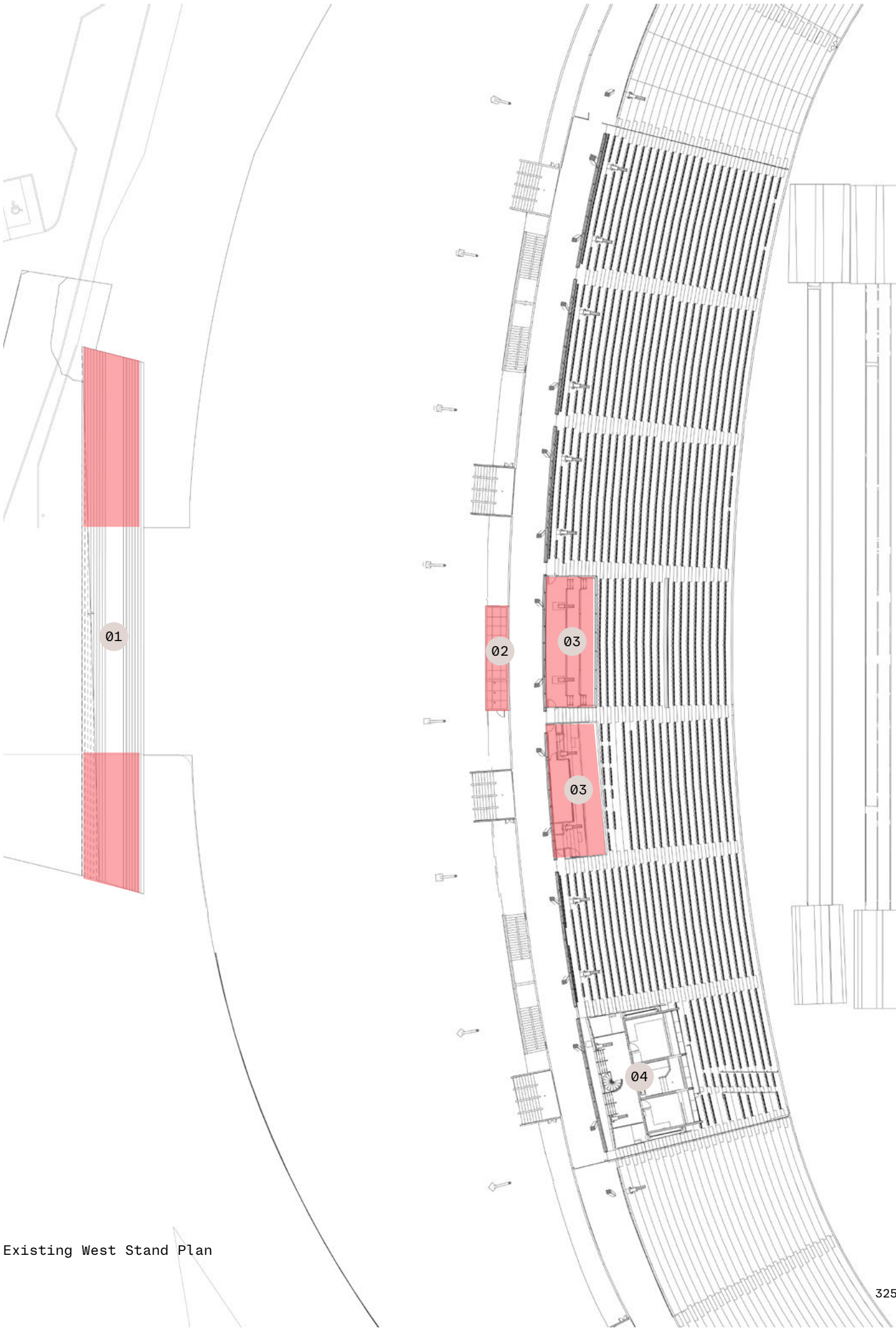
West Stand

Concourse Level

The diagram below shows the existing West Stand layout. The stand is accessed from the concourse via the stairs. As discussed in '3.2.3' the current structure of the west stand structures are very poor.

The diagram also shows the elements to be demolished. We propose demolishing the ticket box and temporary cabins which are deemed not useful. The hospitality boxes, which only provide a viewing area with two difference levels and no connection to food and beverage opportunity. The entrance steps will be reduced in scale to incorporate accessibility.

