

Design Review Panel

Summary Feedback Notes

Wednesday 2 March 2016

STAMFORD BRIDGE – CHELSEA FC

Panel	LBHF	Architects and Agents
Robin Partington – Chair Dan Burr Ray Collado Fred Pilbrow Maya Donelan Paul Simms Will Wimshurst	Paul Goodacre John Sanchez Ieuan Bellis Peter Wilson	Architects: Stefan Marbach and Thomas DeVries HERZOG DeMEURON Ben Peirson AECOM Hugh Rosen FORDSTAM

Main Issues Raised during the Design Review Panel

1.	The function and structure of the roof
2.	The amount of light and air movement reaching the playing surface
3.	Whether the roof accommodates plant

4.	Non-structural roof members
5.	Cut away of the structural form at the base of some of the brick buttresses
6.	The materiality of the buttresses and weathering
7.	The layers of enclosure between the brick piers
8.	The impact on train operations by bridging over the tracks
9.	The relationship of the elevated deck to the Cemetery Wall
10.	The comments from Historic England to the proposal so far
11.	The legibility of the entrances particularly from Fulham Road
12.	Whether the stadium would be open on non-match days
13.	Potential uses of the public realm around the perimeter of the stadium
14.	Light spillage from the stadium
15.	Use of the South Plaza on non-match days
16.	Method of securing areas that would be open
17.	Servicing arrangements
18.	The number of basements proposed
19.	The potential weathering of the brick
20.	The colour of the brick
21.	The colour of the metal screen
22.	Drainage of water from the roof

23.	The purpose of the intermediate beams and buttress elements – are they structural ?
24.	Measures to protect the roof from bird infestation
25.	Appearance of the roof from Brompton cemetery and density of roof members
26.	The evolution of the design
27.	The reasoning behind the singular architectural form
28.	The importance of the hard landscape around the stadium
29.	Whether there is a hierarchy to the entrances

Panel Summary and Recommendation

The following points were made :

- The Panel congratulate the 'Project Team' on their design which has produced a singular high-quality design solution from a difficult brief and a complex site, the overall permeability of the scheme conveying a lightness of touch for a building of substantial scale
- The Panel found that the proposal is a worthy architectural solution which meets the brief and fits its context, and in this respect is to be applauded.
- The developing architectural language of the facades and the clarity of the form as it translates from pitch to external perimeter is to be commended, and the panel are keen to see the developing detail reinforce the integrity of the diagram and the lightness of its touch
- The Panel are concerned about the legibility of the entrances into the stadium, and are keen for the team to improve and finesse the balance between the definition of the perimeter envelope and the need for clearly signalling points of entry. The idea that the entrances are delivered as an integral part of the structural language adds to the integrity of the building, which should avoid the need for signage or other devices to aid navigation. Entrances should be user friendly and intuitive making visitors feel comfortable and welcoming, especially for those who are not familiar with the site
- The entrances should be seen clearly from a distance in particular the Fulham Road entrance, which also needs a subtle hierarchy to enable it to read as a 'front door'
- Having understood the structural concept for the stadium, comprising radial buttresses that support the steel roof in a balanced and elegant composition. Concern was expressed regarding the suggested undermining of a number of the brick buttresses by carving away their bases to increase the space available for circulation. It was felt that the integrity of the buttresses are a key

feature of the developing language of the building and cannot therefore be undermined in a way that goes against the overall structural logic

- The detailed design development of the scheme needs to ensure that it addresses weathering over time, with appropriate and robust details developed to avoid potential problems of surface water run off staining to the inclined upper surfaces of the brickwork buttresses. This building needs to age gracefully. This is an expensive building and inevitable pressures on costs should not affect the material quality or the high standard of detailing proposed
- The Panel understands that there will be further design development to refine the sensitive relationship of the proposed elevated deck with the Billings Conservation Area. The scheme has begun to explore this boundary but further detailed design development is needed to address the varying conditions along its length. There may also be an opportunity to recognise the heritage of the railway in the hard landscape, in the form of a 'memory' of what is beneath
- The 'Project Team' are urged to future proof the proposals, looking at a wider masterplan that embraces existing buildings in the south east corner including Stamford Gate and Walsingham Mansions which dilute the plan in their current form, together with the resolution of the approach from the Bridge to the south east
- The Panel recognise that great efforts had been made to ensure that the volume and the increased scale of stadium sits comfortably in its context. It will be important that the public realm/spaces around the stadium also have a similarly creative resolution where the configuration of hard and soft landscaping could reinforce the presence of the stadium and the legibility of its approaches by reaching out into the surrounding context to the boundaries of the site
- The Panel thought that the form was elegant and coherent, but grappled with the idea of whether the secondary structure should be structural. If merely infill/decoration, it could demean the integrity of the whole. It was generally concluded that the whole is greater than the parts and that it was important to retain the object quality of the piece as a whole, suggesting that care is needed in the execution and detail. The configuration and apparent density of the roof in views from the cemetery are a key consideration balancing visual permeability with the need to define the overall form, neither too heavy or permeable
- The north link to Fulham Broadway station which will be closed on non-match days could become an underutilised space in a significant part of the surrounding community. The Panel request that alternate uses, be considered for the 'North Link Amenity' when not in use on match days, reinforcing links and engagement with the wider community
- The Panel appreciate the rigour of the buttresses and the design of infill's and wish to ensure that the options proposed are programmed to successfully address the very important issue of privacy and overlooking especially to its sensitive neighbours such as the residents who are in close proximity and the listed Brompton Cemetery
- The Panel conclude by thanking and congratulating the Presenting team for a carefully considered and sensitive project and encourage them to ensure that it fulfils its potential