



ASSORTED
SKILLS +
TALENTS

North Manchester Golf Club

Design + Access statement in support of application for Non Material Ammendment

Application ref: 21/01797/FUL

10th Feb 2026

Architecture
Design
Strategy
Narrative
Communication

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View from the first tee: existing



Contents

1.0	Design Statement / Key Changes	5
2.0	New Clubhouse Facility	7
2.1	Consented Layouts	8-9
2.2	Amended Layouts	10-11
2.3	Consented Elevations	12-13
2.4	Proposed Elevations (Colour)	14-15
2.5	Proposed Elevations (Mono with Materials)	16-17
2.6	Additional Materials	18-19
3.0	New Greenkeeper's Facility	21
3.1	Consented Layout / Elevations	22-23
3.2	Amended Layout / Elevations	24-25
4.0	New Clubhouse Facility - Design updates & amendments to scheme	27
5.0	New Greenkeepers Facility - Design updates & amendments to scheme	35

View from the first tee: proposed



Design statement / Key changes + Contents of NMA

Design statement

AST* architects were originally commissioned by NMGC to review a previously submitted design for the replacement of the existing NMGC club house as part of a new housing development in 2019.

This design was part of a refused planning application for housing, and as such the club felt that it was best to explore a more suitable design for their facility.

AST* undertook that review and were subsequently appointed to deliver an RIBA stage 2+ design for planning submission, which was prepared in spring of 2021, however the submission of the housing development and club house was delayed significantly until December 2021.

This delay led to a 4-year determination period (by agreement between RBC and the applicant Duchy Homes) during which time numerous changes were made to the housing scheme, but none were made to the club house design.

The consent granted in January 2025 by RBC for the NMGC club house is therefore obtained as part of the wider housing submission however this NMA submission only deals with the club house and associated greenkeepers shed / yard and makes no changes to the housing to the south.

Key changes

While the consented clubhouse design is still broadly aligned with the needs of the club, the internal layout and overall development costs are no longer deliverable.

Over the period from 2019 there have been numerous changes to the club's business model / requirements of the members and the layout of the member rooms on the ground floor.

During that period the construction market has faced a circa 20% uplift in building costs nationally, and while adjustments in material costs have flattened since 2022, the cost of labour is still rising with inflation and some materials have become more challenging to obtain, leading to 3 x key changes;

1. The replanning of the central stair access archway, and adjustments to the spaces for trolley storage / buggies and changing spaces / simulator rooms;
2. A façade materiality change from copper shingles to recycled plastic tiles – which is actually a change back to a product initially explored in 2020.
3. Alterations to the internal layout and facades of the green keepers shed to align better with updated inventory of equipment and to accommodate future e-charging for buggies / green keeping equipment.

Submission materials

The following document sets out these changes and when read with the substitute drawings for the two facilities listed below form the NMA submission:

- NMGC Clubhouse NMA – Sheet 09-003 Proposed Site Plan Rev P2
- NMGC Clubhouse NMA – Sheet 09-104 Proposed Ground Floor Plan Rev P2
- NMGC Clubhouse NMA – Sheet 09-105 Proposed First Floor Plan Rev P2
- NMGC Clubhouse NMA – Sheet 09-202 Colour Elevations in Context (1 of 2) Rev P2
- NMGC Clubhouse NMA – Sheet 09-203 Colour Elevations in Context (2 of 2) Rev P2
- NMGC Clubhouse NMA – Sheet 09-204 Proposed Elevations (1 of 2) Rev P2
- NMGC Clubhouse NMA – Sheet 09-205 Proposed Elevations (2 of 2) Rev P2
- NMGC Clubhouse NMA – Sheet 09-302 Proposed Typical Sections Rev P2

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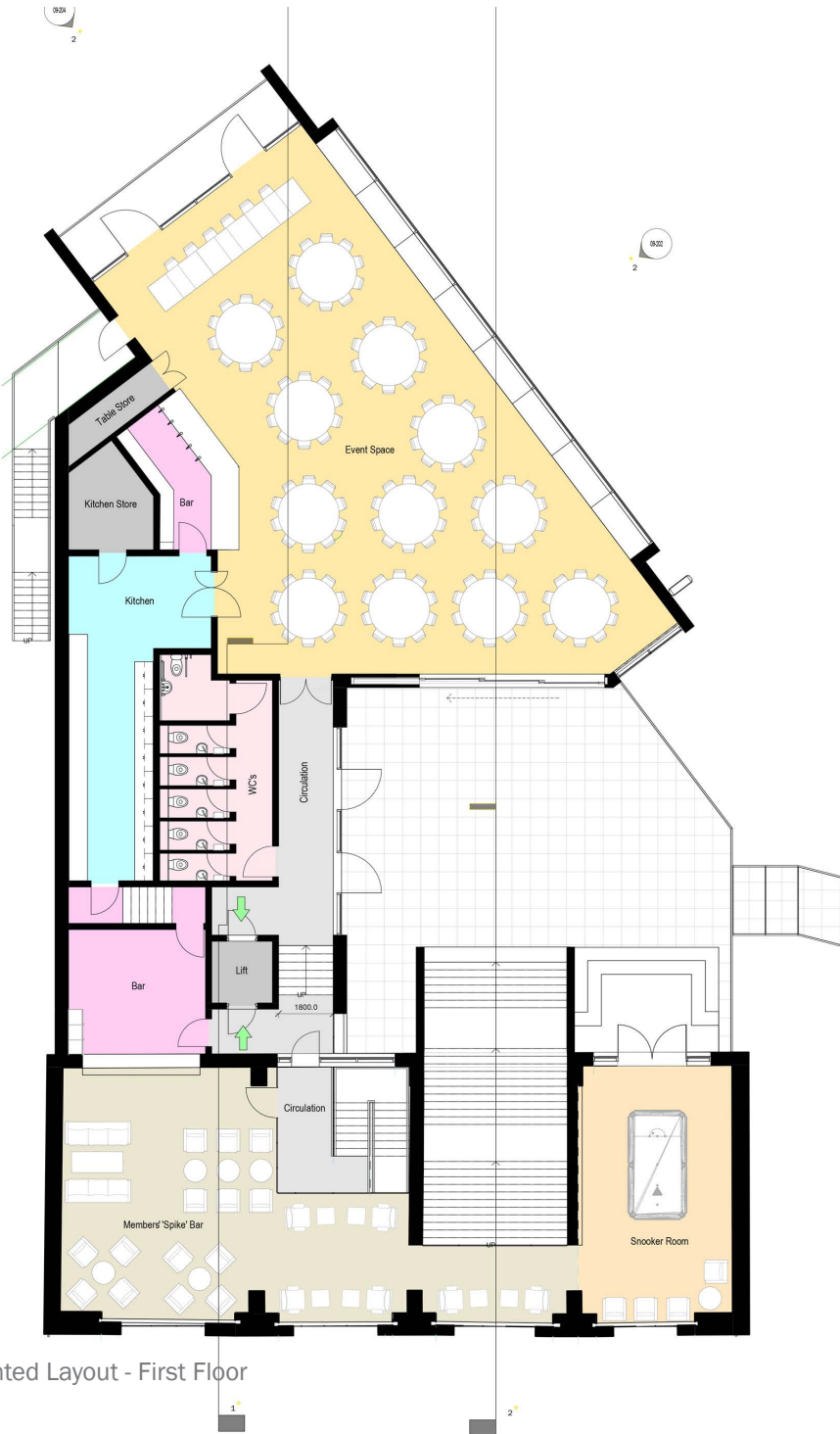
New Clubhouse Facility