- Existing Plan
- 01 Entrance stairs
 - 02 Ticket box office
 - 03 Hospitality boxes
 - 04 Control box
 - Elements to be demolished



Existing West Stand Plan

Concourse Level

- 01

Introduction of new entrance ramp to allow accessible access into stadium concourse
- 02

Introduction of new entrance gates
- 03

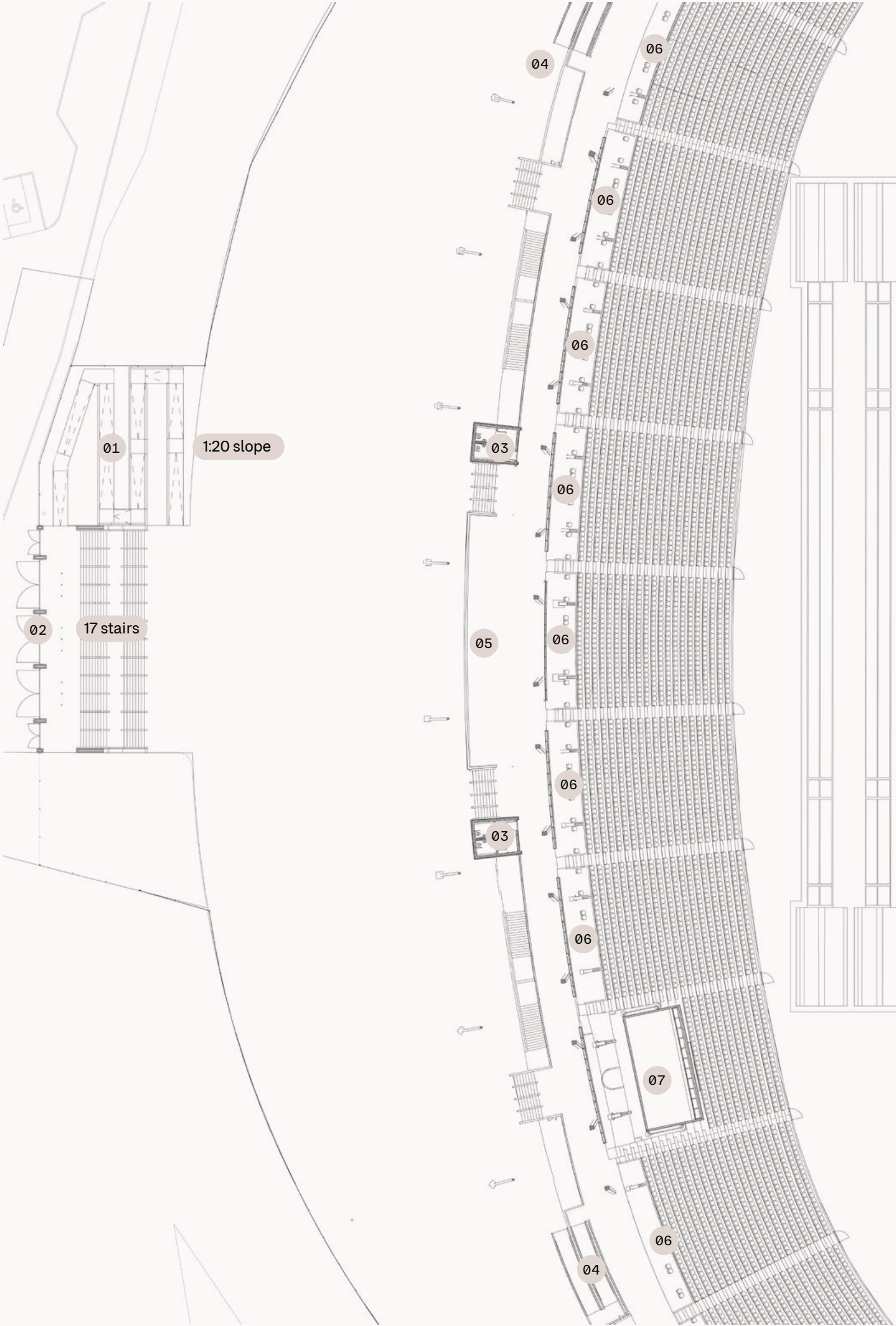
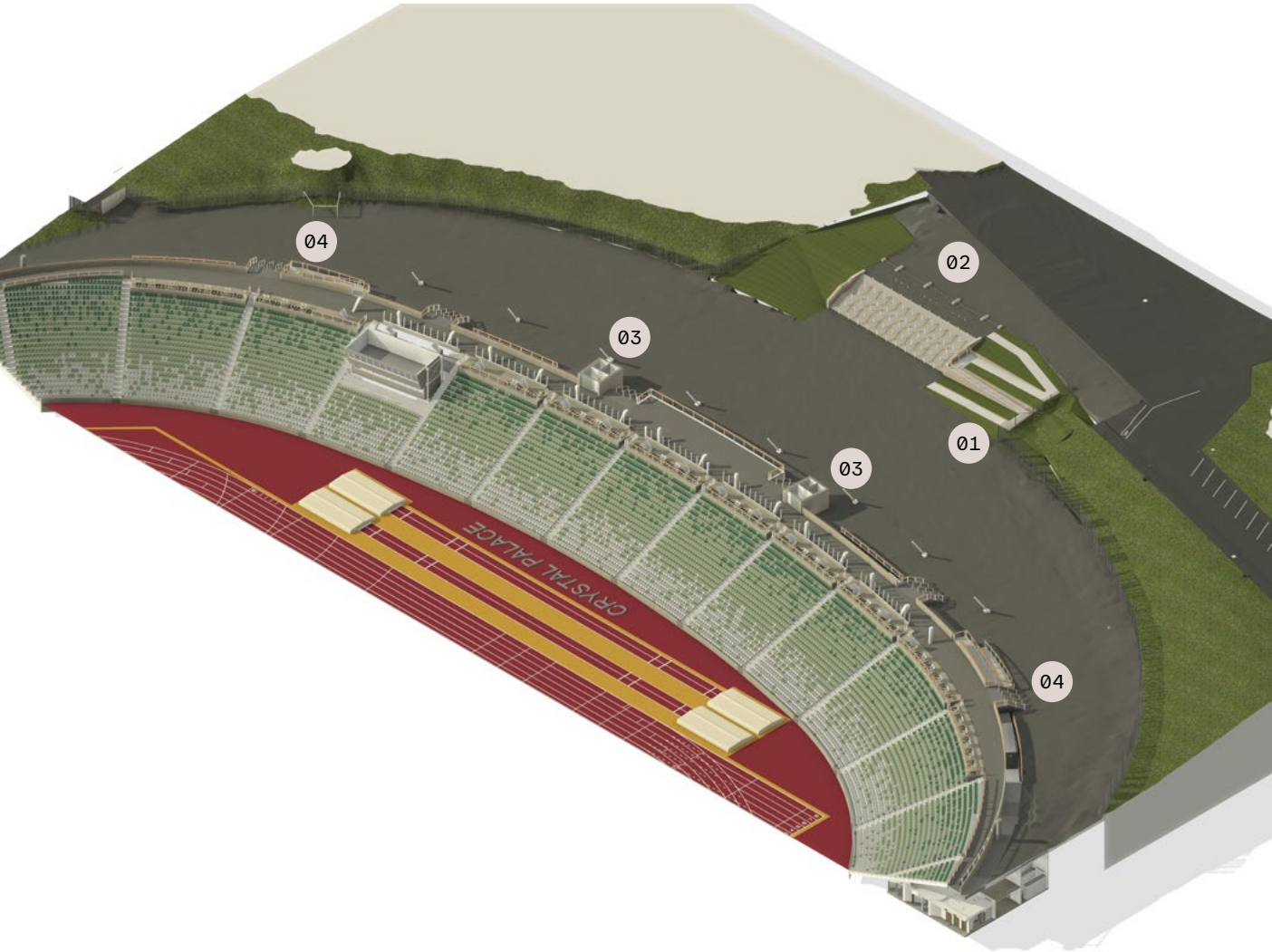
Two disabled toilets positioned on concourse level, accessed via new ramps
- 04

