

Level 03 plan as proposed



Level 04

Level 04 has a similar footprint to level 03. This level currently does not have any hospitality suites in the east stand so the creation of new suites is all additional space for debenture holders.

Access to the central bar/lounge is via the general lifts along this side of the concourse to give access to the floor. In addition, the existing escalators arriving from level 02 bring guests up to this level from where they can either enter restricted hospitality space or continue in GA areas on level 04 or up to levels above. The stairs provide an alternative means of accessing the floor.

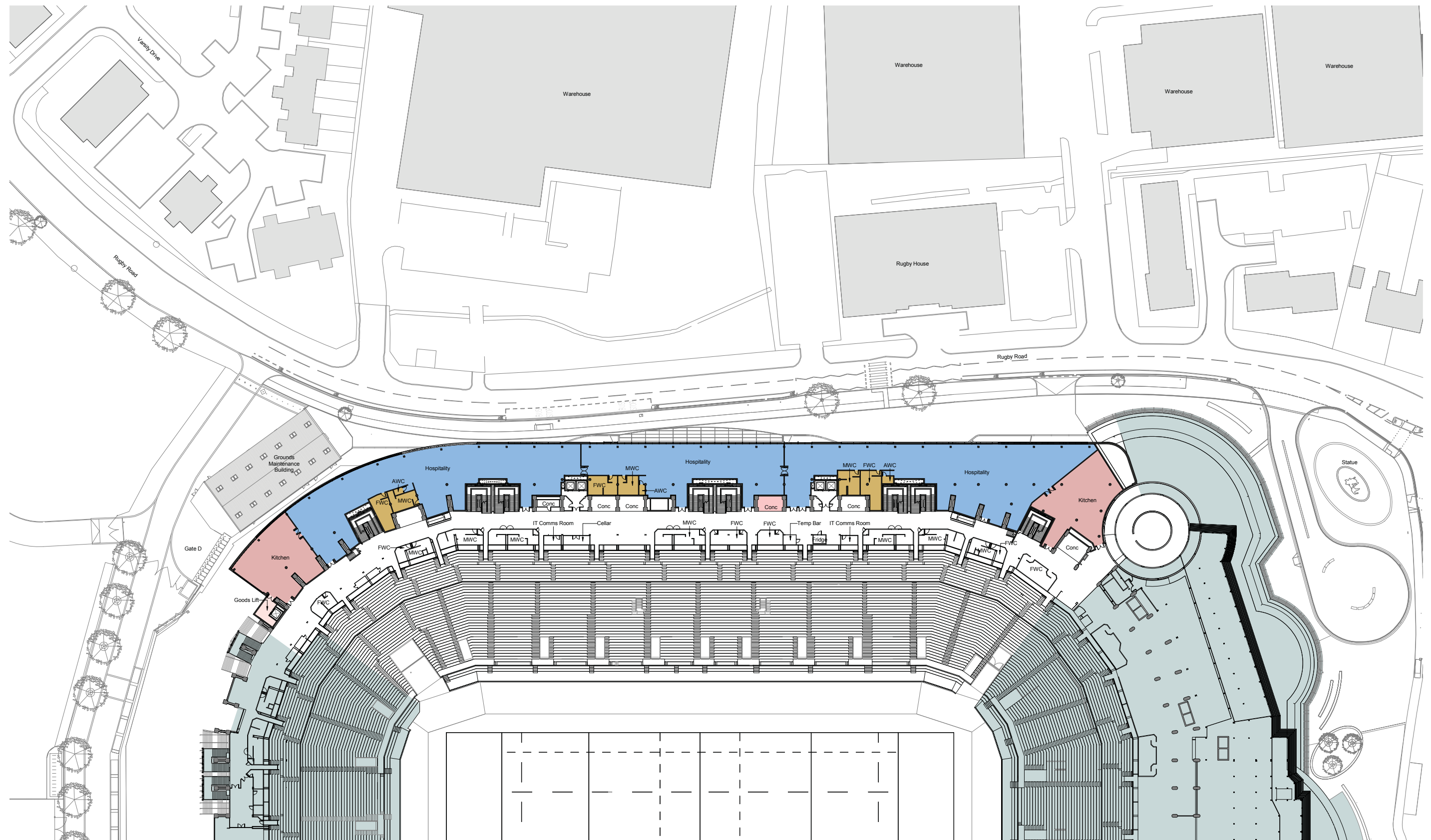
Access to the middle tier seating is via existing vomitories off the Level 4 GA concourse.

