STOK CAE RAS

REDEVELOPMENT PROJECT - DESIGN AND ACCESS STATEMENT ADDENDUM

28/07/2025

POPULOUS

WRX-POP-KOP-XXX-RO-AR-000004

Rev: P02

Date: 28.07.2025

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SUPPLEMENTARY TO THE DESIGN AND ACCESS STATEMENT OF FEBRUARY 2025:

THE UPPER TIER WHICH WAS SHOWN ON THE DRAWINGS, APPROVED IN MARCH 2025, BUT AS FUTURE PROOFED ELEMENTS NOT ADDRESSED IN DETAIL IN THE DESIGN AND ACCESS STATEMENT (AS SUBJECT TO A FUTURE APPLICATION) SUBMITTED 28.07.2025

THE PROPOSAL

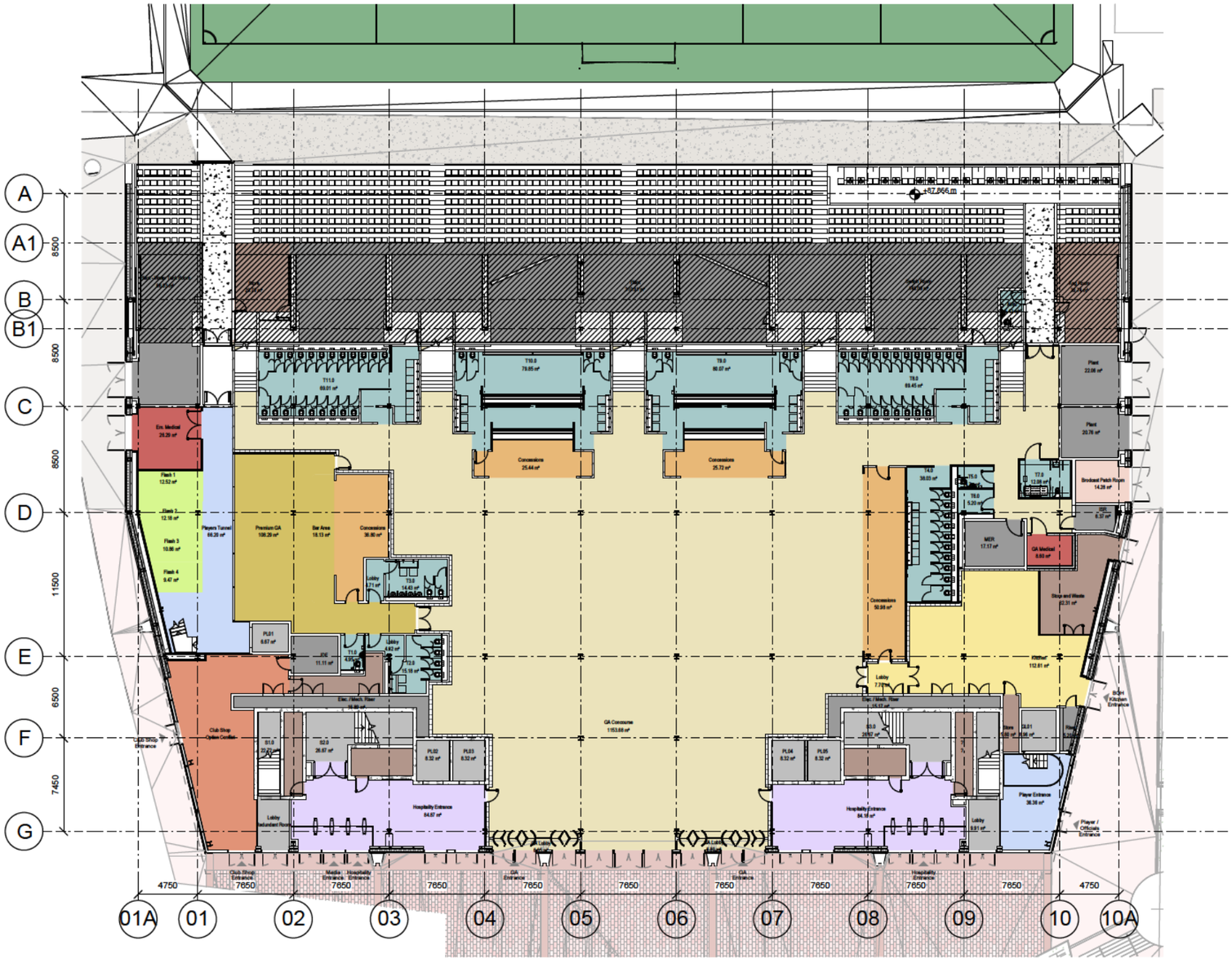
1

1.1 GENERAL ARRANGEMENT PLANS

LEVEL 00

DEPARTMENTS

- ATHELETES
- OFFICIALS
- ATHELETE CIRCULATION
- GA CONCOURSE
- PREMIUM GA
- HOSPITALITY
- HOSPITALITY BOX
- HOSPITALITY CIRCULATION
- MEDIA
- MEDIA CIRCULATION
- BROADCAST
- OFFICE
- PRAYER ROOM
- OPERATION CIRCULATION
- RETAIL
- CONCESSION & CATERING
- KITCHEN
- MEDICAL
- BACK OF HOUSE (BOH)
- VERTICAL CIRCULATION
- TOILETS
- PLANT



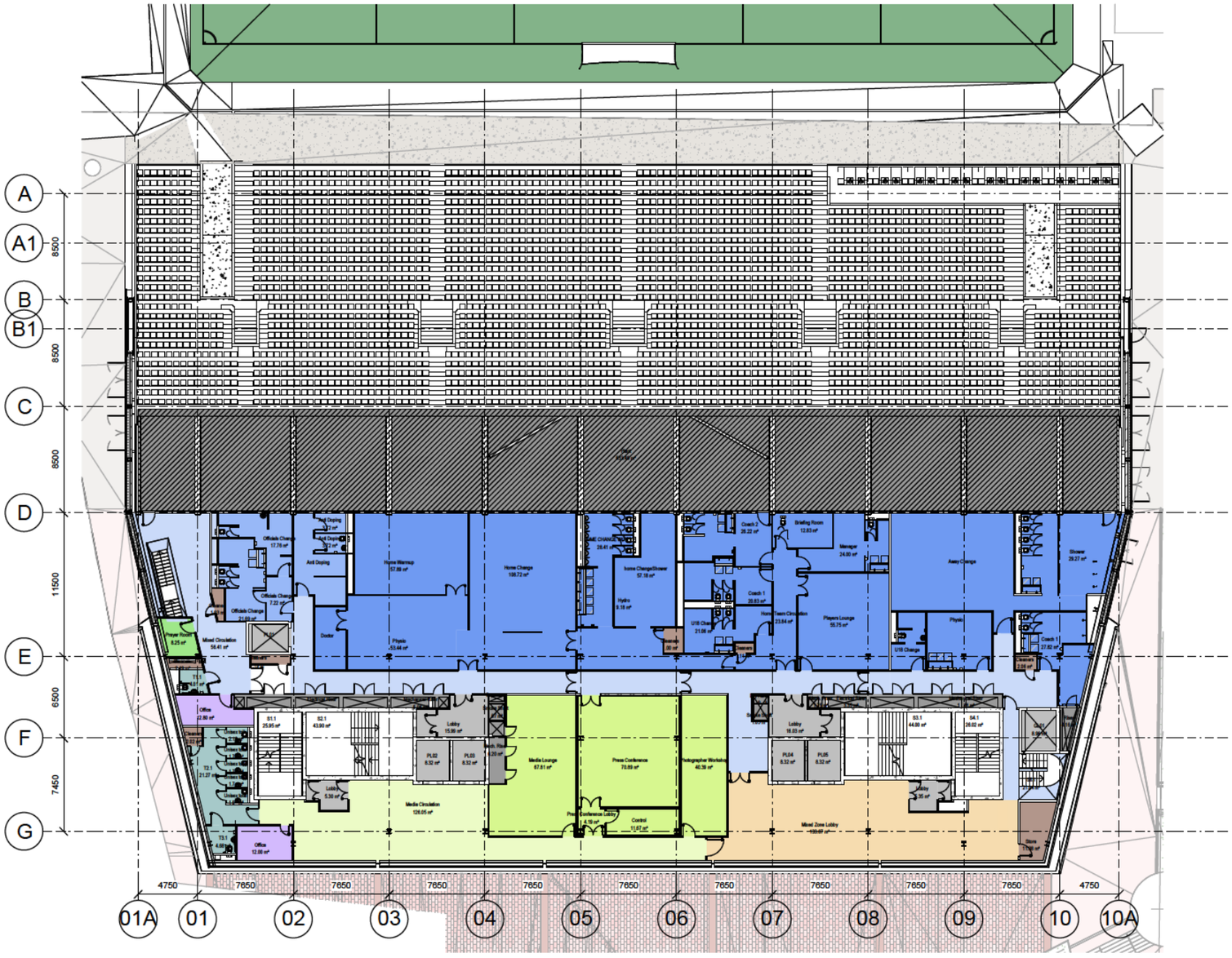
Refer to drawing:

WRX-POP-KOP-L00-DR-AR-021020

LEVEL 01

DEPARTMENTS

- ATHELETES
- OFFICIALS
- ATHELETE CIRCULATION
- GA CONCOURSE
- PREMIUM GA
- HOSPITALITY
- HOSPITALITY BOX
- HOSPITALITY CIRCULATION
- MEDIA
- MEDIA CIRCULATION
- BROADCAST
- OFFICE
- PRAYER ROOM
- OPERATION CIRCULATION
- RETAIL
- CONCESSION & CATERING
- KITCHEN
- MEDICAL
- BACK OF HOUSE (BOH)
- VERTICAL CIRCULATION
- TOILETS
- PLANT