Consented & Amended Layouts

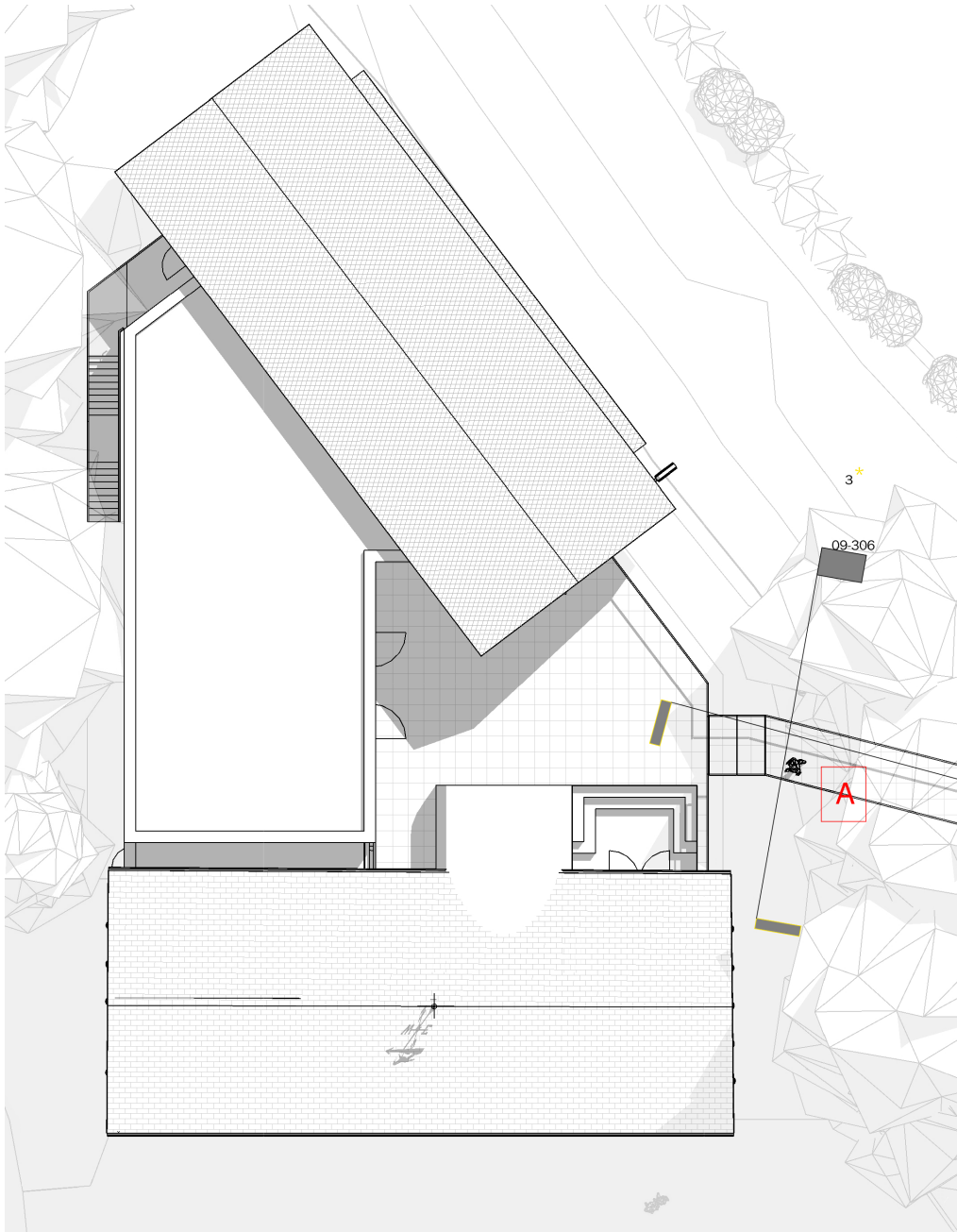
Consented Layout - Ground / First Floor Plan