Introduction of two accessible ramps for access from the concourse to the upper concourse
- 05

Concourse is extended to form a flexible use terrace at upper concourse level
- 06

Wheelchair platforms are created on top of the existing stand with a level access from the upper concourse
- 07

Control box restoration



Jubilee Stand Layout

Ground Floor

The diagram below shows the current layout for the Jubilee Stand at ground floor level.

This level accommodates spectator entry to the stadium and is currently occupied by multiple tenant uses. The demolition works remove fragmented circulation routes, establishing a clear and legible separation between stadium areas, tenant spaces, and back of house functions. This clear distinction ensures that tenant activities can continue to operate as normal on a day to day basis and during smaller event days.

Existing Ground Floor Plan

- 01

GLL Storage
- 02

GLL Maintenance
- 03

Accessible toilet
- 04

Toilets
- 05

Mechanical
- 06

Kitchen
- 07

Entrance Stadium
- 08

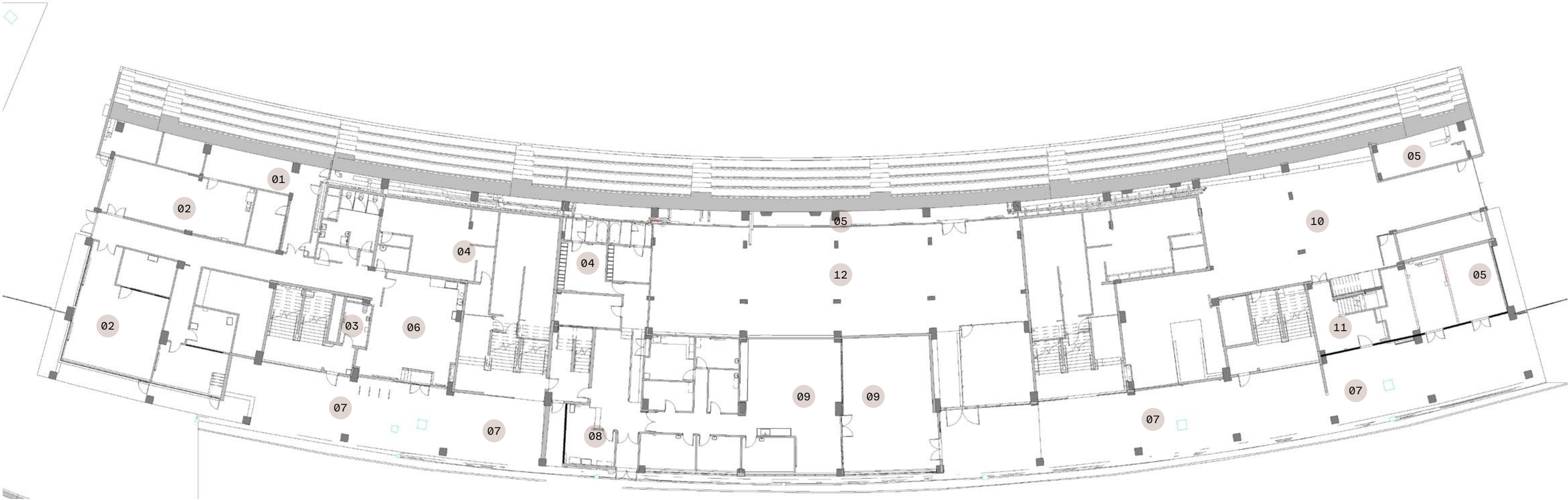
Reception Vita Health
- 09

Tenant Vita Health
- 10

Sport Equipment Storage
- 11

Lobby Chapel Manor College
- 12

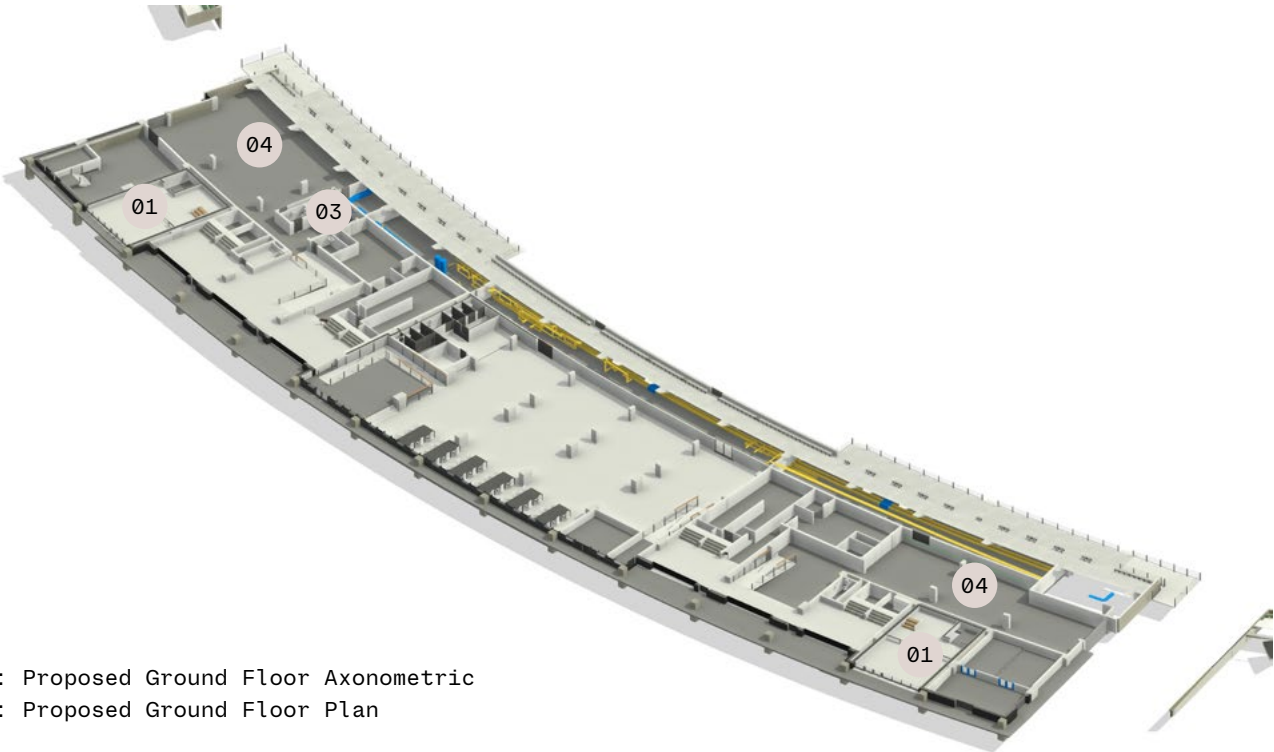
Tenant Storage