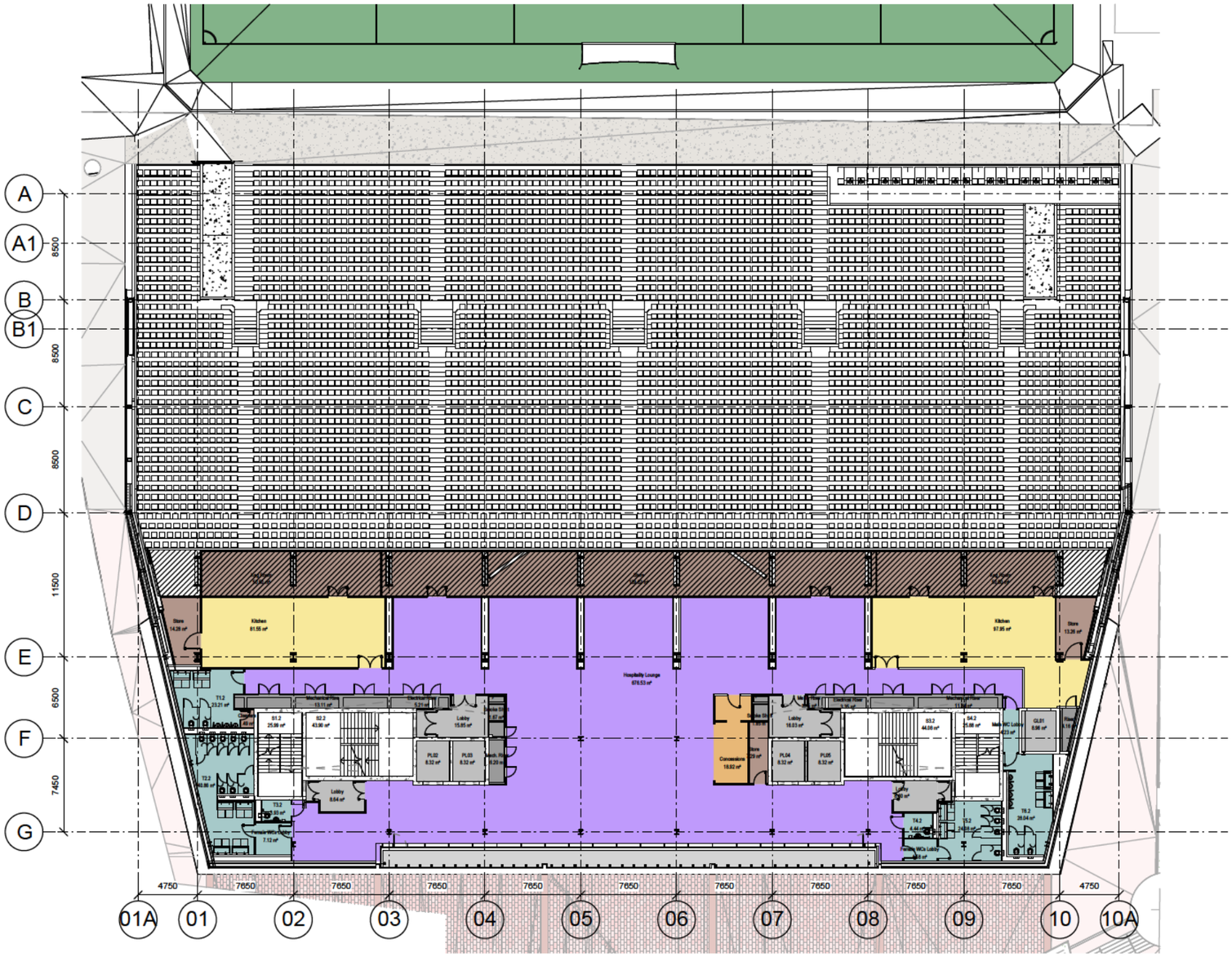
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WRX-POP-KOP-L01-DR-AR-021021

LEVEL 02

DEPARTMENTS

- ATHELETES
- OFFICIALS
- ATHELETE CIRCULATION
- GA CONCOURSE
- PREMIUM GA
- HOSIPITALITY
- HOSIPITALITY BOX
- HOSIPITALITY CIRCULATION
- MEDIA
- MEDIA CIRCULATION
- BROADCAST
- OFFICE
- PRAYER ROOM
- OPERATION CIRCULATION
- RETAIL
- CONCESSION & CATERING
- KITCHEN
- MEDICAL
- BACK OF HOUSE (BOH)
- VERTICAL CIRCULATION
- TOILETS
- PLANT



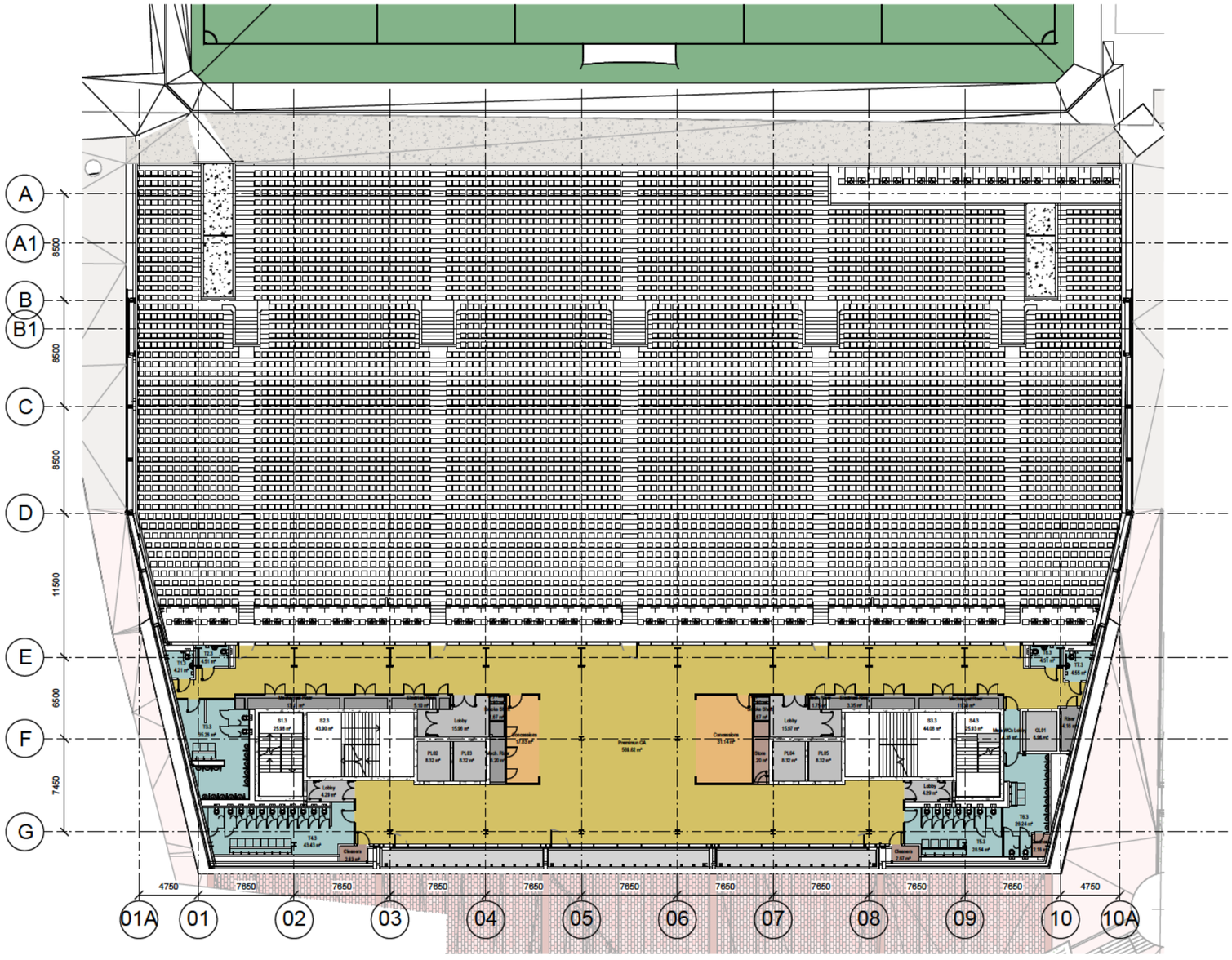
Refer to drawing:

WRX-POP-KOP-L02-DR-AR-021022

LEVEL 03

DEPARTMENTS

- ATHELETES
- OFFICIALS
- ATHELETE CIRCULATION
- GA CONCOURSE
- PREMIUM GA
- HOSIPITALITY
- HOSIPITALITY BOX
- HOSIPITALITY CIRCULATION
- MEDIA
- MEDIA CIRCULATION
- BROADCAST
- OFFICE
- PRAYER ROOM
- OPERATION CIRCULATION
- RETAIL
- CONCESSION & CATERING
- KITCHEN
- MEDICAL
- BACK OF HOUSE (BOH)
- VERTICAL CIRCULATION
- TOILETS
- PLANT



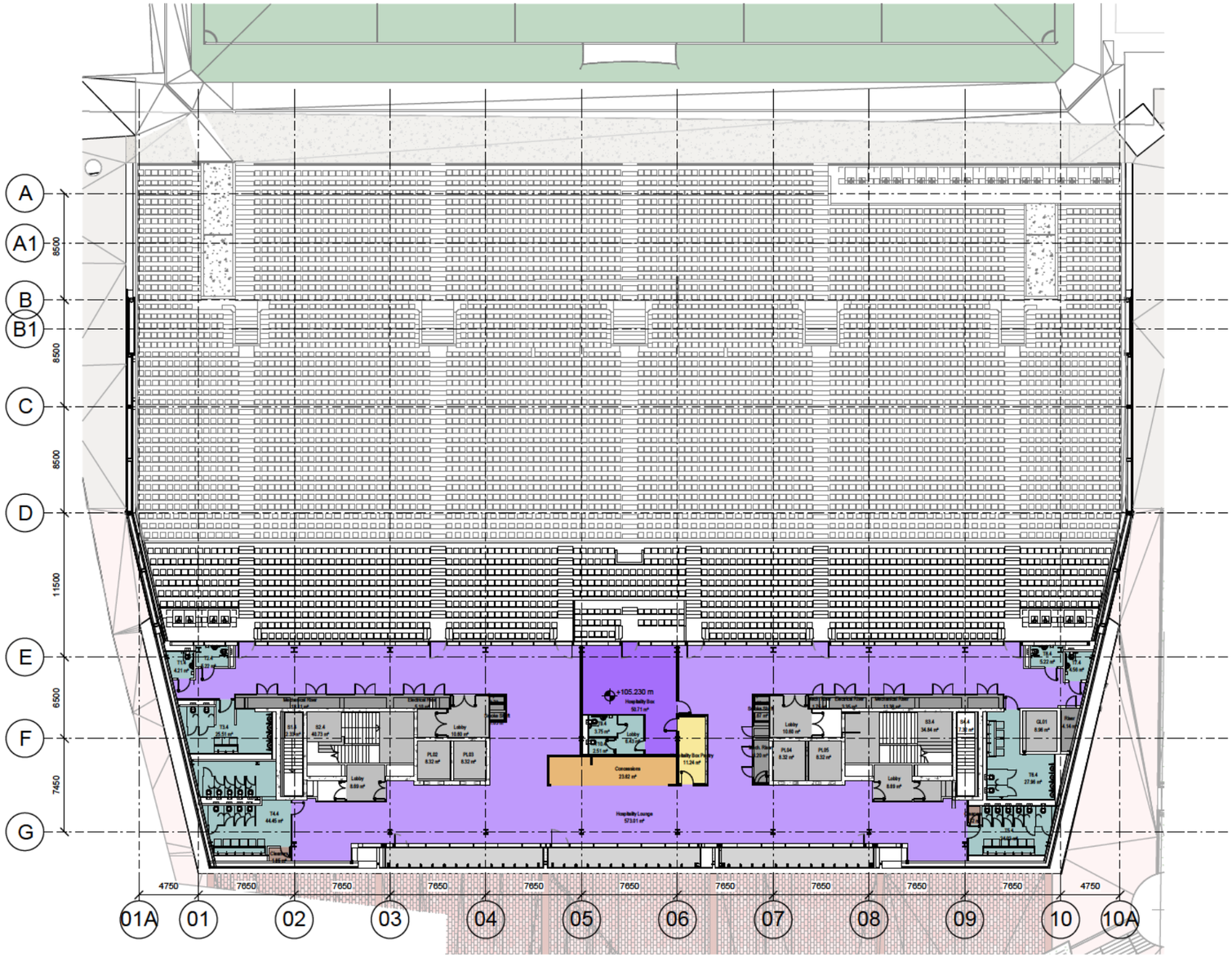
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WRX-POP-KOP-L03-DR-AR-021023

LEVEL 04

DEPARTMENTS

- ATHELETES
- OFFICIALS
- ATHELETE CIRCULATION
- GA CONCOURSE
- PREMIUM GA
- HOSPITALITY
- HOSPITALITY BOX
- HOSPITALITY CIRCULATION
- MEDIA
- MEDIA CIRCULATION
- BROADCAST
- OFFICE
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- TOILETS
- PLANT



Upper Tier is a seamless integration. Approved scheme of Section 73 (2025) had a future proof arrangement to ensure that an Upper Tier can be introduced.