Two new kitchens located at either end of the plan support the enclosed hospitality spaces and a combination of newly refurbished and new WC areas are provided to support the spaces. These are located in board to not affect the views offered out along the external facade of Rugby Road, which has extensive glazed frontage to improve the offer available within.

Deliveries will be via the existing lifts up from ground floor level and either direct into the central kitchen or through concourse areas to the south east kitchen.

New general concessions can be located in the common GA areas to support these positions.

Access to seating for all areas will be via the existing vomitories out into the middle tier. Lifts from this level provides access to the proposed new accessible seating platforms at level 4A.



Level 04 plan as proposed



Level 04A

Currently at level 04A there is no hospitality for guests or GA spectators. A small area for press writers exists accessed off a single lift to the north core in the east stand.

The proposal extends the footprint of the extension to match that of the two floors below and create a large volume of new hospitality area. This includes a central bar/lounge space with access to a north east and south east restaurant. Kitchens to the far north and far south of the wing support the restaurants.

New WCs are distributed through the space to support the accommodation.

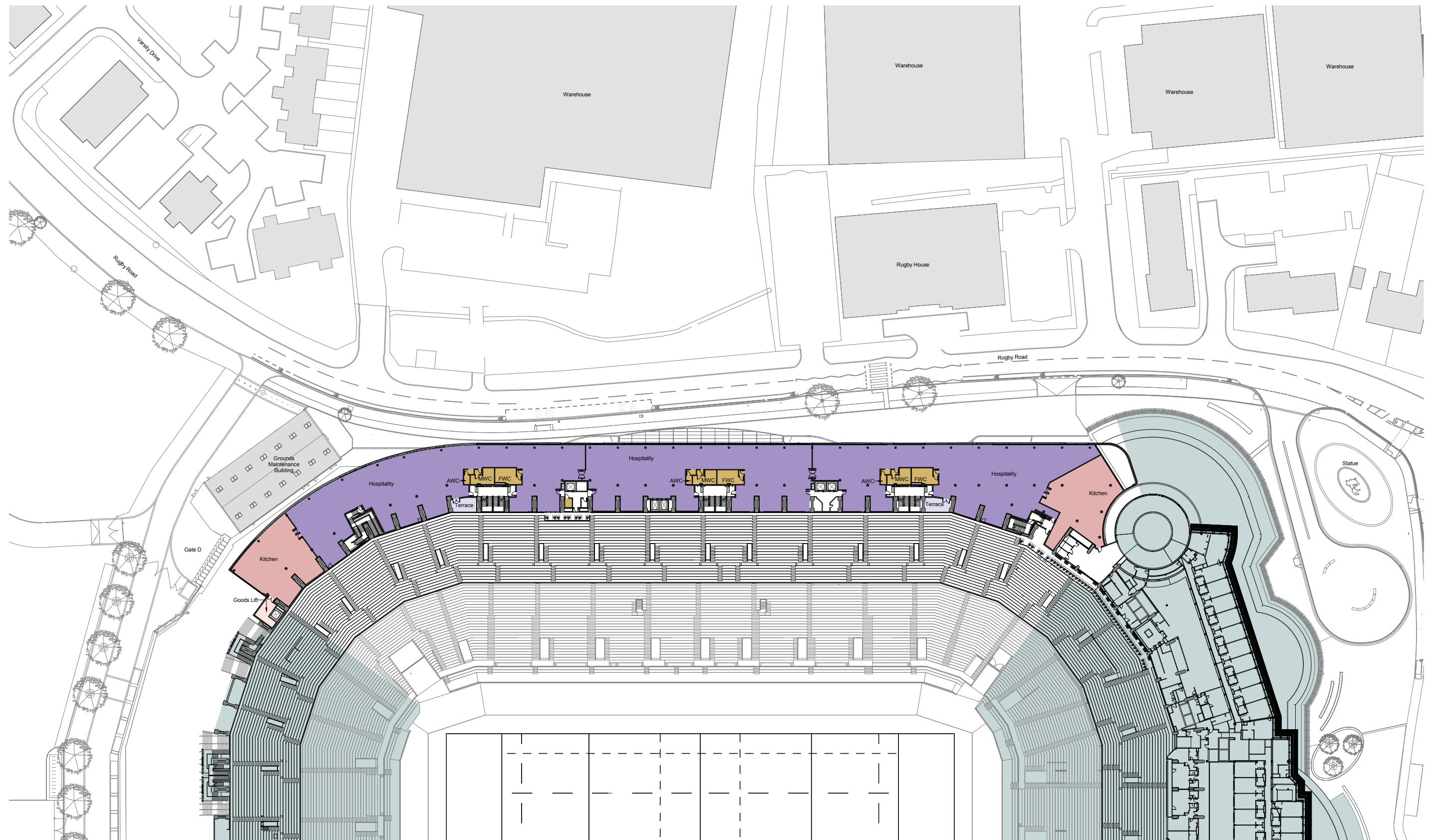
Access to the bar and restaurants is via the new designated lift centrally located or via the existing lifts which will be programmed to stop at this level (as currently only one lift stops at this level).