Consented Layout - Ground Floor



Consented Layout - First Floor

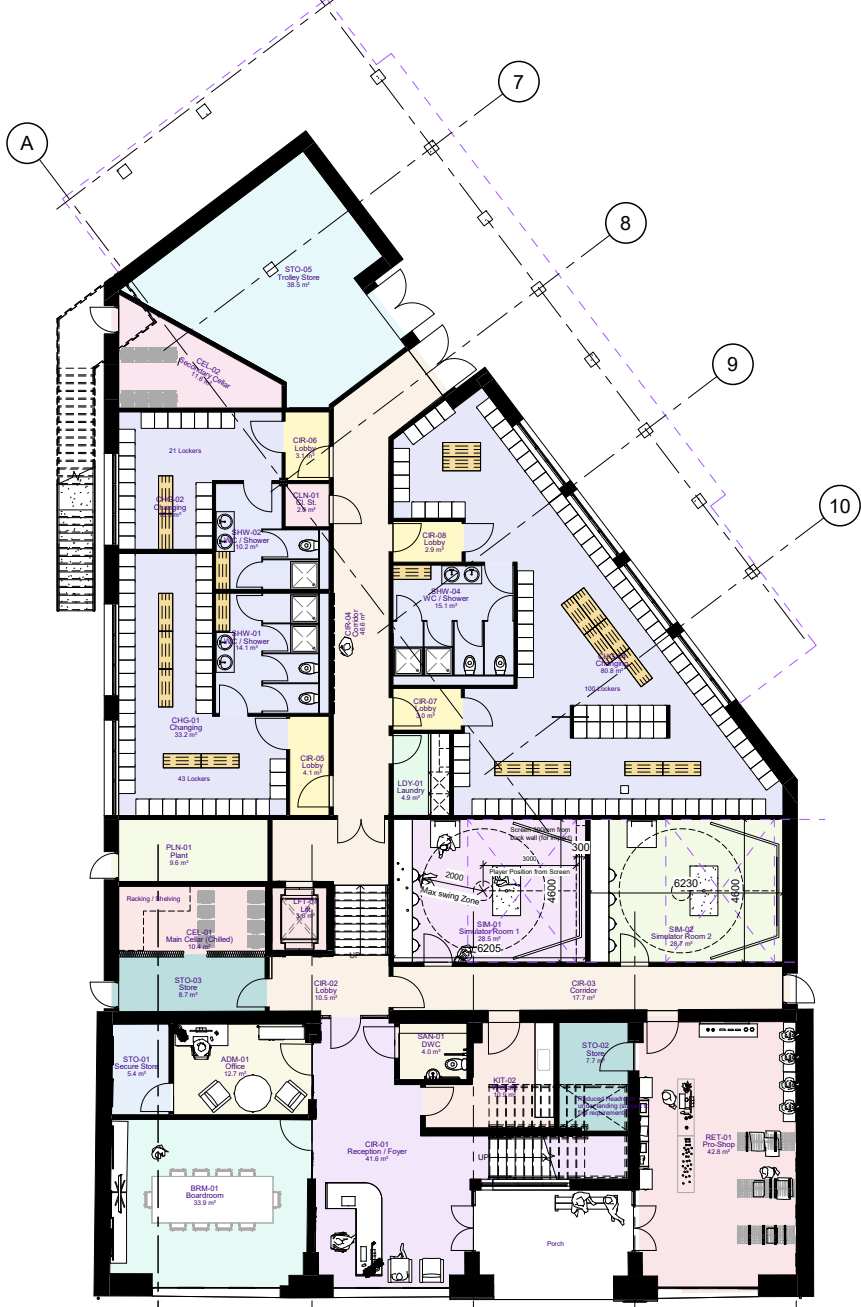


Consented Layout - Roof

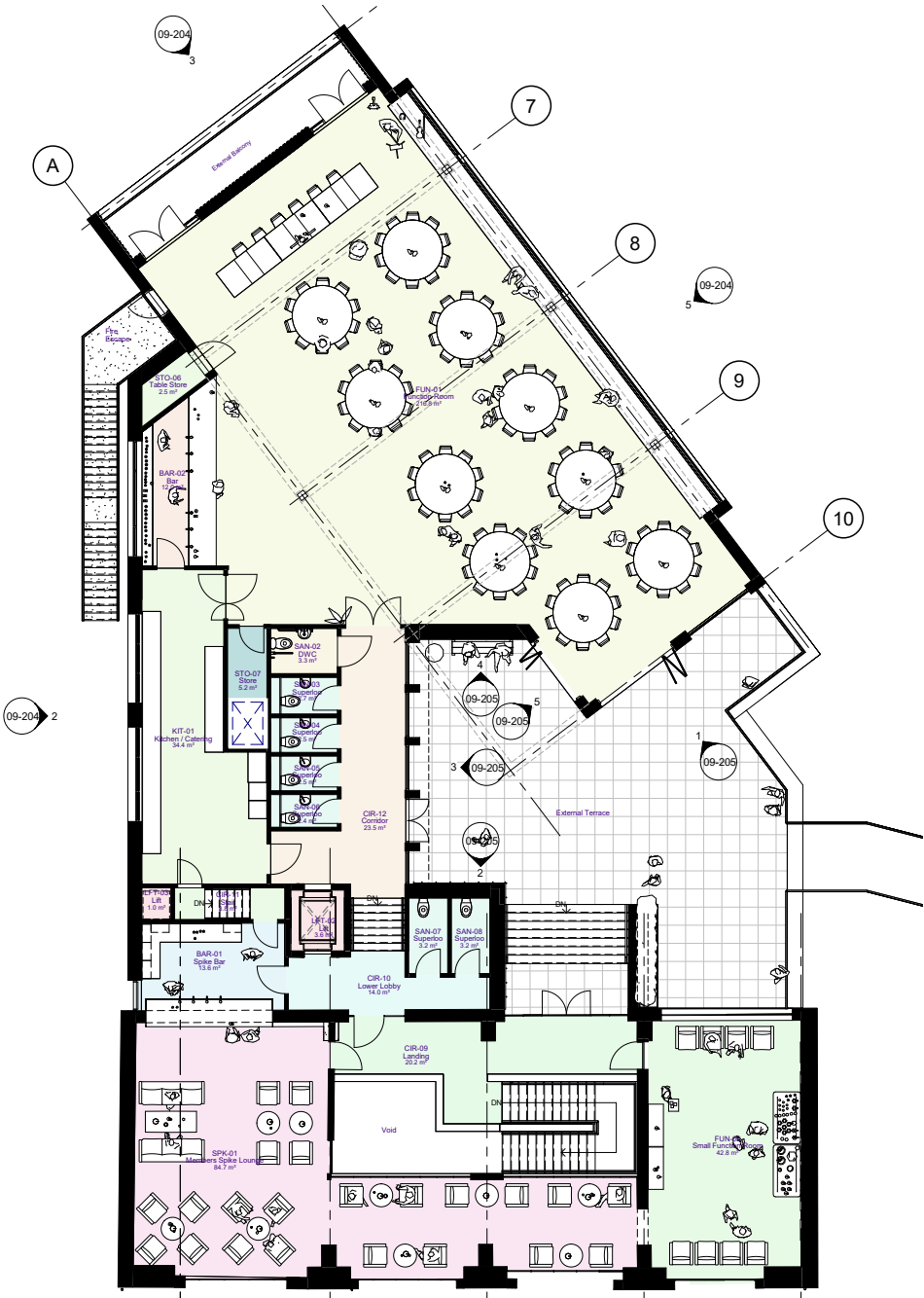


Consented Layout - Roof / Site Plan

Amended Layout - Ground Floor Plan

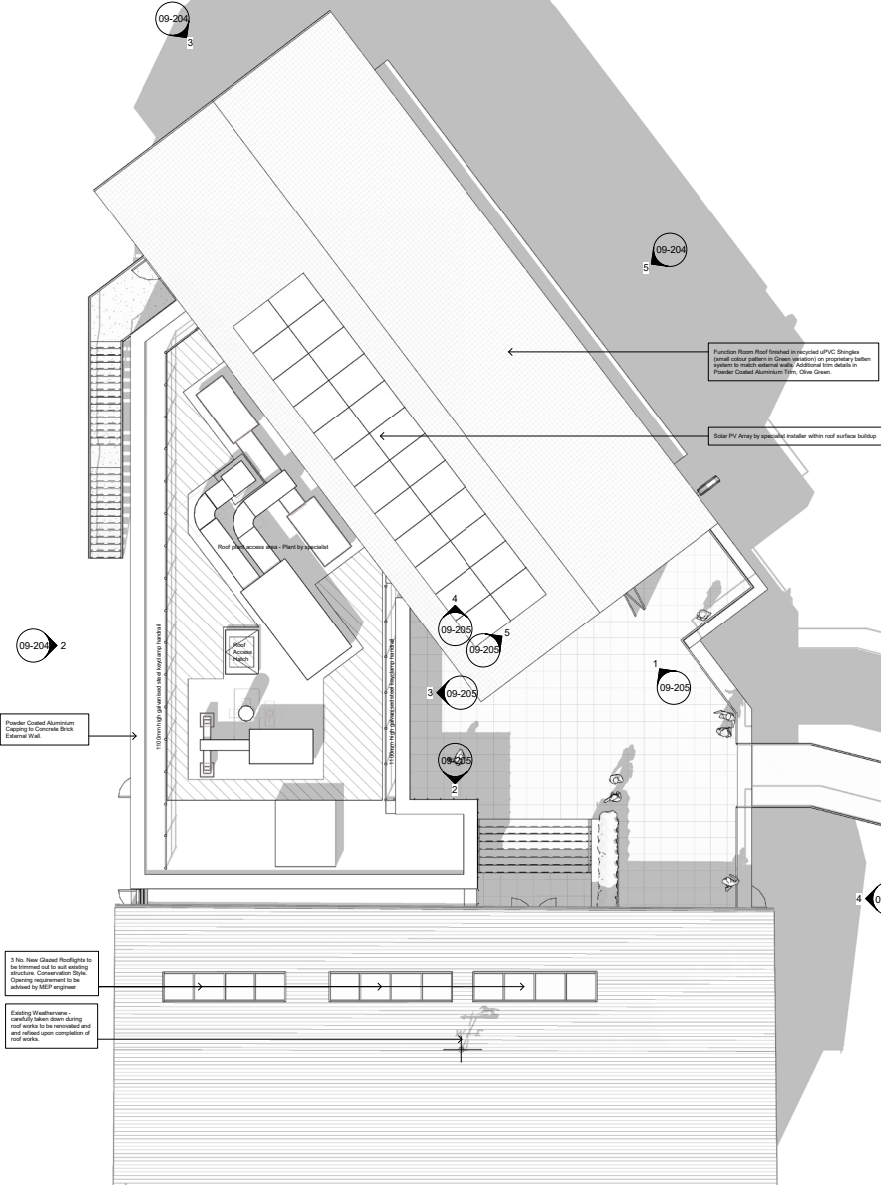


Amended Layout - Ground Floor



Amended Layout - First Floor

Amended Layout - Roof Plan



Amended Layout - Roof (incl. Indicative roof plant)



Amended Layout - Roof / Site Plan

Consented Elevations

FF - Extension
4850.00
FF - Barn
3718.33
GF - Extension
1550.00
GF - Barn
0.00

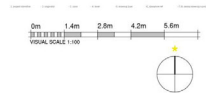


1 Planning - Proposed East Elevation
1:100

FF - Extension
4850.00
FF - Barn
3718.33
GF - Extension
1550.00
GF - Barn
0.00



2 Planning - Proposed North East Elevation
1:100



Elevation Materials Legend

- A** Retained / cleaned existing brickwork - reported where required
- B** Black RAL 9011 double glazed bespoke "heritage" windows
- C** Grey RAL 7012 powder coated aluminium doors
- D** Copper shingle clad doors
- E** PPC Black 9011 mild steel handrails
- F** Fair faced concrete bridge support + deck
- G** Shot blasted concrete blockwork grey
- H** Black RAL 9011 downpipes / gutters
- I** Copper shingles - prepatinated in 4 shades of green laid randomly
- J** Shot blasted concrete blockwork white matched mortar

FF - Extension
4850.00
FF - Barn
3718.33
GF - Extension
1550.00
GF - Barn
0.00

Refer to Vertical and Plan External Detail
(Drawings: see as is or as proposed. Vertical External Details
for material junctions/interface with others.



- | | |
|----------|---|
| A | Retained / cleaned existing brickwork -
repointed where required |
| B | Black RAL 9011 double glazed
bespoke 'heritage' windows |
| C | Grey RAL 7012 powder coated
aluminium doors |
| D | Copper shingle clad doors |
| E | PPC Black 9011 mild steel
handrails |
| F | Fair faced concrete bridge support +
deck |
| G | Shot blasted concrete blockwork grey |
| H | Black RAL 9011 downpipes / gutters |
| I | Copper shingles - pre-patinated in
4 shades of green laid randomly |

Refer to Vertical and Plan External Detail
(Drawings: xxx-xx-xx-xx-xxx-xx-xx-xxx - Vertical External Detail
for material junctions/interface with others.