Incorporation of seating to Upper Tier. Increasing the Kop Stand Capacity from 5,500 to 7,750

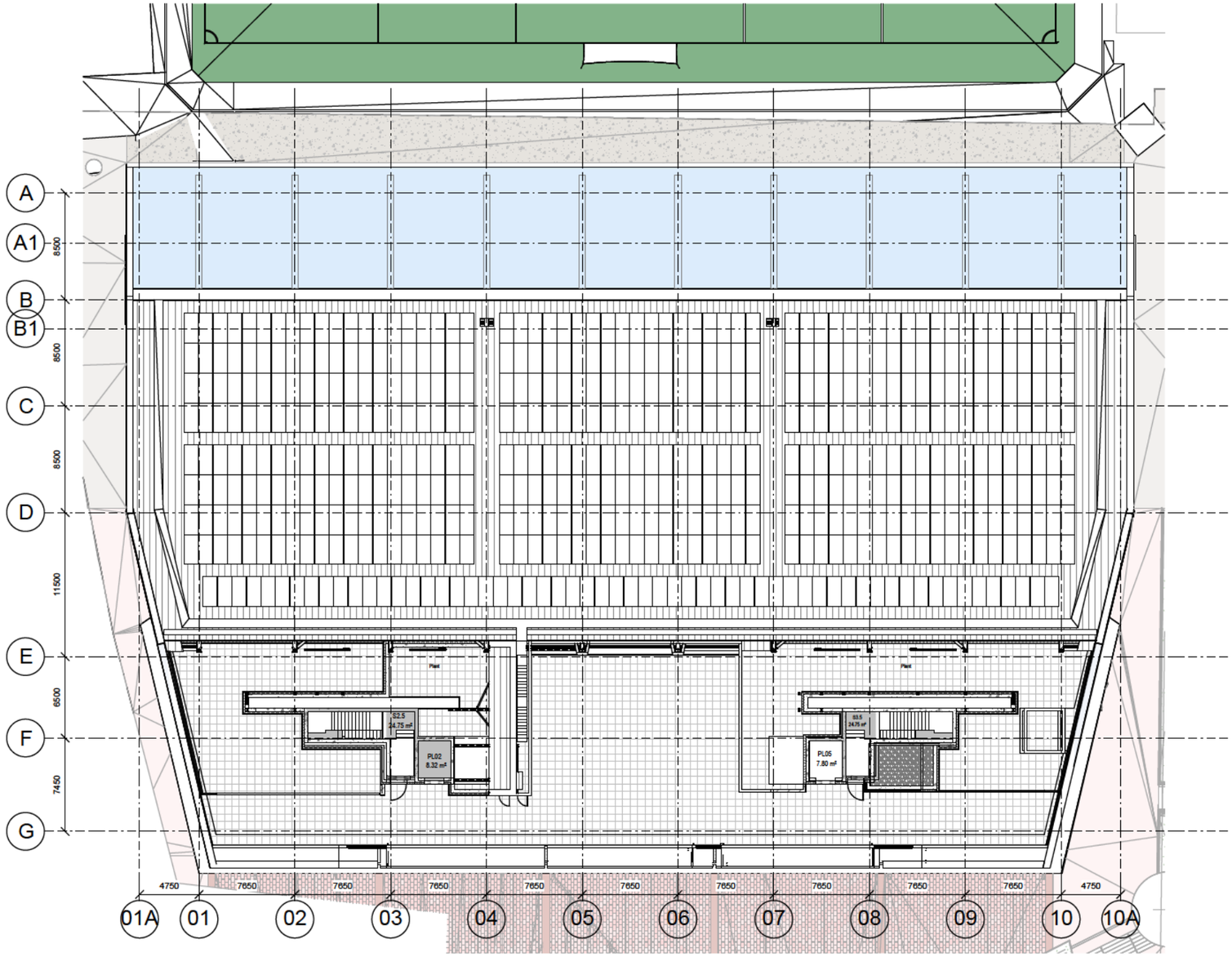
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WRX-POP-KOP-L04-DR-AR-021024

ROOF LEVEL

DEPARTMENTS

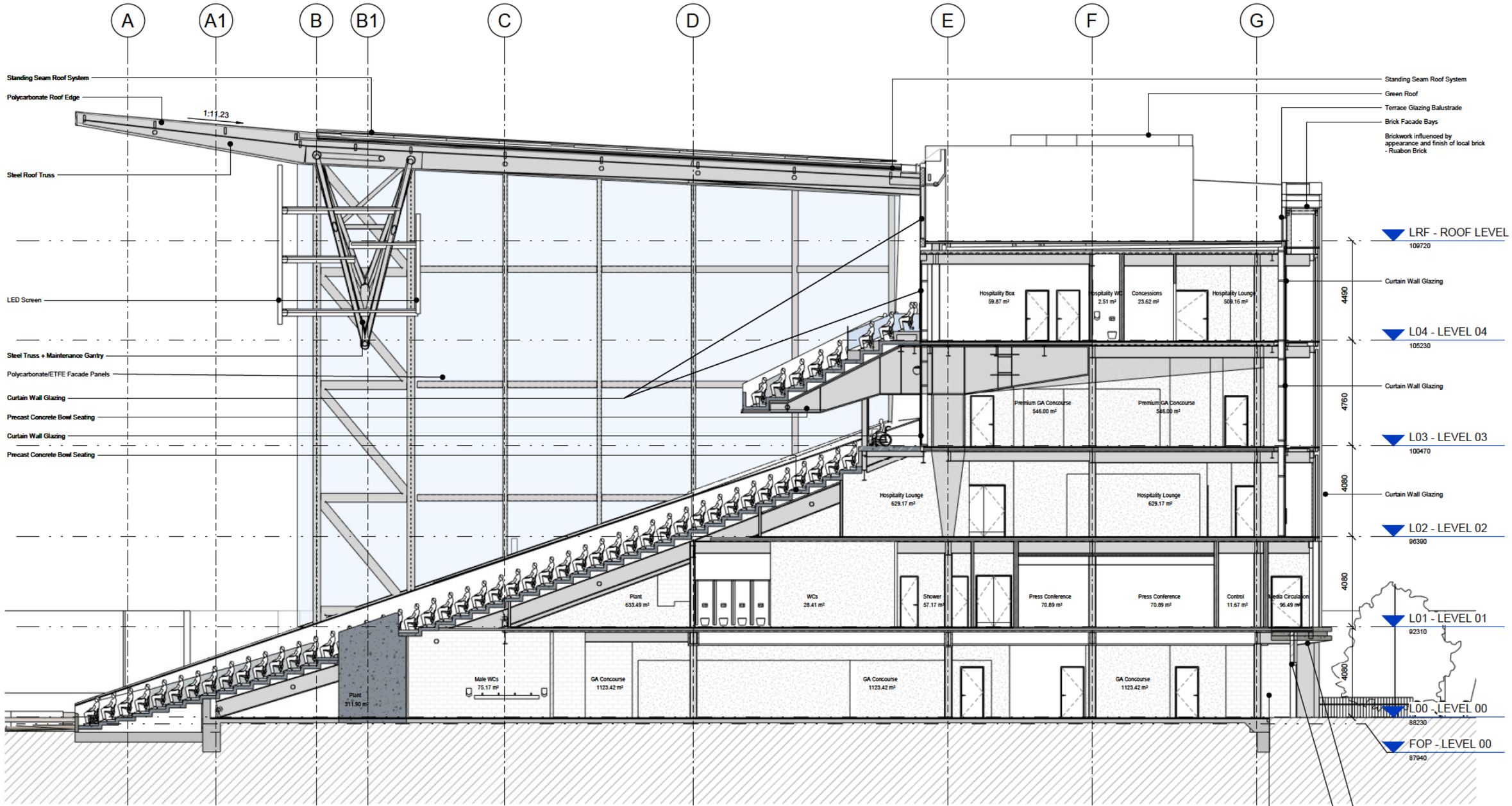
- ATHELETES
- OFFICIALS
- ATHELETE CIRCULATION
- GA CONCOURSE
- PREMIUM GA
- HOSIPITALITY
- HOSIPITALITY BOX
- HOSIPITALITY CIRCULATION
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- MEDICAL
- BACK OF HOUSE (BOH)
- VERTICAL CIRCULATION
- TOILETS
- PLANT



Refer to drawing:

WRX-POP-KOP-LRF-DR-AR-021025

1.2 GENERAL ARRANGEMENT SECTION



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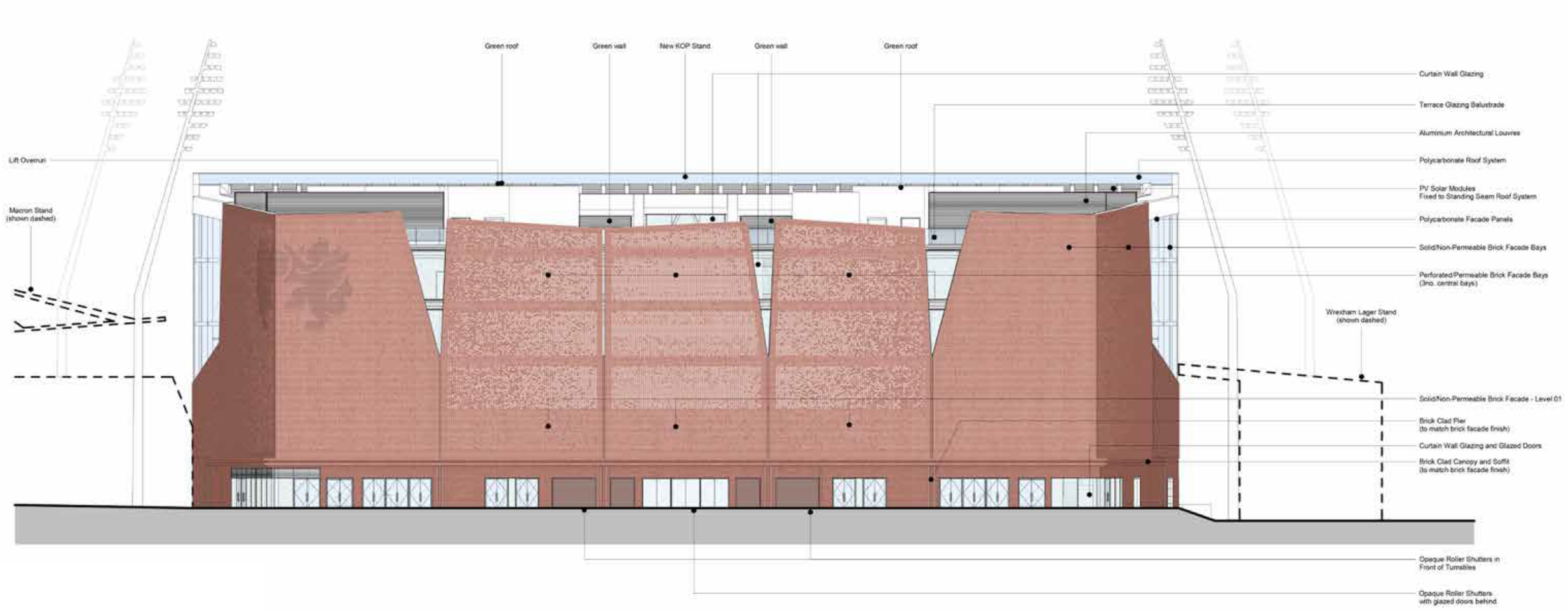
WRX-POP-KOP-ZZZ-DR-AR-022030

Upper Tier is a seamless integration. Approved scheme of Section 73 (2025) had a future proof arrangement to ensure that an Upper Tier can be introduced.

Incorporation of seating to Upper Tier. Increasing the Kop Stand Capacity from 5,500 to 7,750

1.3 GENERAL ARRANGEMENT ELEVATIONS

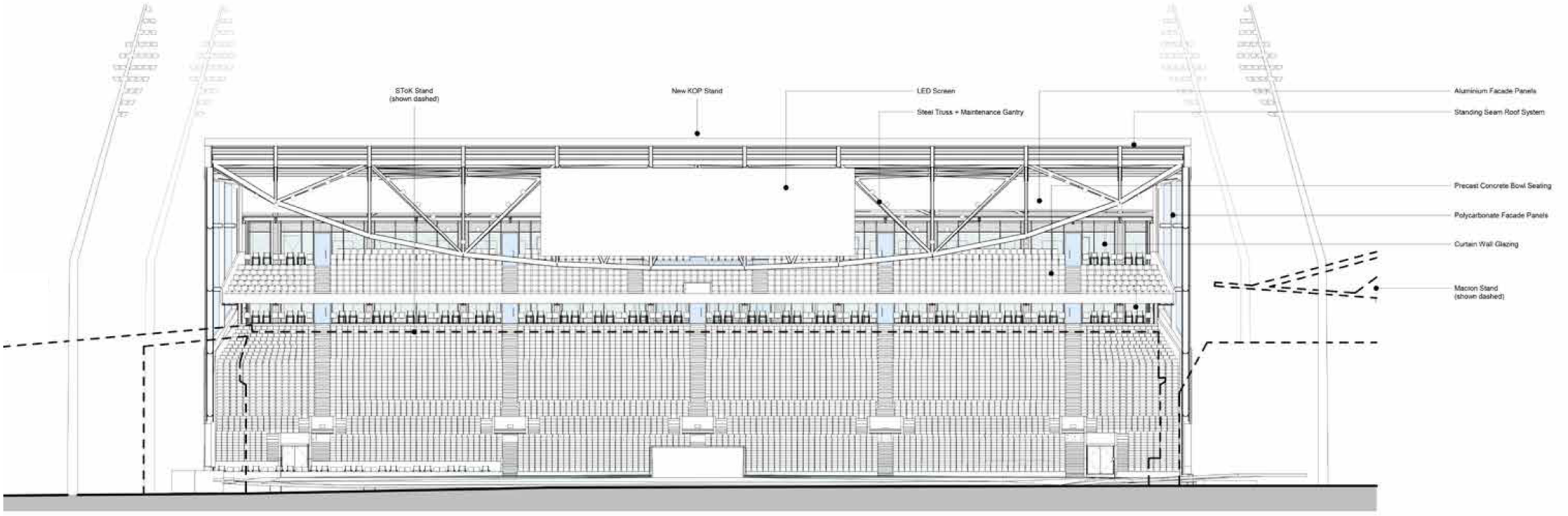
EAST ELEVATION



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WRX-POP-KOP-ZZZ-DR-AR-023045

PITCHSIDE / WEST ELEVATION



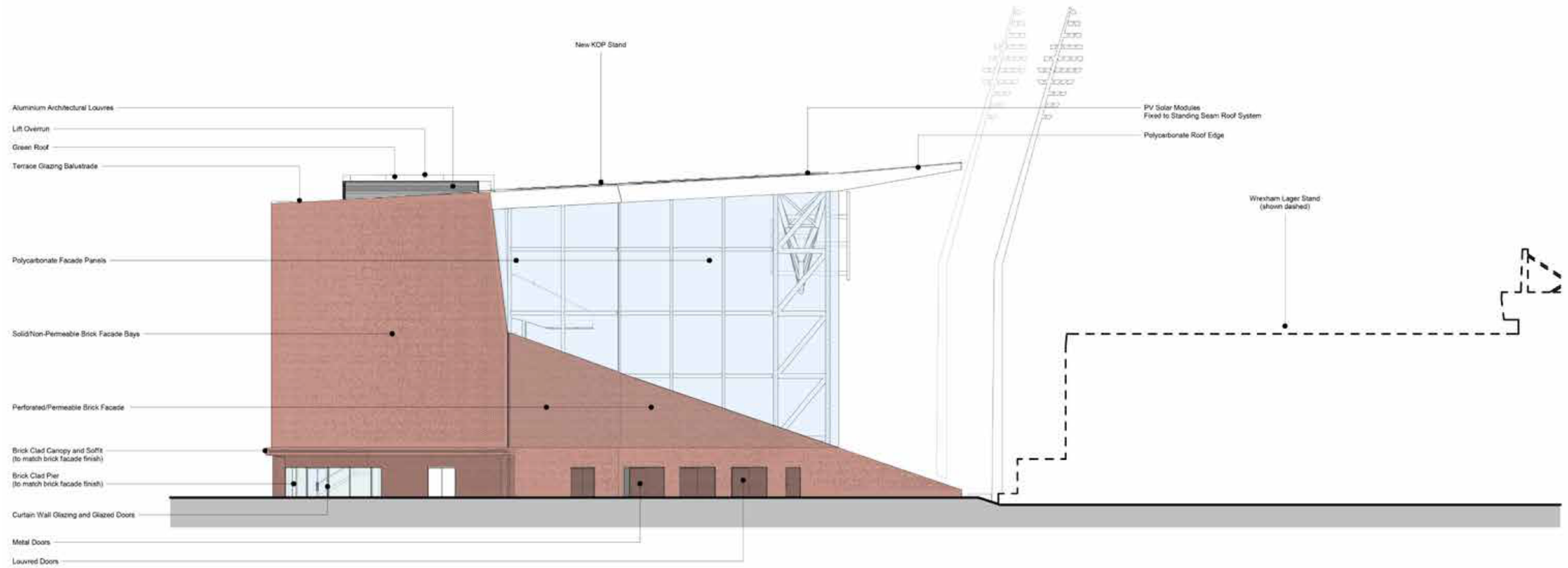
Upper Tier is a seamless integration. Approved scheme of Section 73 (2025) had a future proof arrangement to ensure that an Upper Tier can be introduced.

Incorporation of seating to Upper Tier. Increasing the Kop Stand Capacity from 5,500 to 7,750

Refer to drawing:

WRX-POP-KOP-ZZZ-DR-AR-023045

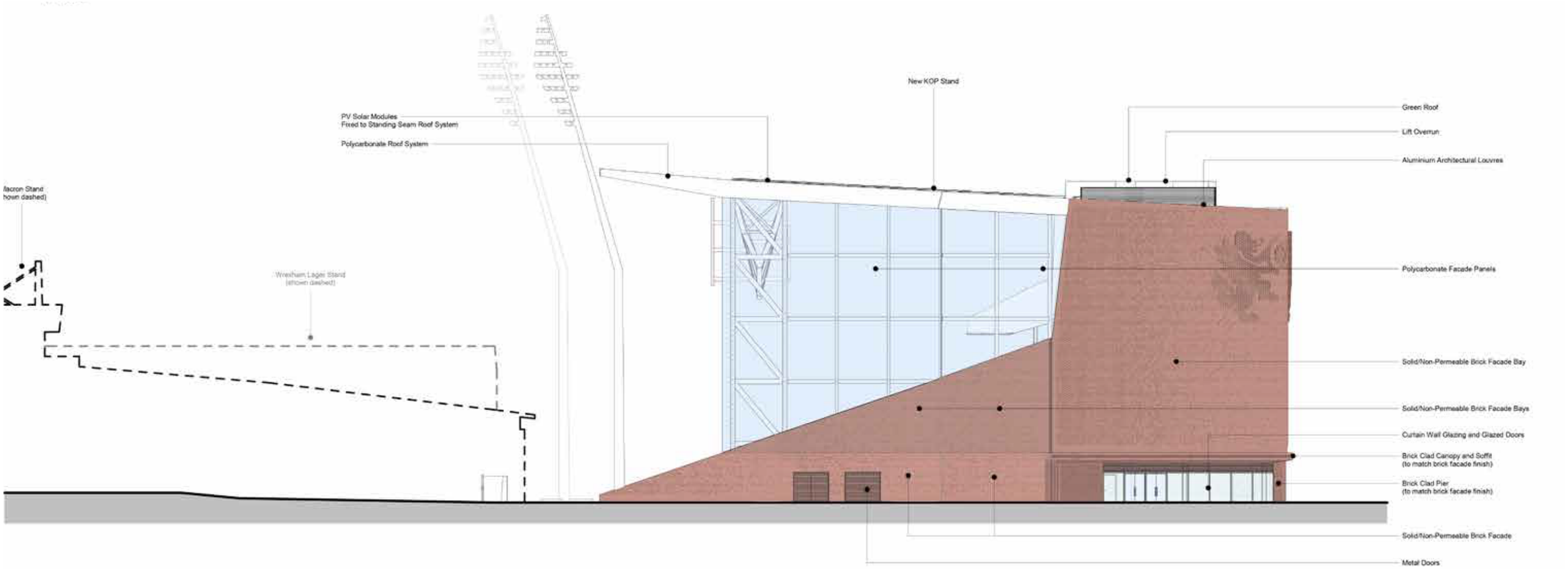
NORTH ELEVATION



Refer to drawing:

WRX-POP-KOP-ZZZ-DR-AR-023046

SOUTH ELEVATION



Refer to drawing:

WRX-POP-KOP-ZZZ-DR-AR-023046

ACCESS

2

2.1 INCLUSIVE DESIGN

To ensure the Kop Stand redevelopment project meets the inclusive ethos detailed within the brief, it is important that the internal and external environments meet the highest levels of accessible and inclusive design. The approach for the project will start with the simple premise that inclusion, rather than just accessibility, is embedded in the design process from the outset.