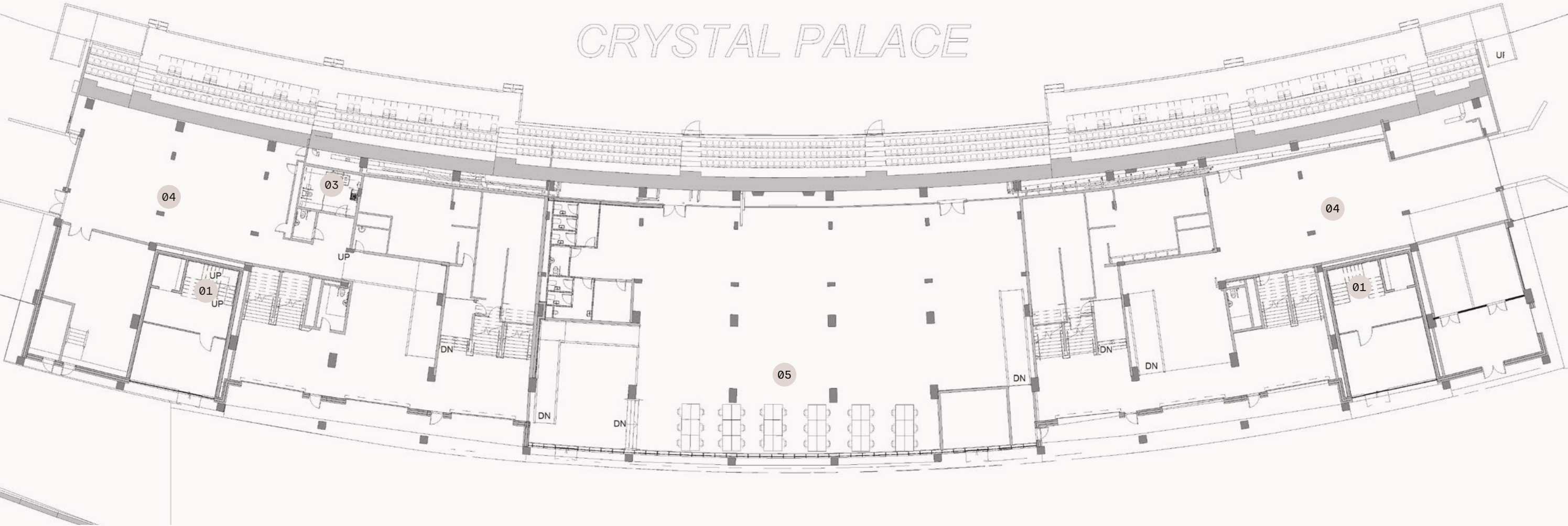
Existing Ground Floor Plan

Ground Floor

- 01 Introduction of accessible circulation core for upper floor tenants.
- 02 The existing spectator toilets do not require any work.
- 03 A Changing Places toilet and two additional accessible toilets have been proposed on the ground floor to meet Green Guide and accessible regulations.
- 04 Increase of concourse space for spectator use
- 05 The central area of the ground floor is proposed as a shell to allow flexibility of use of space. The intervention proposes a central thermally treated tenant space. This central portion of the ground floor is reconfigured to provide a single large self-contained office space



Above: Proposed Ground Floor Axonometric
Below: Proposed Ground Floor Plan



First Floor

The diagram below shows the current layout for the Jubilee Stand at first floor level.

This level accommodates a number of tenants, each with their own dedicated entrance. The north side tenant entrance is served by a single lift and stair core, while the south side tenant access is currently served by stair access only. The demolition works remove the existing first floor layout in its entirety, allowing the floor to be reconfigured as a shell and core space.