FF - Extension	4850.00
FF - Barn	3718.33
GF - Extension	1550.00
GF - Barn	0.00

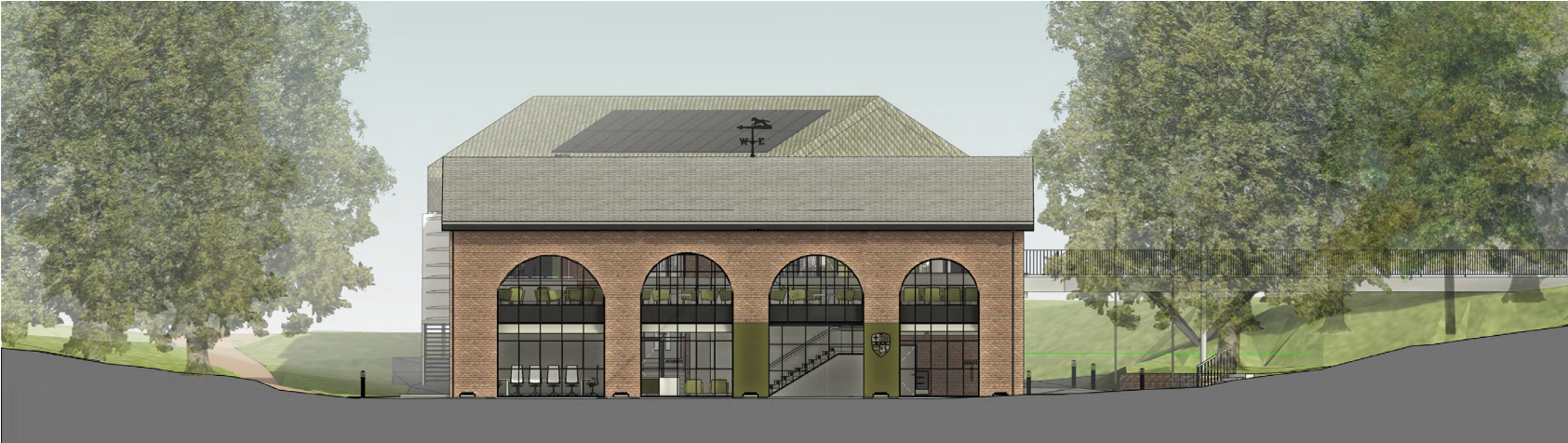
Proposed Elevations: NMA



PROPOSED ELEVATION (IN CONTEXT) FACING EAST
1:100



PROPOSED ELEVATION (IN CONTEXT) FACING NORTH EAST
1:100

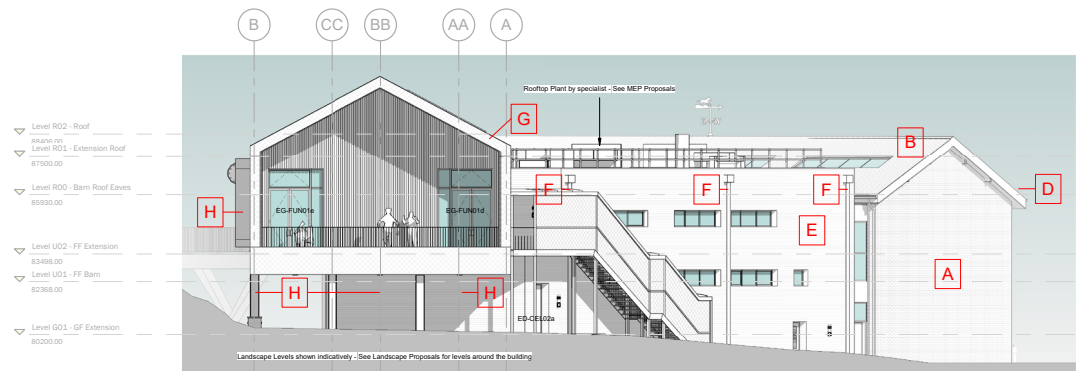


PROPOSED ELEVATION (IN CONTEXT) FACING SOUTH
1:100



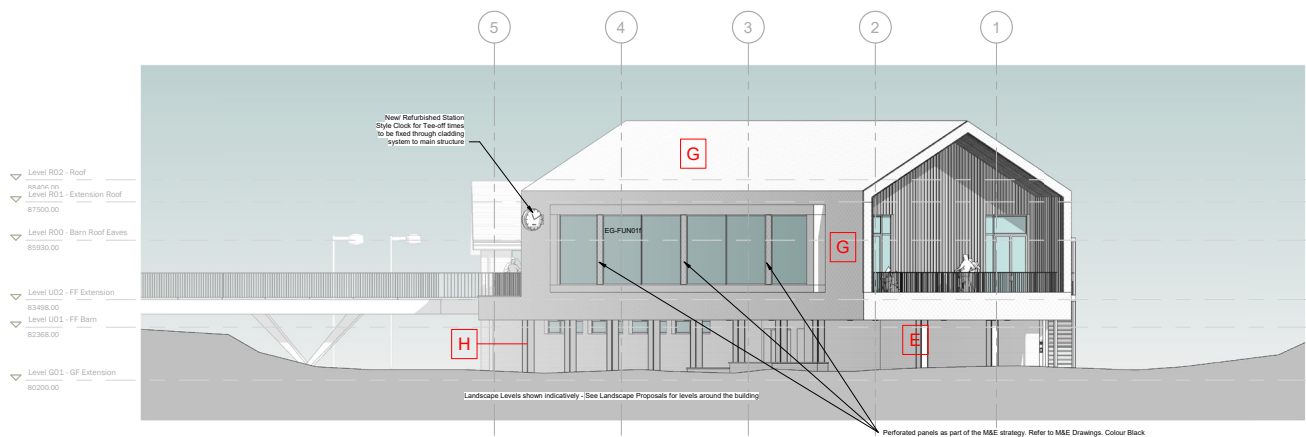
PROPOSED ELEVATION (IN CONTEXT) FACING NORTH WEST
1:100

Proposed Elevations



- 0m 1.4m 2.8m 4.2m 5.6m
VISUAL SCALE 1:100
- Drawings issued for Pricing Purposes only and should not be used for construction.
Co-ordinated with Structural and MEP to Stage 4.
- Do not scale from these drawings for numerical information, use notations, areas declared and numerical dimensions where shown.
- All elements to comply with the Latest Approved Documents Building Regulations - UK.
- Drawings to be read in conjunction with provided Architectural Specification.
- All Structural Elements shown indicatively - Refer to supporting drawings and specifications 'Tender Pack issued by appointed Structural Engineer for details.
- Drawings do not indicate services and M&E - Refer to supporting drawings and specifications 'Tender Pack issued by appointed MEP for details.
- Cavity Fire Barriers and cavity closer positions to be finished at Stage 5 when full cladding details have been agreed with contractor and reviewed by building control for construction/submit issue.

3 Proposed North West (Rear) Elevation (Colour)
1: 100

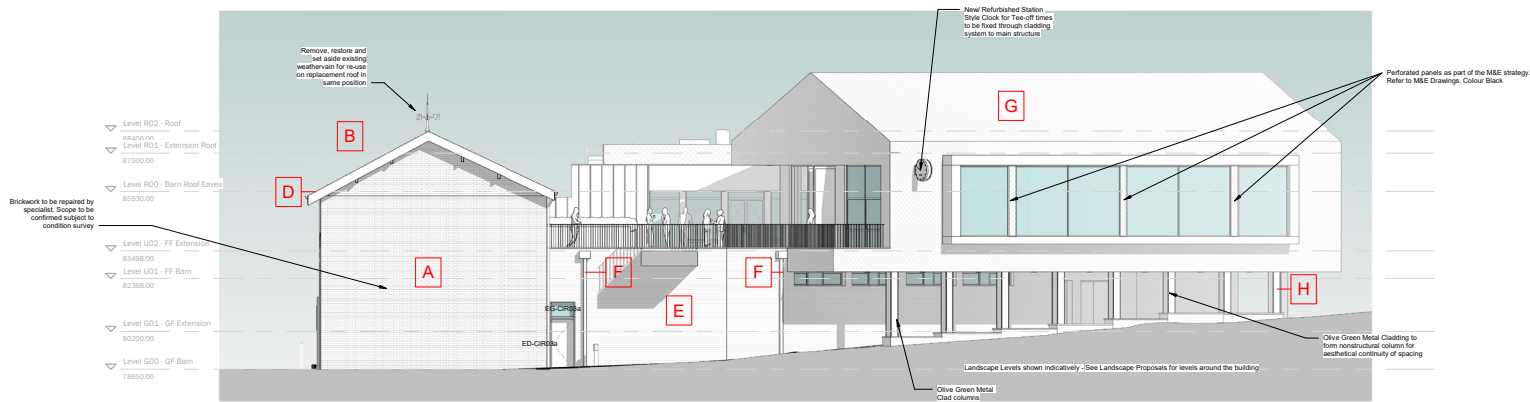


Elevation Materials Legend

- A** - Existing Repaired Masonry Wall.
- Finish Colour: As Existing
- Refer to Specification C41.102 and C41.202
- B** - Existing Related Roofing State.
- Finish Colour: As Existing
- Refer to Specification Section C62
- C** - Metal Metal Cladding - Front Panels.
- Finish Colour: Olive Green (TBC)
- Refer to Specification xxx-xxx
- D** - Pressed Metal Fascia, Soffits and Rainwater goods.
- Finish Colour: Black
- Refer to Specification RWS-111/RWS-201
- E** - White Masonry Brick Outer Leaf.
- Finish Colour: White
- Refer to Specification MAS-101
- F** - Pressed Metal Fascia, Soffits and Rainwater goods.
- Finish Colour: White
- Refer to Specification RWS-111/RWS-201 but differing colours
- G** - Plastic Green Shingles.
- Finish Colour: Green (multi shade)
- Refer to Specification EWS-601
- H** - Metal Cladding.
- Finish Colour: Olive Green (RAL TBC)
- Refer to Specification xxx-xxx
- I** - Polish Concrete Face, 75mm solid concrete on plywood boarding and VCL layer - Feature Wall
- Finish Colour: Polished Concrete
- Refer to Specification xxx-xxx
- J** - Metal Cladding - Standing Seam
- Finish Colour: Metal (Black RAL TBC)
- Refer to Specification EWS-301

Refer to Vertical and Plan External Details for material junctions/interface with others.