Impactful inclusive design is about people, it is about considering a range of abilities, age groups and community background. It reflects the different faiths, disabilities & hidden conditions, genders and addresses important issues that affect a neurodiverse population. People should be able to make effective, independent choices about how they use the stadium without experiencing undue effort or separation and be able to participate equally in the activities the area offers. True inclusive design benefits all of us, it aims to remove barriers from the environment that impact not only disabled people, but others such as families with children, pregnant women, people with temporary injuries and older people.

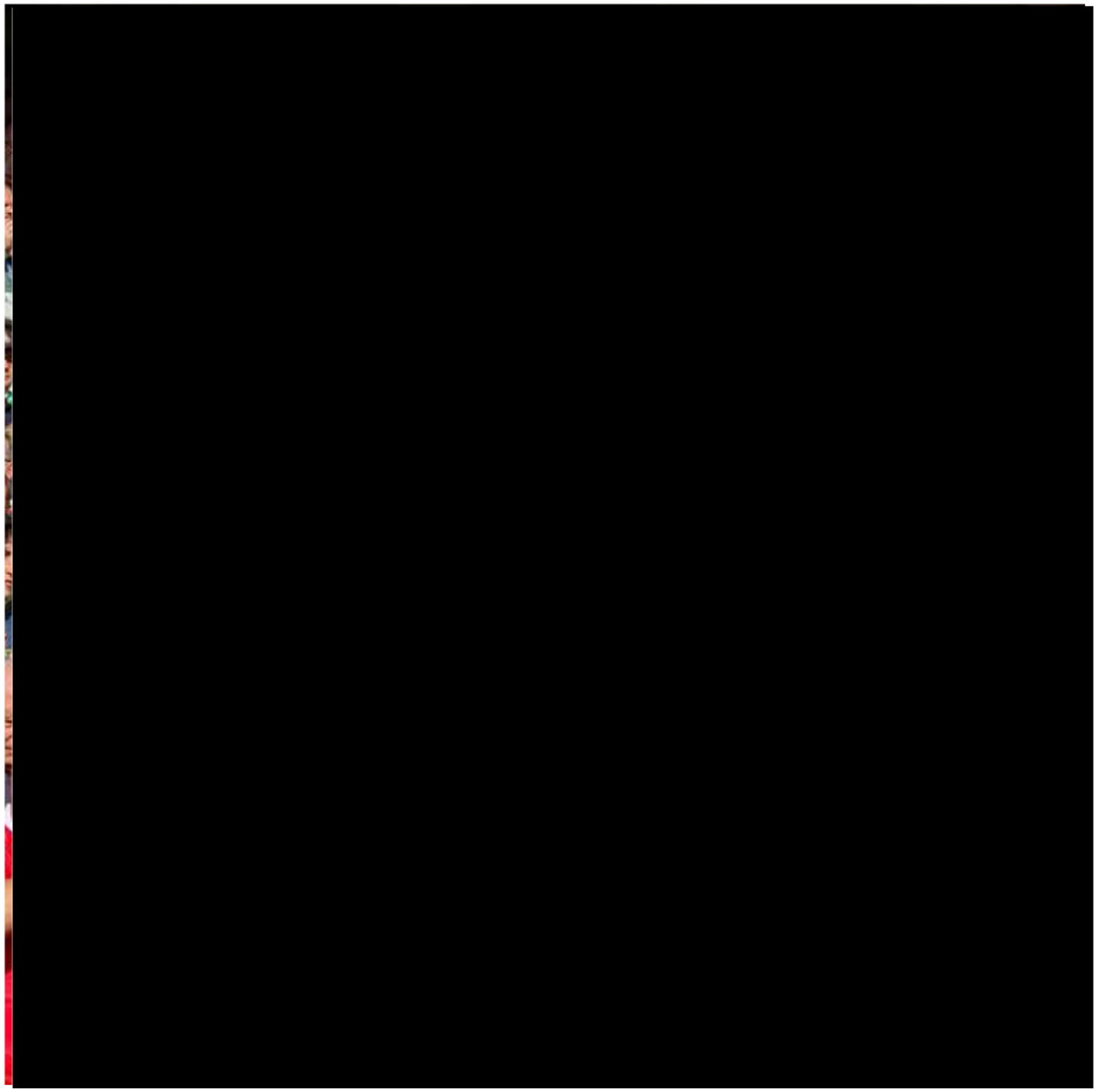
No matter how physically accessible a space is, without clear and robust management and operational policy mechanisms, the accessibility of the buildings and spaces will be compromised and over time, diminish. Therefore, sufficiently robust provision, criterion and practices must be established by the building management and end user operators, this will include the development of active management plans.

An inclusive design approach:

- Places people at the heart of the design process
- Acknowledges human diversity and difference
- Offers dignity, autonomy, choice and spontaneity
- Provides for flexibility in use
- Provides buildings and environments convenient, safe and enjoyable for everyone to use
- Goes beyond just meeting minimum standards or legislative requirements, and;
- Recognises everyone benefits from improved accessibility

Inclusive design is indivisible from good design. It goes beyond 'accessibility' and incorporates a broad range of design considerations:

- All gender toilets as well as separate sex toilet facilities
- Transgender people having changing facilities in which they feel comfortable
- Spaces for Nursing mothers and parental rooms
- Cultural and faith considerations within the design
- Supporting Mental health and wellbeing in buildings
- Biophilic design to help impact mental health
- Making a positive environment for a Neurodiverse population

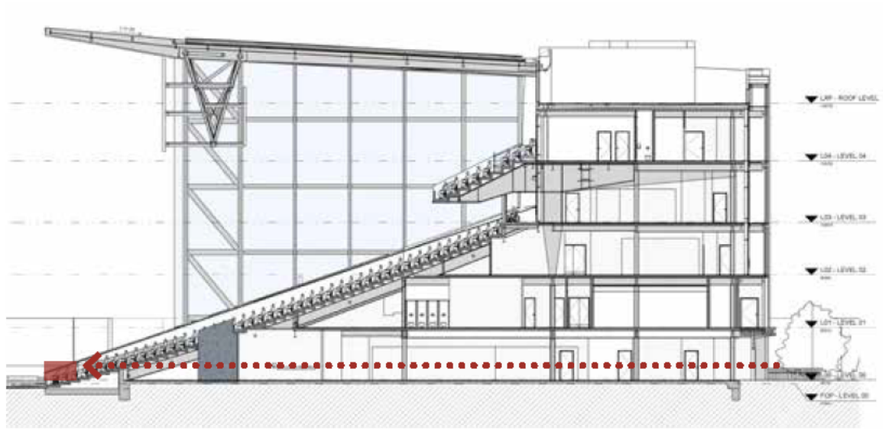


2.2 WHEELCHAIR SPACES

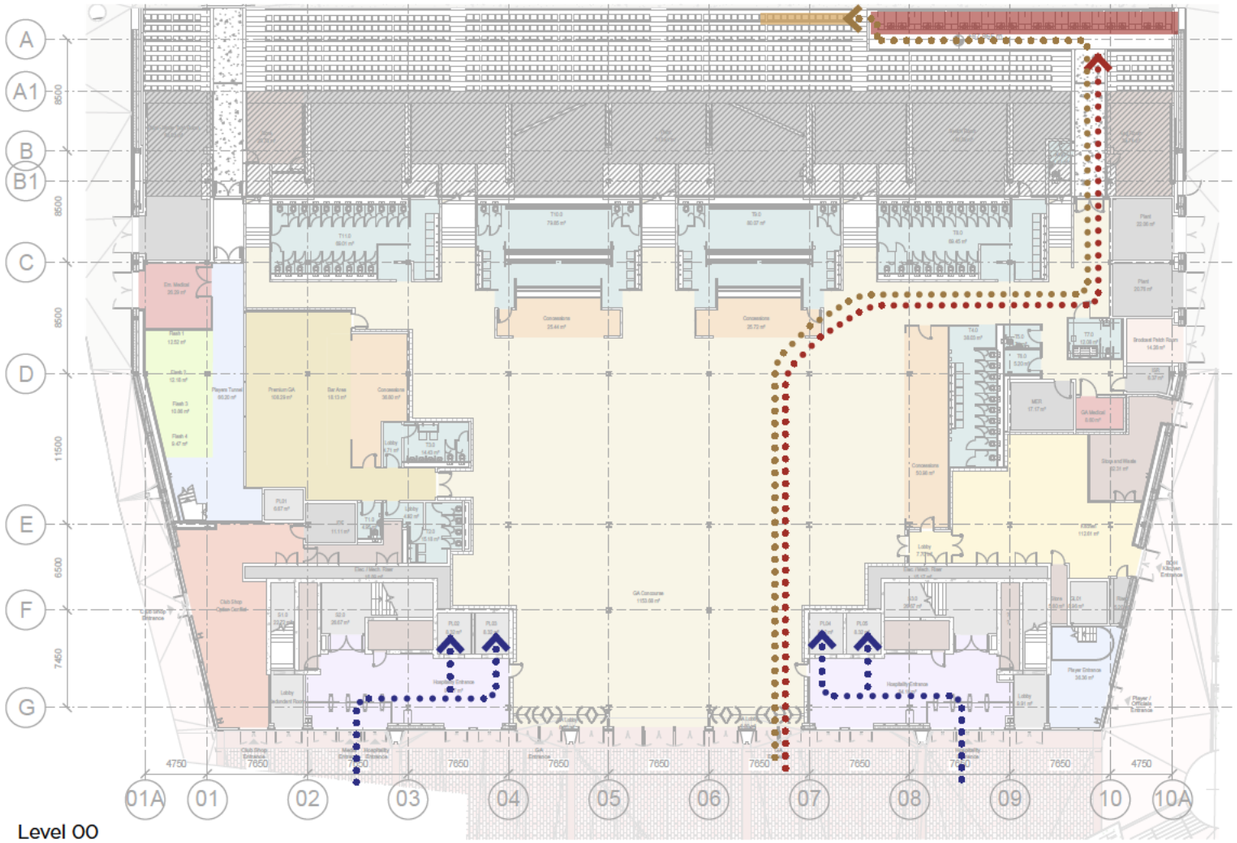
The Kop Stand has been designed to provide sufficient wheelchair positions (with companion seats) and amenity (or easy access) seats in accordance with the Green Guide and Accessible Stadia.

The Stand has been designed to provide a mixture of offers accessible from both L00 L03 and L04. In areas where wheelchair positions are located at the back of the lower and upper tiers, the use of super risers ensure unobstructed views.

Provision for 72 wheelchair positions with companion seats.