Existing First Floor Plan

- 01

Tenant 1 Office
- 02

Tenant 1 Kitchen
- 03

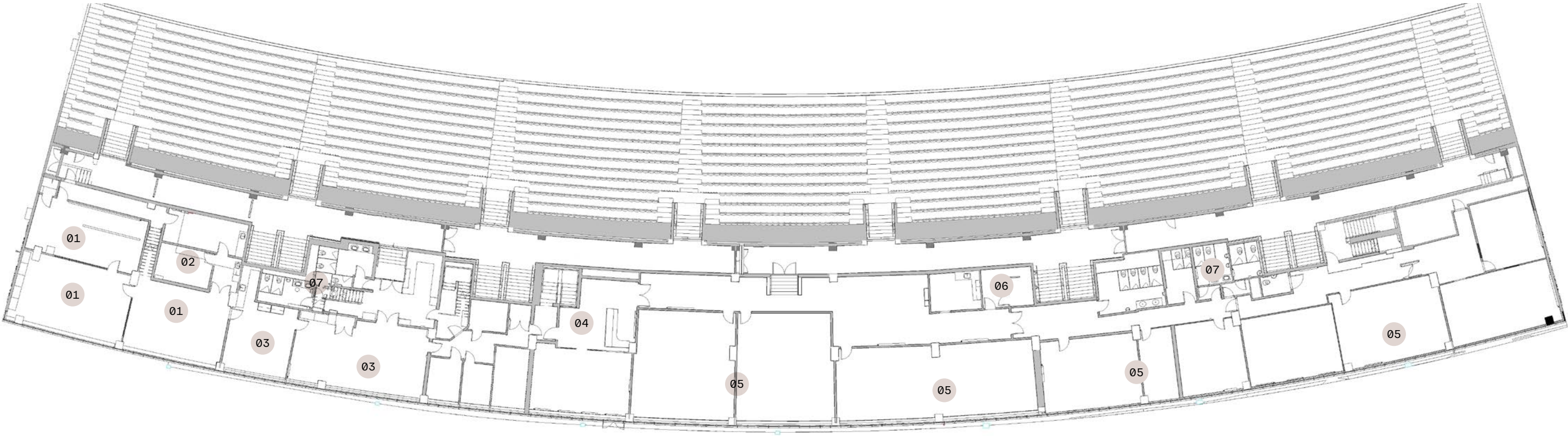
Tenant 2 Office
- 04

College Reception
- 05

College Classrooms
- 06

College Kitchen
- 07

Toilets



Existing First Floor Plan

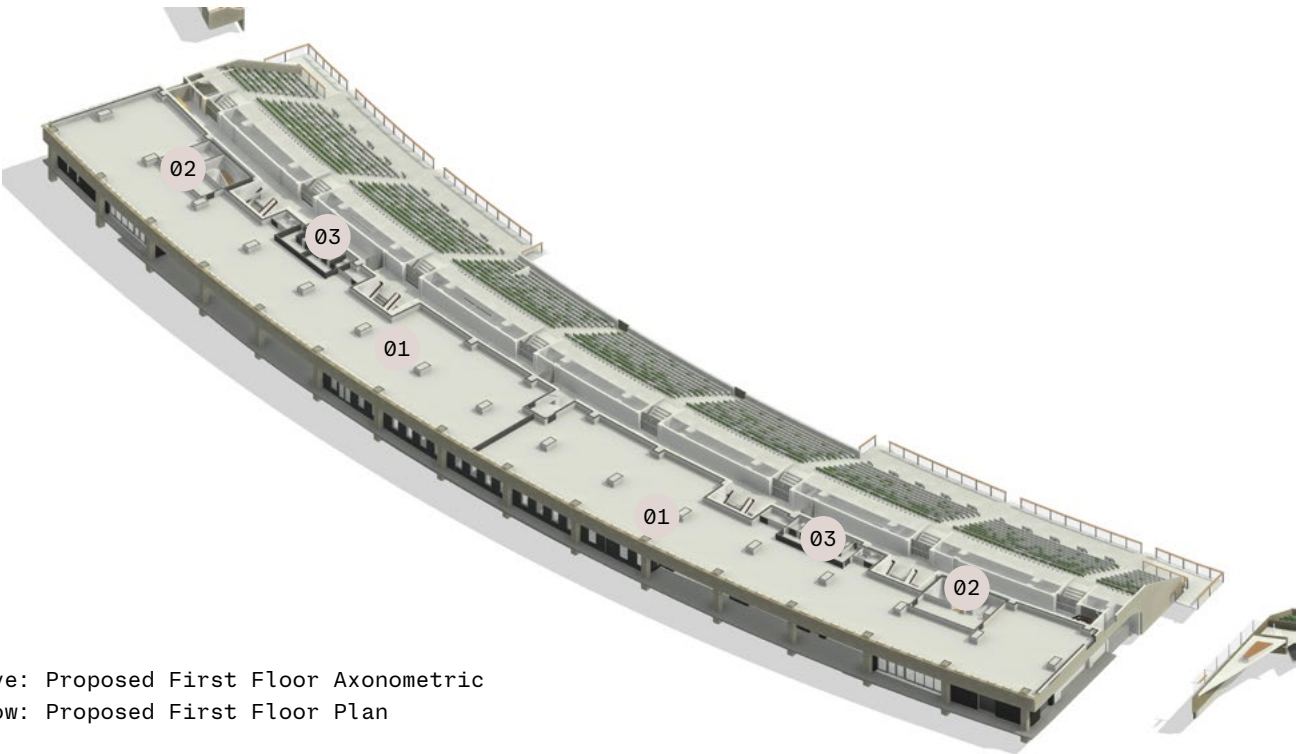
First Floor

- 01

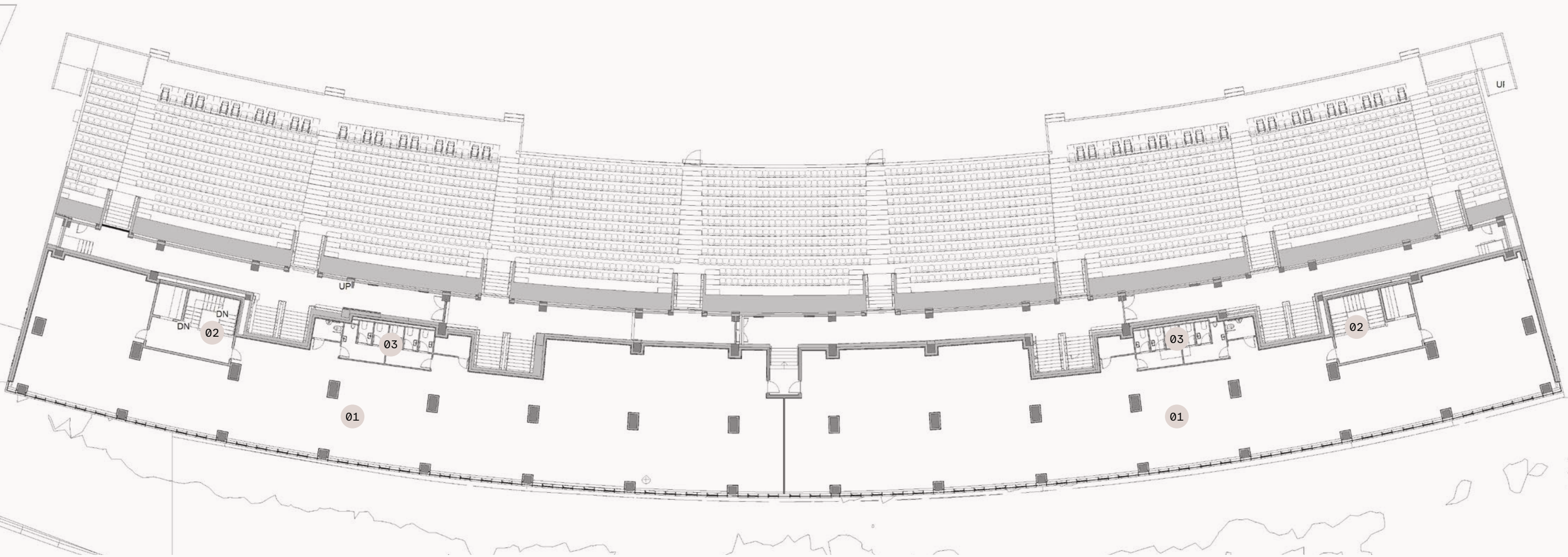
The first floor space is reconfigured to provide two larger suites.
- 02

Two refurbished stair/lift cores. Each first floor suite will have independent access from new or shared entrance cores
- 03

Provision of full Part M compliant toilet and support facilities



Above: Proposed First Floor Axonometric
Below: Proposed First Floor Plan



First Floor Proposed Floor plan

Mezzanine Floor

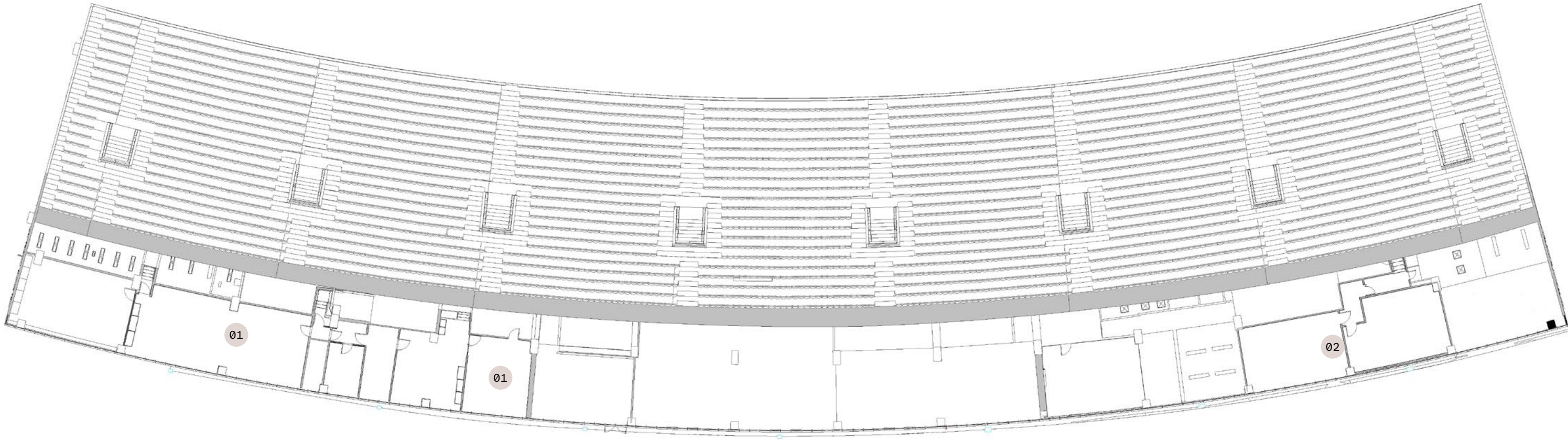
The diagram below illustrates the existing layout of the Jubilee Stand at mezzanine floor level.

The mezzanine level is connected via internal circulation to the first-floor tenanted spaces. It does not extend across the full building footprint and is instead divided into smaller areas, with voids between levels creating zones of increased ceiling height at first-floor level. However, ceiling heights within the mezzanine itself are significantly restricted.

Due to these height limitations and the constraints imposed on the first-floor accommodation, the entire mezzanine level is proposed to be demolished. Its removal will allow the first floor to be fully thermally treated, improving internal environmental conditions and ensuring comfort for all tenants.