1 Proposed North Elevation.
1: 100



2 Proposed East Elevation.

Proposed Elevations

0m 1.0m 2.0m 4.0m
GRAPHIC SCALE 1:100

Drawings issued for Pricing Purposes only and should not be used for construction.
Co-ordinated with Structural and MEP to Stage 4.

Do not scale from these drawings for numerical information, use notations, areas declared and numerical dimensions where shown.

All elements to comply with the Latest Approved Documents Building Regulations - UK.

Drawings to be read in conjunction with provided Architectural Specification.

All Structural Elements shown indicatively - Refer to supporting drawings and specifications Tender Pack issued by appointed Structural Engineer for details.

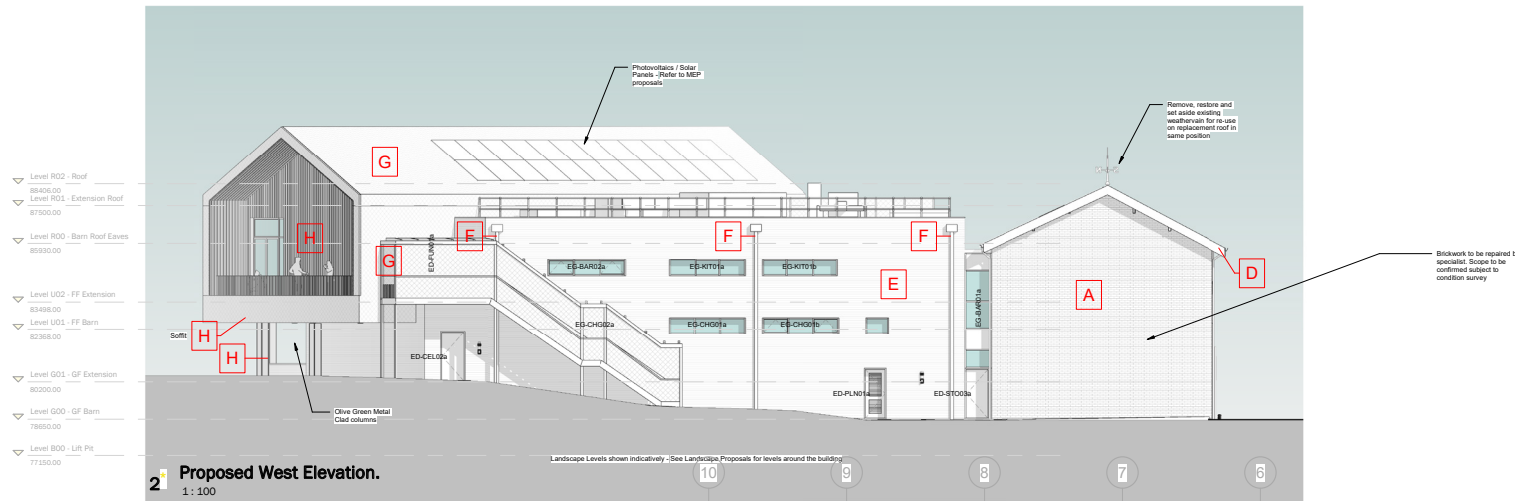
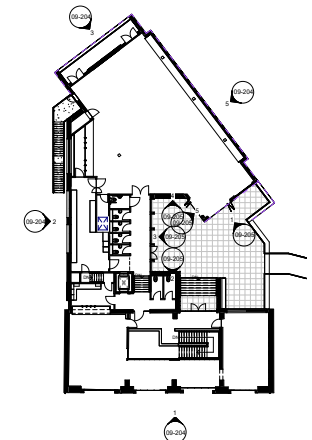
Drawings do not indicate services and M&E. Refer to supporting drawings and specifications Tender Pack issued by appointed MEP for details.

Cavity Fire Barriers and cavity closer positions to be finalised at Stage 5 when full cladding details have been agreed with contractor and reviewed by building control for construction/issue.

Elevation Materials Legend

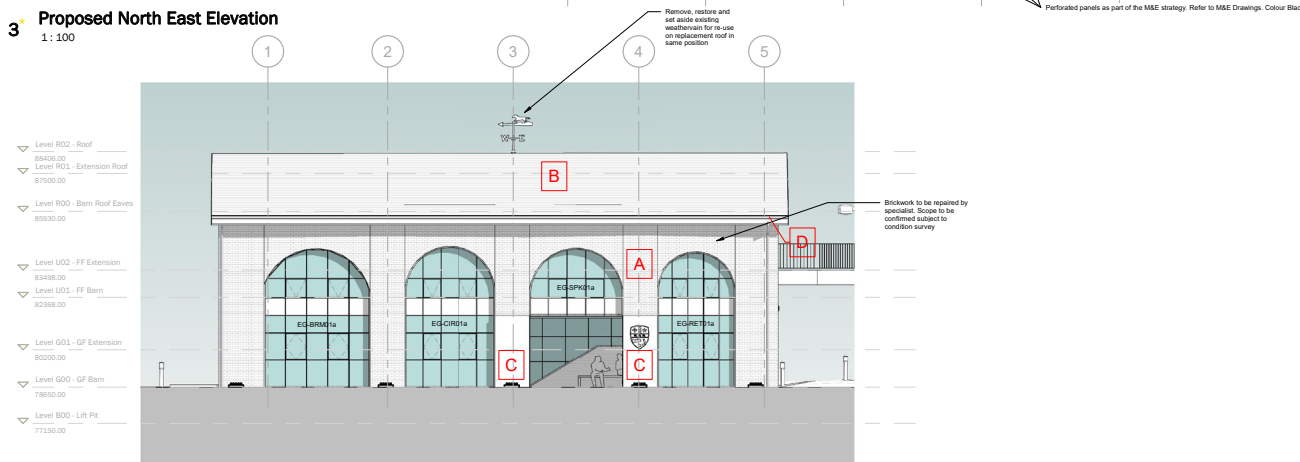
- A** - Existing Repaired Masonry Wall
- Finish Colour: As Existing
- Refer to Specification C41.102 and C41.202
- B** - Existing Relaid Roofing Slate
- Finish Colour: As Existing
- Refer to Specification Section C62
- C** - Metal Metal Cladding - Front Panels
- Finish Colour: Olive Green (TBC)
- Refer to Specification xxx-xxx
- D** - Pressed Metal Fascia, Soffits and Rainwater goods.
- Finish Colour: Black
- Refer to Specification RWS-111/RWS-201
- E** - White Masonry Brick Outer Leaf.
- Finish Colour: White
- Refer to Specification MAS-101
- F** - Pressed Metal Fascia, Soffits and Rainwater goods.
- Finish Colour: White
- Refer to Specification RWS-111/RWS-201 but differing colours
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- Finish Colour: Polished Concrete
- Refer to Specification xxx-xxx
- J** - Metal Cladding - Standing Seam
- Finish Colour: Metal (Black RAL TBC)
- Refer to Specification EWS-301

Refer to Vertical and Plan External Details for material junctions/interfaces with others.



3 Proposed North East Elevation

1: 100



Proposed Elevations



Plastic shingles

We have selected a product called “Pretty Plastic” a shingle acting as rainscreen.



Simple installation

Each tile is mechanically fixed to a batten system with each overlapping the last.



Tested system

Tile system has been tested and proven in use in the Netherlands and across Europe.

Why we are putting this forward:

- They are fully recycled - helping to save the worlds oceans from plastic waste
- They are low embodied carbon
- They are inert with the colour being “through” the product
- They come in a standard green range of colours which will be off the shelf
- They are almost maintenance free - and can be washed with simple detergent
- They are cost effective



Roof use

The system has now been proven on sloping roof areas - and with integrated PV panels.



UK tested / proven now

The use on a coastal visitor centre on South Tyneside allows us to see UK install technology.



Pattern

The multi colour system can create the visual aspiration we put forward at planning.



Elevation changes

The overall massing, volumes and composition of the elevations of the building, including all new build parts, are broadly the same as those consented. The ridge heights, eaves heights and other key parameters are unchanged.