Section

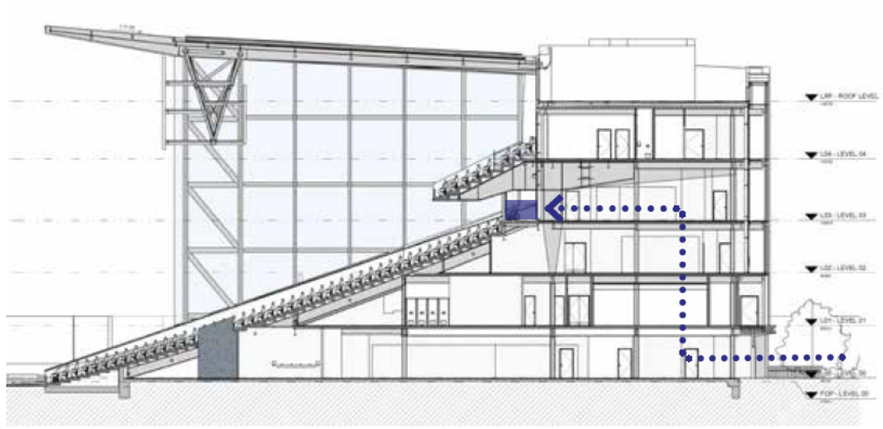


Level 00

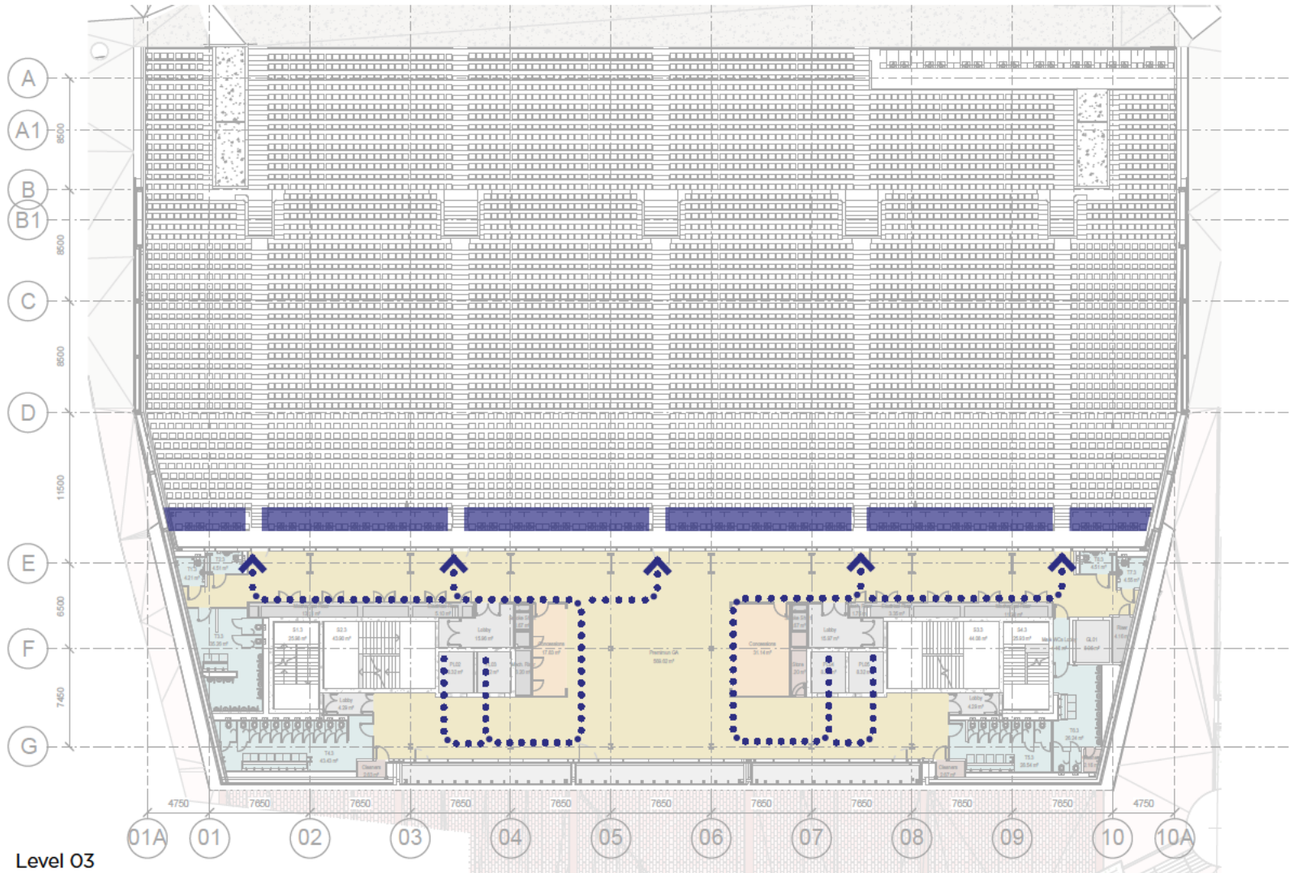
GA Wheelchair Positions

Amenity/Ambulant Seats

Premium GA/Hospitality Wheelchair Positions



Section

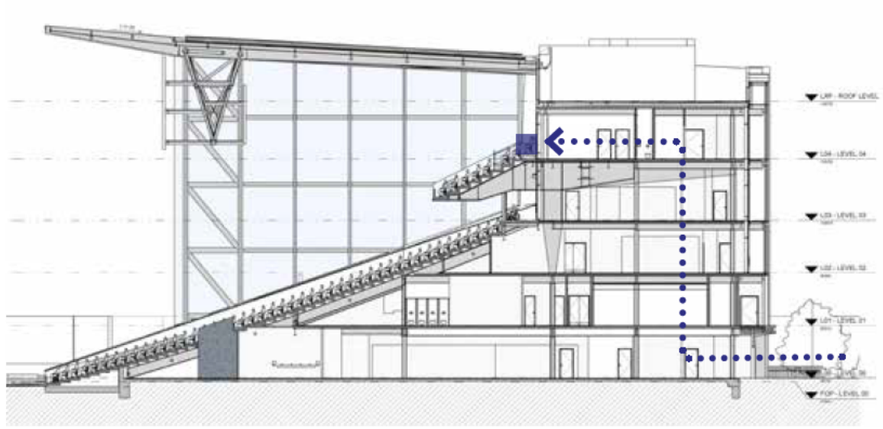


Level 03

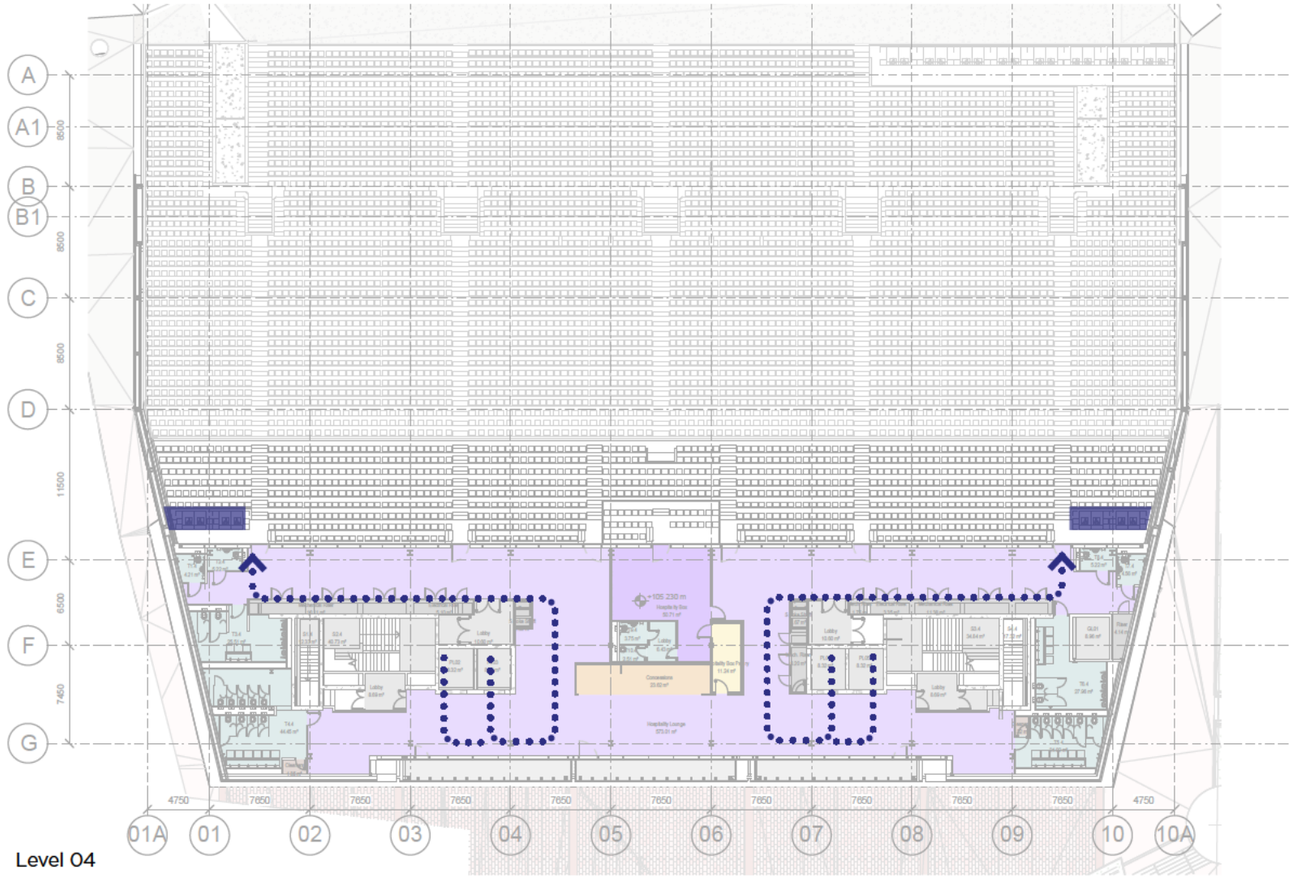
GA Wheelchair Positions

Amenity/Ambulant Seats

Premium GA/Hospitality Wheelchair Positions



Section



Level 04

Incorporation of seating to Upper Tier. Increasing the Kop Stand Capacity from 5,500 to 7,750

Upper Tier is a seamless integration. Approved scheme of Section 73 (2025) had a future proof arrangement to ensure that an Upper Tier can be introduced.

- GA Wheelchair Positions
- Amenity/Ambulant Seats
- Premium GA/Hospitality Wheelchair Positions

2.3 THE EQUALITY ACT

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics'. These are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

A person has a disability if they have a 'physical or mental impairment' which has a 'substantial and long-term effect on their ability to carry out normal day-to-day activities'.

The Act applies to all providers of services, a public authority carrying out their functions, an association in Great Britain and employers. It applies to all services, whether or not a charge is made for them.

The reasonable adjustments duty within the Act imposes a duty on employers, service providers and public functions to make reasonable adjustments to any physical feature that may put a disabled person at a substantial disadvantage compared to non-disabled people. This is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.