This level benefits from having views over the field of play and a new glazed frontage will be provided from the restaurants and bar looking over the pitch. Access to the rear of the middle tier will be via the glazed frontage directly into the bowl and down to the seating areas. Accessible viewing will be provided to the rear of the middle tier at L04A corresponding to the new suite level.

The spaces benefit from extensive glazing along Rugby Road, further enhancing the overall experience at this level.

The current accommodation for the press writers will be relocated to the current rugby coach room located on level 02A in the centre of the west stand, above the new press conference centre over the mixed zone. This creates excellent links for press members and consolidates them in the west.

There is direct access from this floor to the proposed new accessible seating platforms.



Level 04A plan as proposed



Level 05

Level 05 effectively creates the roof deck to the lower extensions and has the same footprint as the floors below.

The central core of the stand will house the external concourse semi open 'extension'. This will be covered by a light weight roof structure to provide cover and new bars located under the canopy. WCs will also be provided in the space.

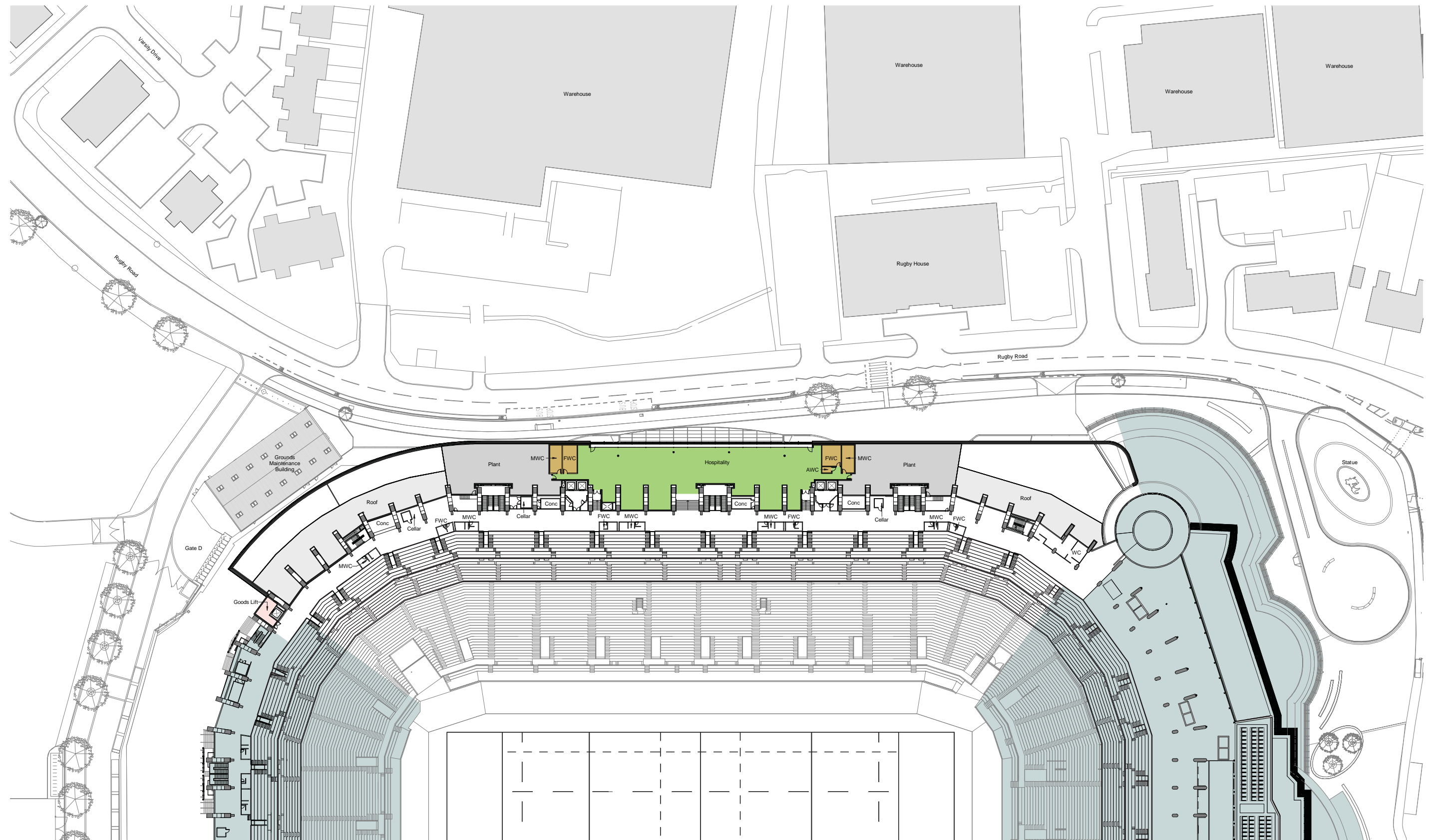
Access is via either existing lifts from ground floor level onto the level 05 GA concourse or stairs up through the floors. GA access via the escalators between levels 02 and 04 bring people up by stairs for the final few flights, arriving on the open concourse.