Their materiality is similar to that approved in that the colour, patterning and overall aesthetic of the new build parts are still clearly as set out in the consented design.

The existing barn is unchanged, however the impact of the internal changes to the grand staircase are clearly visible from the new car parking area, as this arch is now full enclosed behind a recessed glazed line.

The key changes are:

- The introduction of An internal lateral staircase and glazed façade recessed into the 2nd arch from the right of elevation looking to the north;
- Change of colour of base build material from grey / natural concrete block to white concrete blockwork;
- Changes to window location on both east and west facades at ground floor – high level windows into changing rooms;
- Removal of the covered tunnel entrance to the terrace and replacement of this with a single black zinc clad box with new WC area;
- Addition of PV roof panels discretely located on the south facing roof of the function room;
- Lift overrun provision;
- A series of heritage style velux skylights

Proposed Elevations

running along the north side of the slate roof on the existing barn;

- Internal faces of the function room balcony areas to be PPC metal cladding / timber.

While cost is a factor, the change to recycled plastic cladding is actually a move back to design intent.

This was the façade design we initially explored but at the time but as the product had no certification or provenance in the UK and was only installed on a small number of buildings.

At the time (early Brexit days) the Dutch manufacturer was not keen to explore the UK as a market and as such we found the product to be too complex to use in such an innovative manner.

The product is highly sustainable being 100% recycled material:

“Crafted from 100% recycled PVC plastic, these tiles symbolize the intersection of innovation and sustainability in construction. With 17,593 kilograms of plastic waste re-purposed in the production process, Pretty Plastic aims to stay at the forefront of environmental consciousness and circular design principles.”

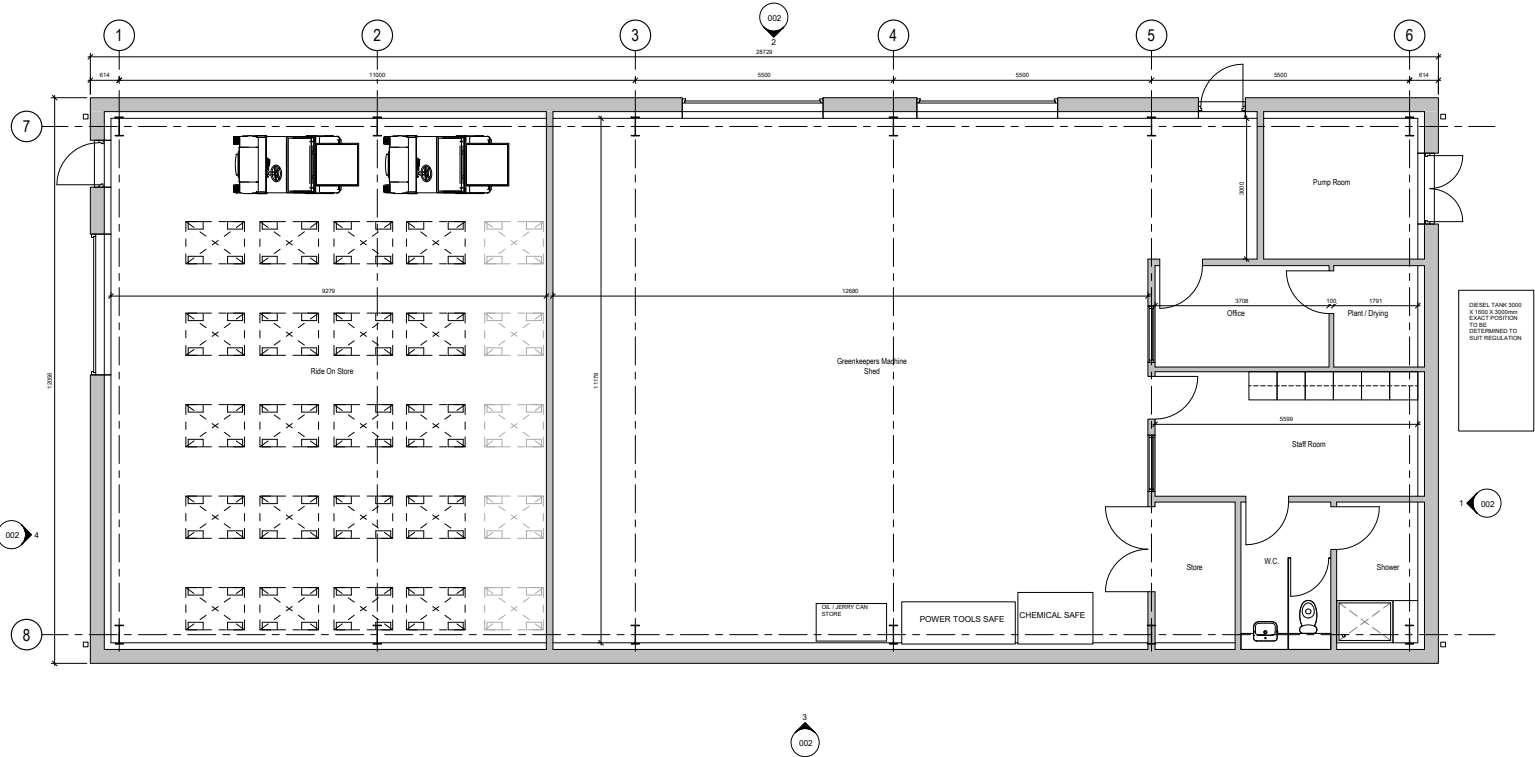
Pretty Plastics - The Netherlands

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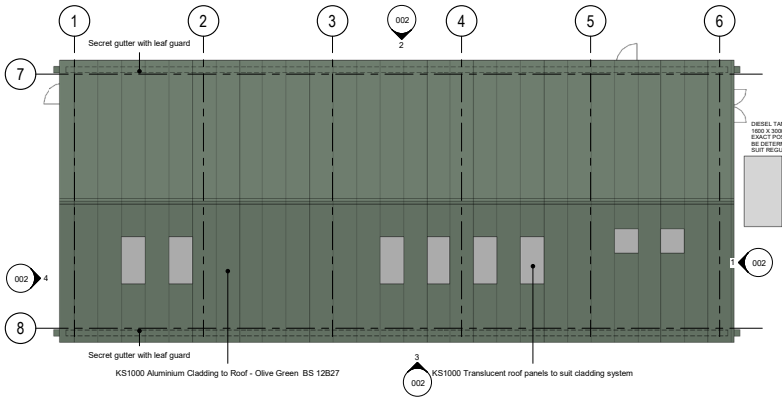
New Greenkeeper's Facility