The Public Sector Equality Duty includes a general equality duty, is set out in the Equality Act 2010. Public bodies, such as Wrexham AFC, in the exercise of their functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not

The Equality Act 2010 carries ongoing responsibilities which will continue once the redevelopment is complete. As part of considering the design of the redevelopment Wrexham AFC should have suitable management policies and procedures to ensure the obligations of the Act are met once the updated stand is in operation. In this respect, ensuring there is a dovetailed approach to all obligations set out in the Equality Act will be important.

2.4 BASIS FOR DESIGN

The main accessibility and inclusion objectives of the project are to incorporate:

- Accessible parking and drop-off provision as appropriate.
- Clear and legible access routes to building entrances, with suitable rest areas and seating along routes,
- Intuitive wayfinding that uses spatial, physical and environmental clues for people to plan and navigate
- Principal entrances and internal routes that are prominent, legible, easily identifiable and accessible
- Accessible seating choice, both in terms of location as well as ticket type
- Independent horizontal and vertical movement that is convenient and ensures that everyone is able to experience equitable use of all areas
- Accessible sanitary and welfare facilities
- Ensuring facilities made available for use by the public are accessible for use by all people
- Emergency evacuation arrangements for all people to be evacuated in a safe and dignified manner

The following legislation, standards and good practice guidance have been used as the basis for design:

Generally, in the first instance we will refer to the following documents as the main guidance:

- Accessible Stadia – Football Licensing Authority – including supplementary guidance – 2003
- Access for All – UEFA and CAFÉ Good Practice Guide to Creating an Accessible Stadium and Matchday Experience – 2011
- Sports Ground Safety Authority – guide to safety at sports grounds 2018
- Accessible and inclusive Sports Facilities: Sport England – 2024

As the stadium specific guidance in Accessible Stadia and Access for All are now 21 and 13 years old respectively, we will also be referring to more generic modern standards which encompass the design of all building typologies where appropriate. This includes the relevant sections of the building regulations (Approved documents B, K, M, and T), BS8300-1/ BS8300-2 and PAS 6463 which provides guidance on designing for the mind.

We have also considered the impacts on the project of the Premier League Equality Diversity and Inclusion Standards.

2.5 KEY CONSIDERATIONS

During the next stage the inclusive environments team will work closely with the other members of the design team to ensure that the requirements of the brief are met, and that the design continues to develop in a way that maximises equity for all people who use the Stadium.

ENVIRONMENTAL SUSTAINABILITY

3

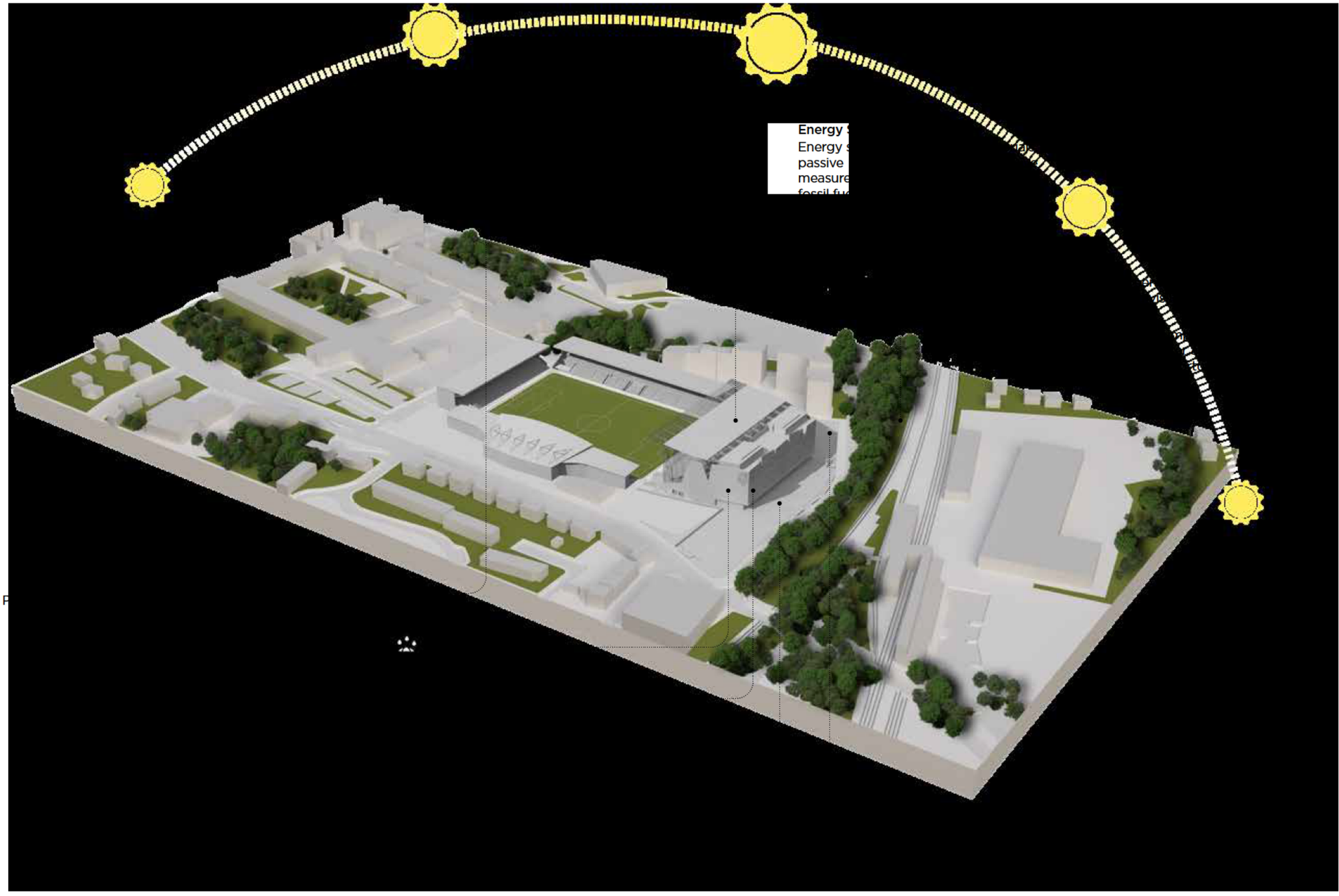
3.1 SUSTAINABLE DESIGN

There are a range of sustainable design opportunities available to Wrexham AFC, as they move forward with different phases of development of the STōK Cae Ras. Some of these opportunities can be incorporated into the design and construction of the new Kop Stand, while others can be brought forward in later stages of development.

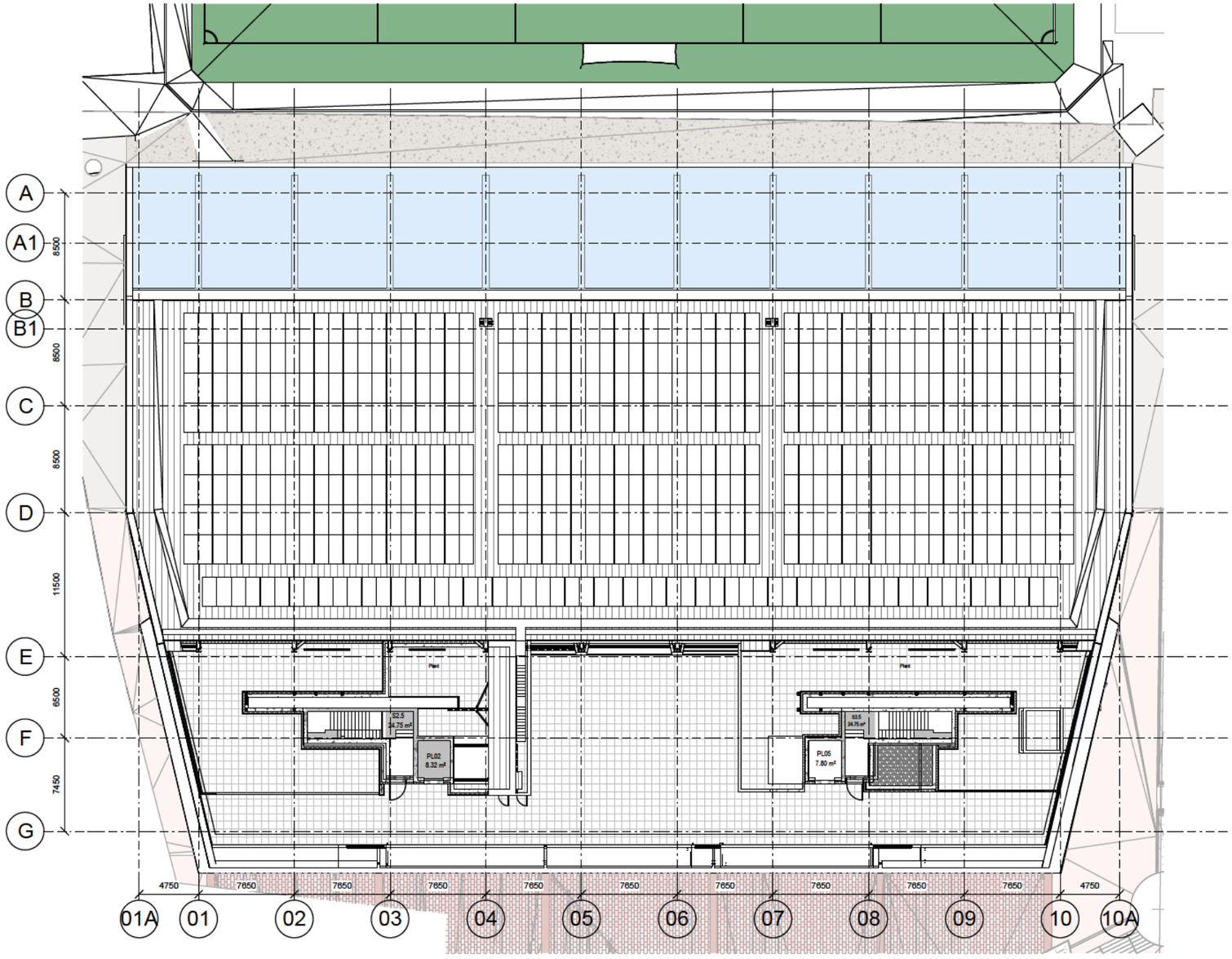
The partnerships with the Wrexham Glyndŵr University and other members of the Wrexham Gateway Project provide exciting opportunities to address environmental concerns and develop sustainability initiatives that extend beyond the Stadium itself.

The Wrexham Gateway transformational project will create public transport enhancements and further high quality sustainable designs as additional schemes are delivered.

These include opportunities to explore potential solar energy harvesting (PV Panels), geothermal energy harvesting, improvements to ecology, and introduction of cycle hubs and micro-mobility routes that can connect with other upgrades planned across the City.