The sections to the north and south of the level will be roof decks over level 04A.

New bars are located between the main soldier columns facing the new concourse, which is raised up from the existing level in order to provide improved head height to the main sections of hospitality area below.

Further benefits to the level 05 extension include enhanced weather protection to the existing concourse area.

A small platform lift provides access from level 5 to the raised terrace area.



Level 05 plan as proposed



4.2 Space quantification

The proposal is for a new extension of accommodation off the existing east stand from levels 03 up to level 04A. This then creates a deck at level 05 which is part utilised for outdoor use.

In order to create the accommodation, which is primarily used for hospitality space, a new slab needs to extend off the existing at each level from 03 up, finishing the slab extensions at level 05. Only the central section of level 05 is formed as a slab with the north and south sections being roof.

Levels 01 (ground floor) and 02 (first floor) are open concourse levels with the slab extensions being created above them.

Directly opposite the new extension is a small light industrial estate, approximately 60 metres away to the first industrial building from the line of our new extension's façade.

The new slab extends around 10 metres out from the face of the existing lift cores. Over the three levels of extended accommodation an amount of new gross slab area is being created. There are elements of refurbishment in the lower two levels that are within the existing building fabric and there is also the creation of new lobby space at these low levels over the two floors.

The external but covered roof terrace has a gross footprint in the region of 900 m².

The following diagrams help to highlight the amount of extension proposed.

Twickenham Stadium East Stand Extension		
	Gross external area (GEA) m ² Proposed Area	Gross internal area (GIA) m ² Proposed Area
Level 01	216	200
Level 02	637	560
Level 02A	82	78
Level 03	3,638	3,505
Level 04	3,344	3,099
Level 04A	3,610	3,489
Level 05	80	80
Individual totals	11,607	11,011

Red Line Area (Ha)

1.40

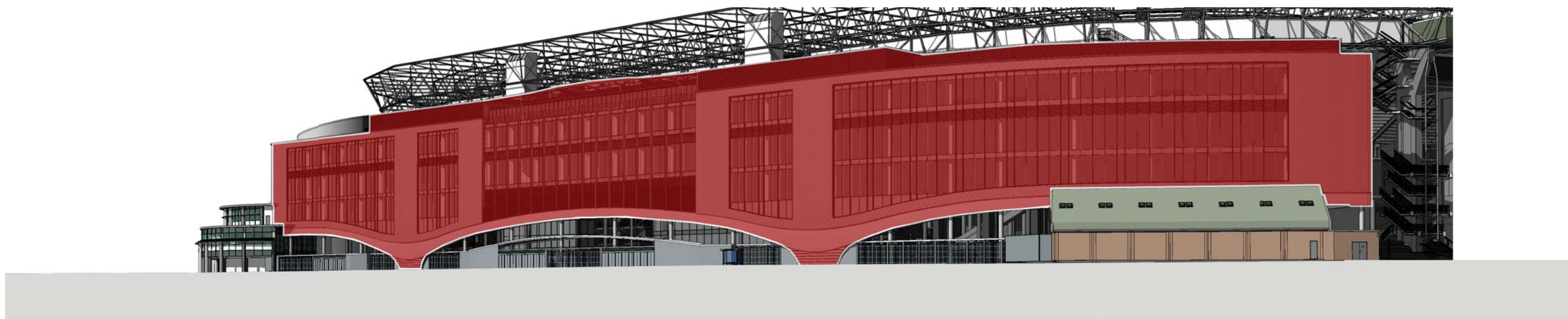
Overall height from ground floor to Level 05 floor (metres)

25.273

Schedule highlighting gross external and gross internal areas



Massing as seen from the south east



Massing as seen from the north