Consented & Amended Layouts

Greenkeepers Facility - Consented Scheme



1 Level G00
1 : 50

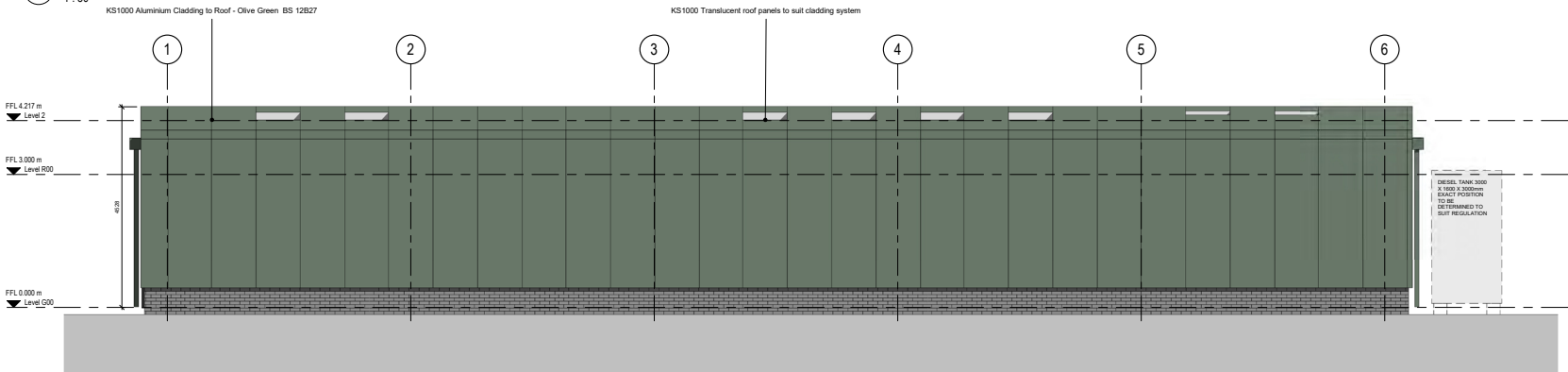


2 Site Roof Plan
1 : 100

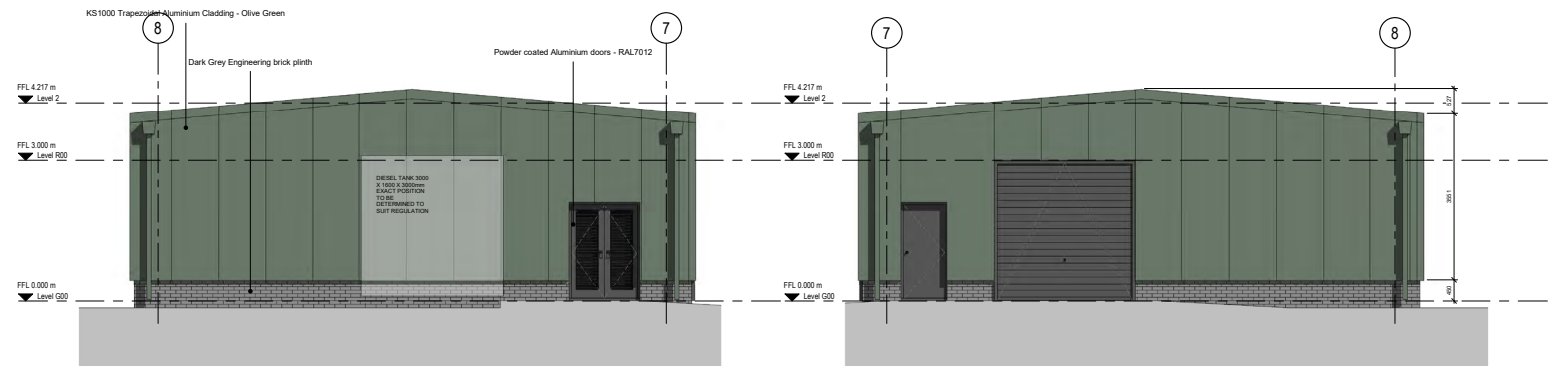
Greenkeepers Facility - Consented Scheme



2 North
1:50



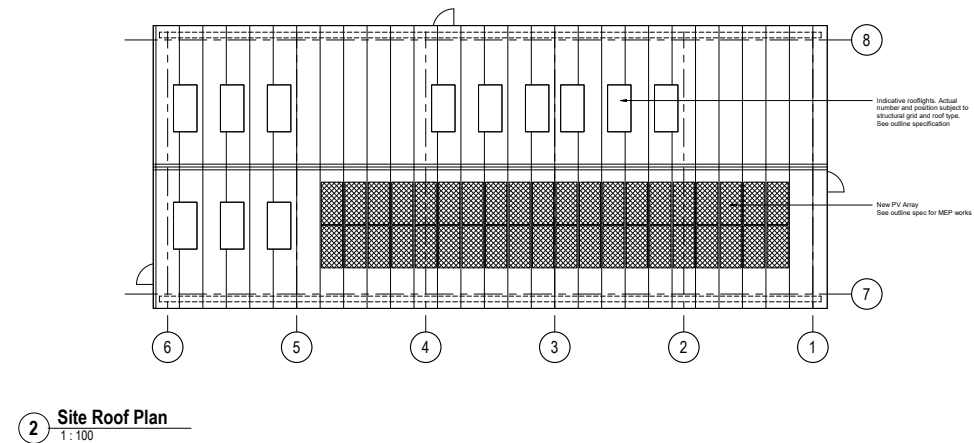
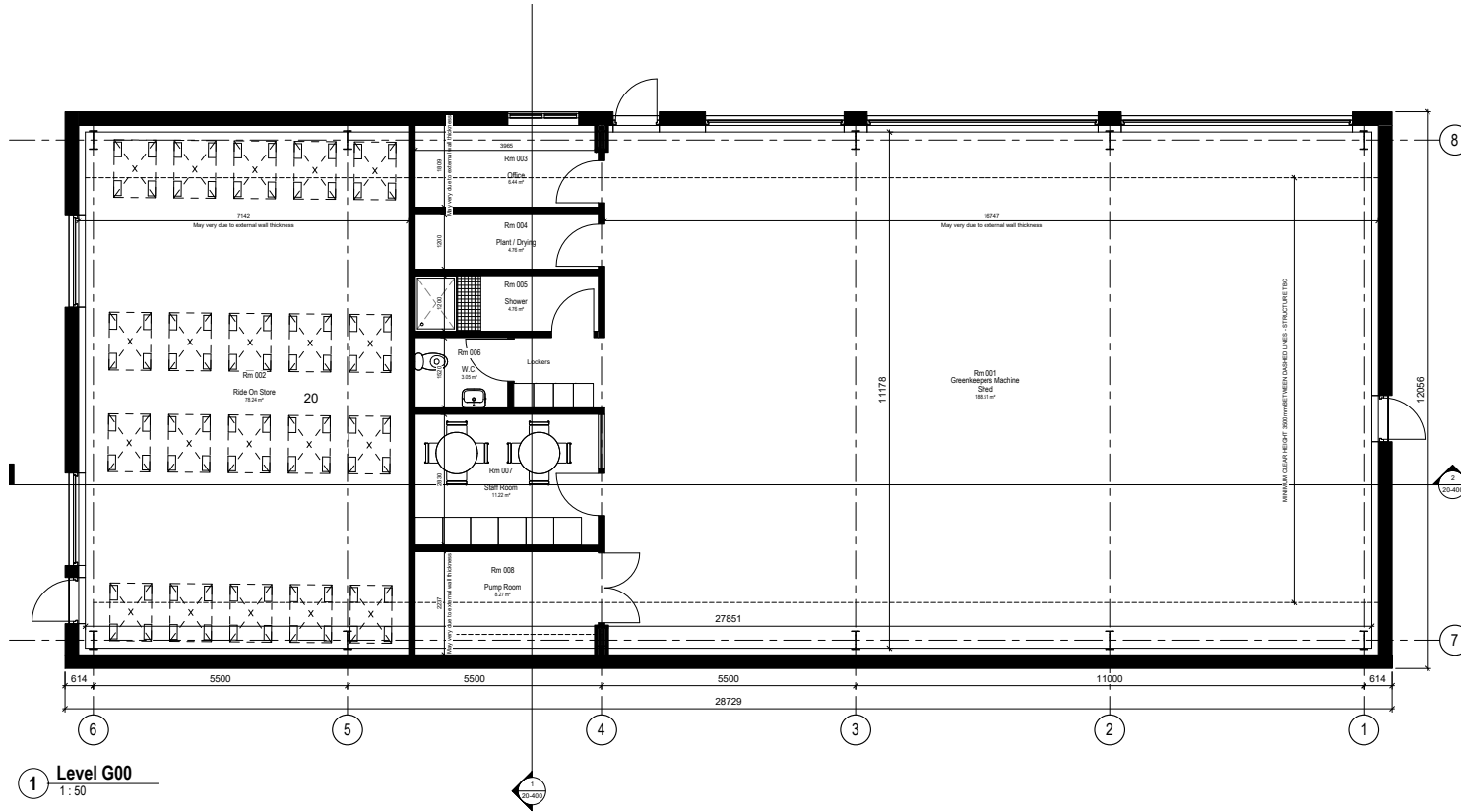
3 South
1:50