Existing Mezzanine Level Plan

- 01 Tenant Space
- 02 Tenant Space

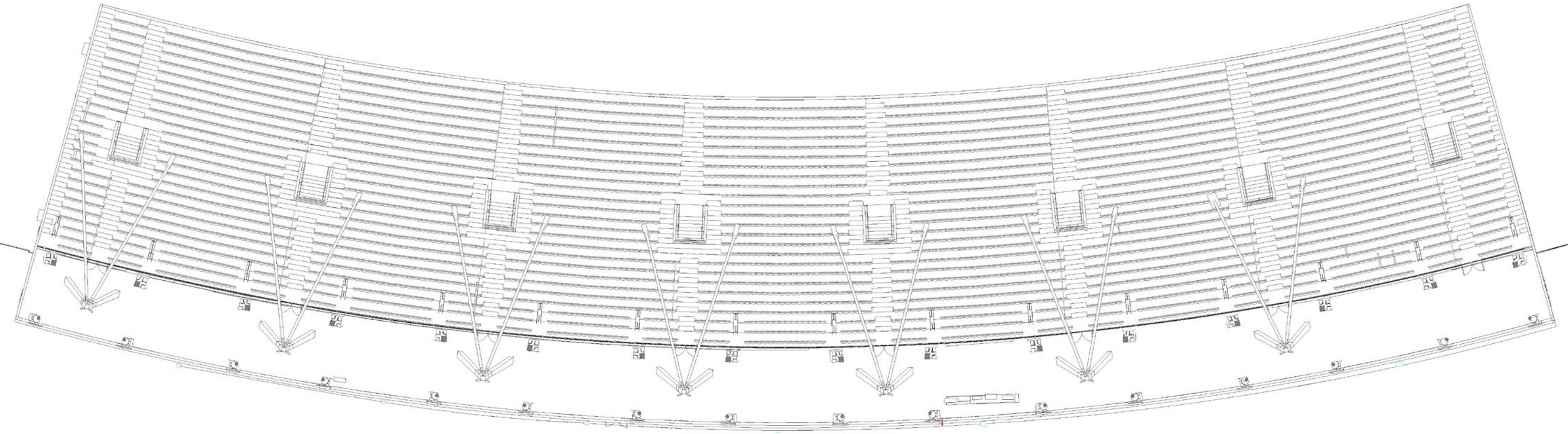


Mezzanine existing floor plan

Roof Deck Level

The diagram below shows the current layout for the Jubilee Stand at roof deck level. This is the roof deck over the accommodation below, not the roof of the stadium seating.

This level accommodates the first-floor condenser units. The demolition works include the removal of the stadium seating curtain wall screen to be replaced, while retaining the roof Deck area for continued back of house use.



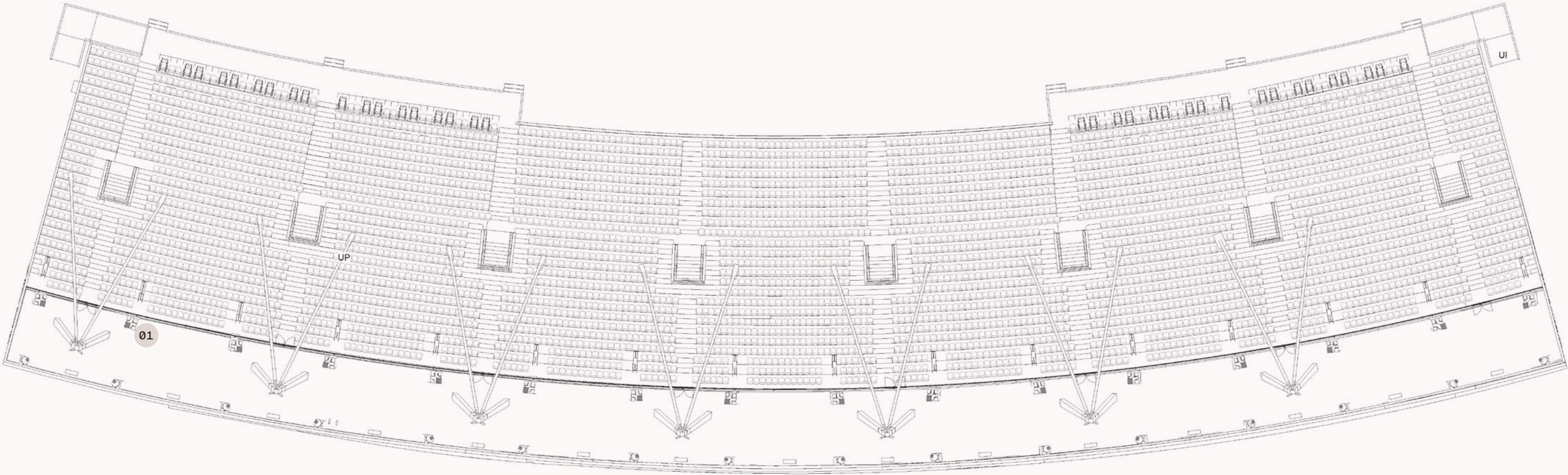
Roof Terrace Level Existing Floor Plan

Roof Terrace Level

- 01
- The existing glazed roof screen will be replaced with a curtain wall system similar to the existing.



Roof Level Proposed Axonometric



Roof Level Proposed Floor plan