3.2 ROOF LEVEL



PV Solar Modules
Fixed to standing seam roof

Refer to drawing:

WRX-POP-KOP-LRF-DR-AR-021025

3.3 FACADE AND ROOF MATERIALITY



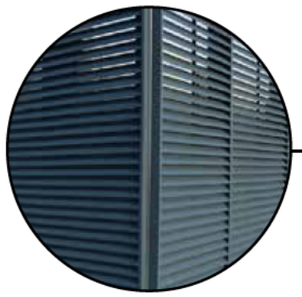
Standing seam roof system



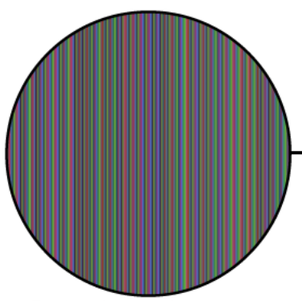
Roof mounted photovoltaic panels



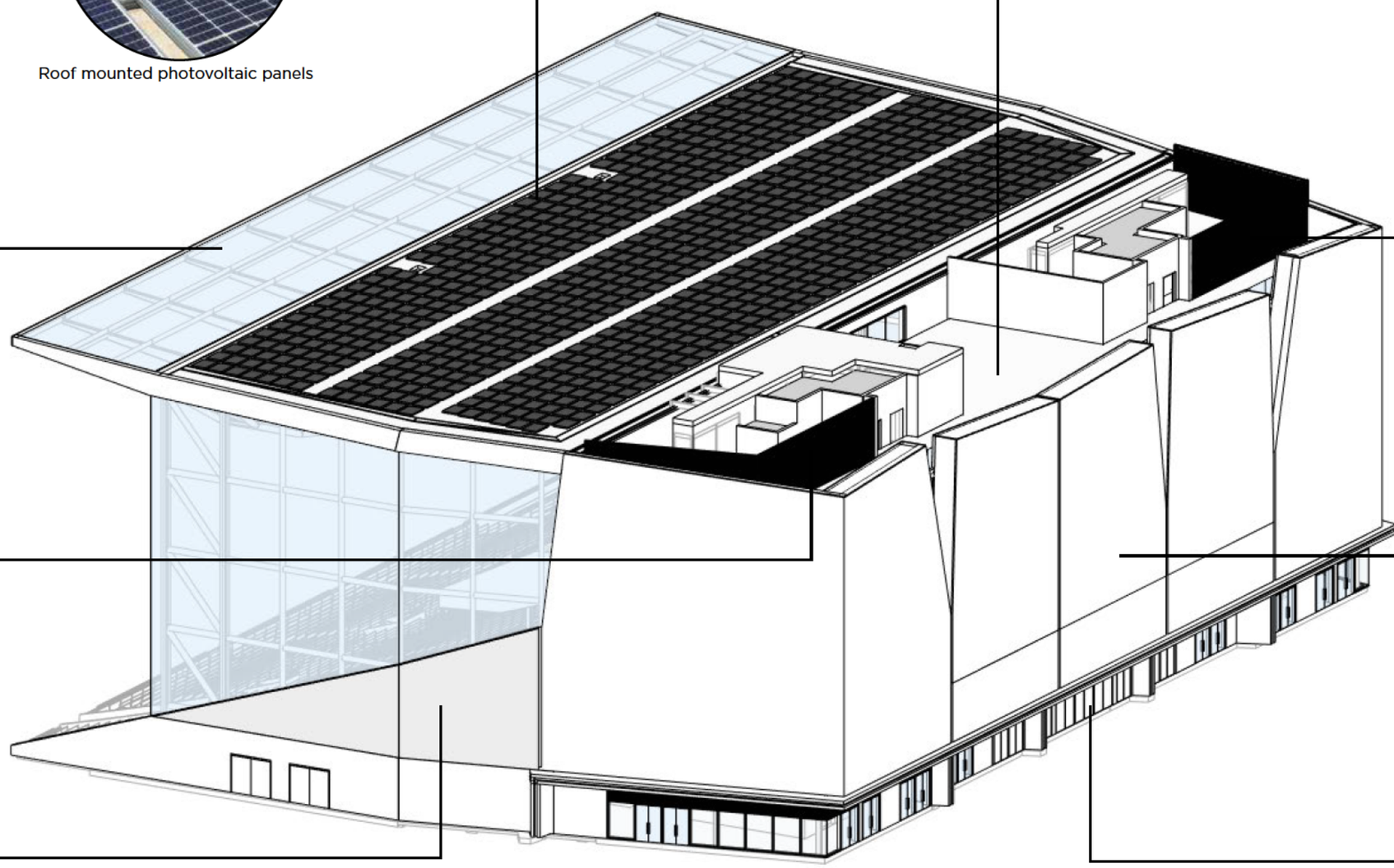
Clear polycarbonate panels to front edge of roof



Louvre screens to roof MEP spaces



Perforated metal panels

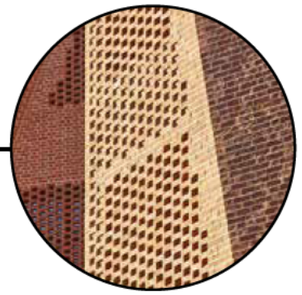




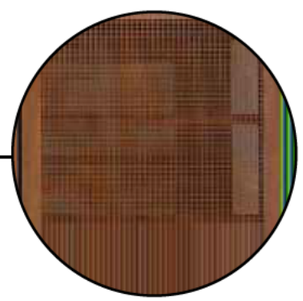
Roof terrace concrete pavers on pedestals



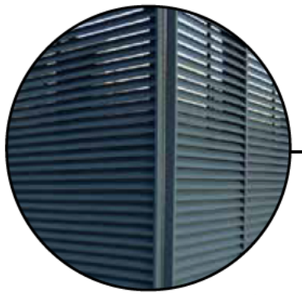
Glazed curtain wall with fritted spandrels in between brick facade and pitch facing facade



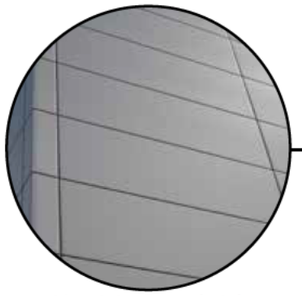
Perforated Traditional Brick (Flemish Bond)



Painted steel door panels



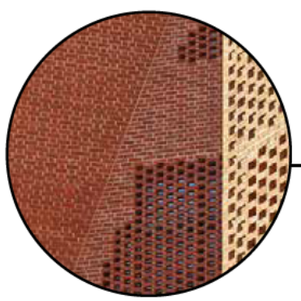
Louvre screens to roof MEP spaces



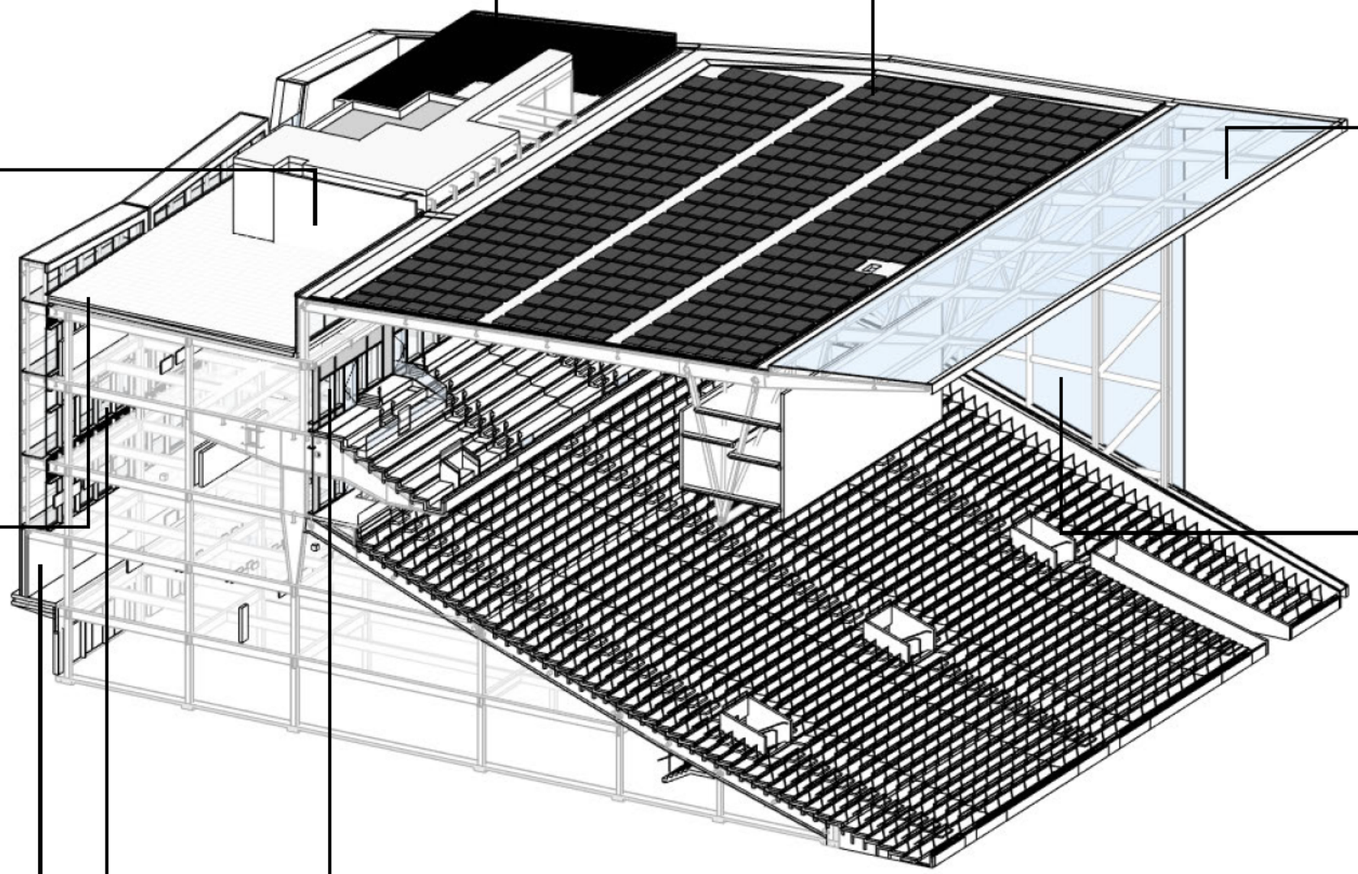
Aluminium sandwich panels



Roof terrace concrete pavers on pedestals



Perforated Traditional Brick (Flemish Bond)





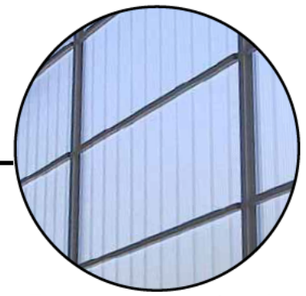
Roof mounted photovoltaic panels



Standing seam roof system



Clear polycarbonate panels to front edge of roof



Translucent polycarbonate panels to side wings



Glazed curtain wall with fritted spandrels in between brick facade and pitch facing facade

STOK CAE RAS

POPULOUS