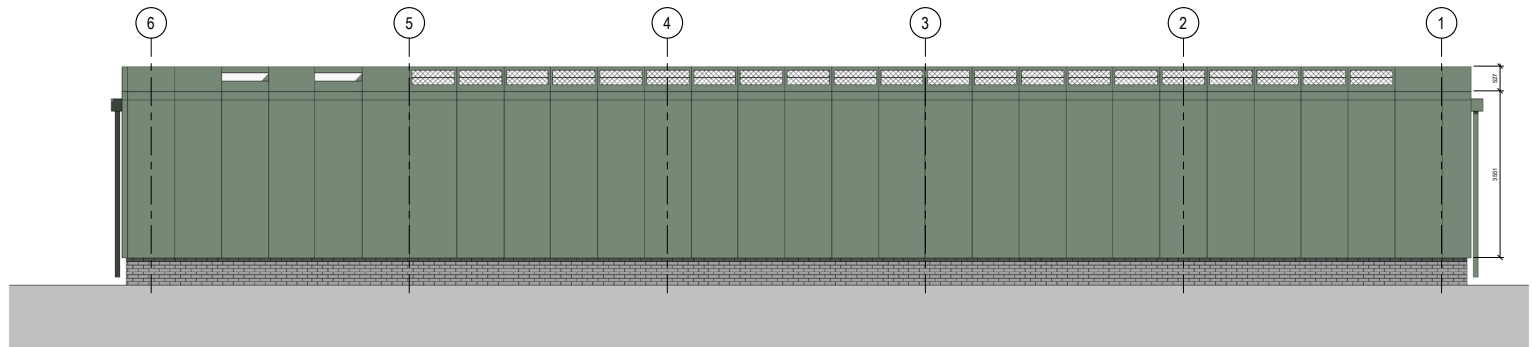
1 East
1:50

4 West
1:50

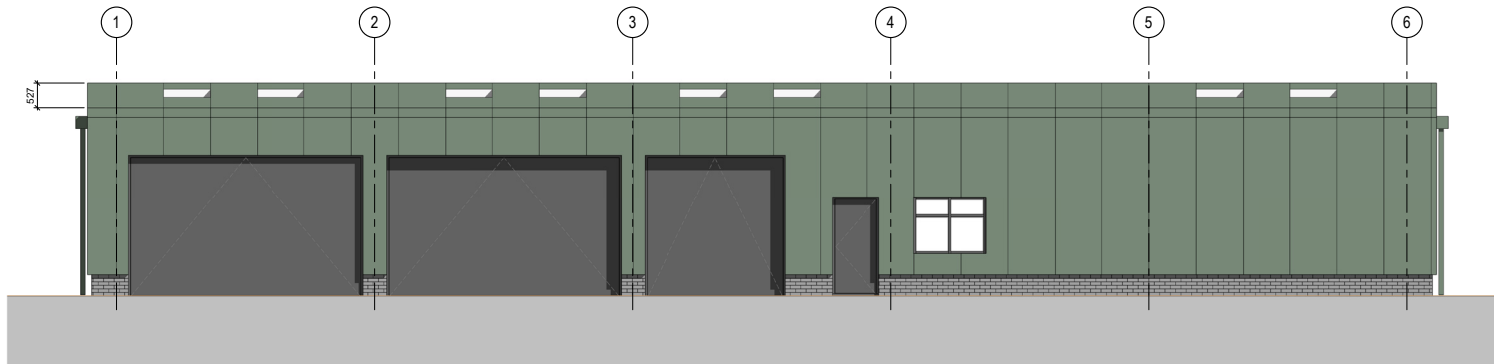
Greenkeepers Facility - Amended Scheme



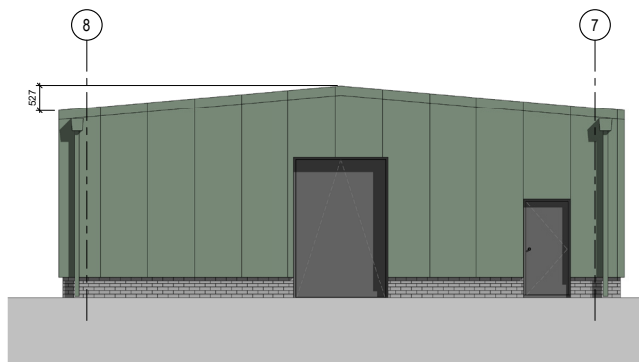
Greenkeepers Facility - Amended Scheme



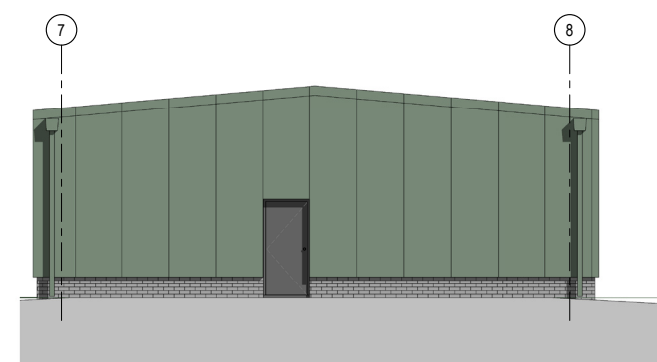
② North
1:50



③ South
1:50



① East
1:50



④ West
1:50

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New Clubhouse Building

Design Updates & Amendments to Scheme

Amendments to Scheme



- Colonnade added for structural support. Columns at base of existing slope to reservoir
- Proposed Trolley Store - access amended
- Secondary Cellar Added for Function Room above.
- Changing Rooms - Configuration of Changing Rooms amended to suit club requirements
- Fitness Suite omitted in favour of new double Golf Simulator Suite.
- Pro-Shop relocated to right hand side of entrance bay.
- Plant Room and Beer Cellar / Store re-configured to suit technical requirements.
- New Vertical Circulation Strategy and central stair atrium created to rationalise secure movement within facility
- Boardroom and management function relocated

3D Aerial Perspective - Ground Floor

Amendments to Scheme



3D Aerial Perspective - First Floor

Function Room layout amended to create better bar experience. Room width increased.

Kitchen layout amended to suit additional storage requirements.

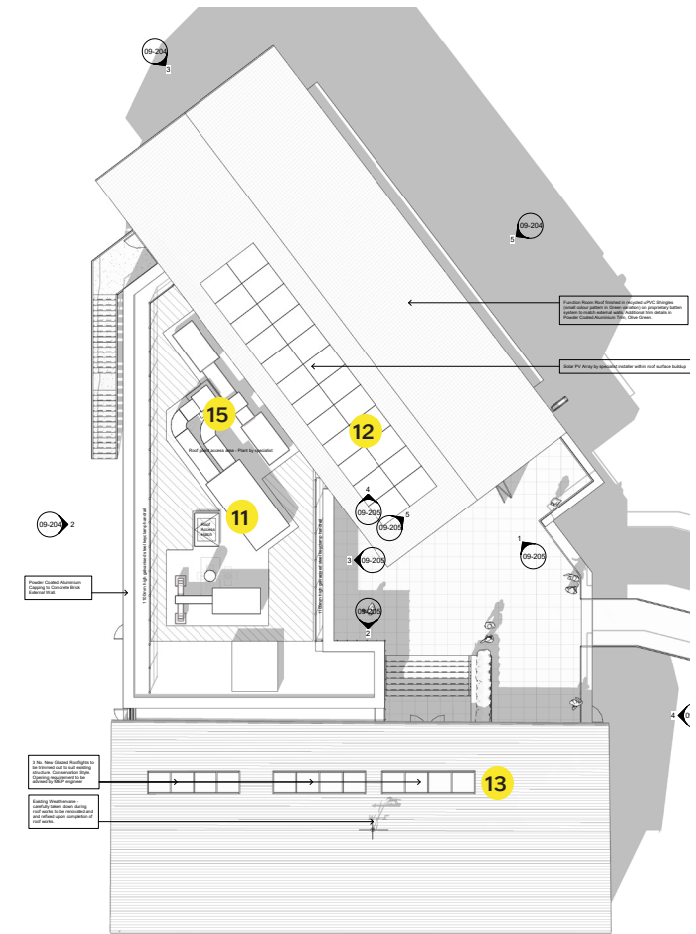
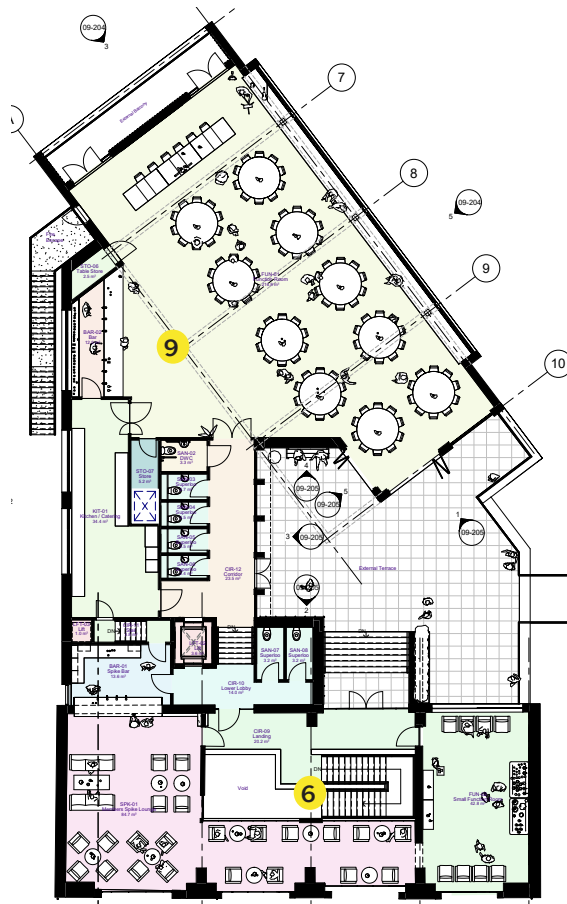
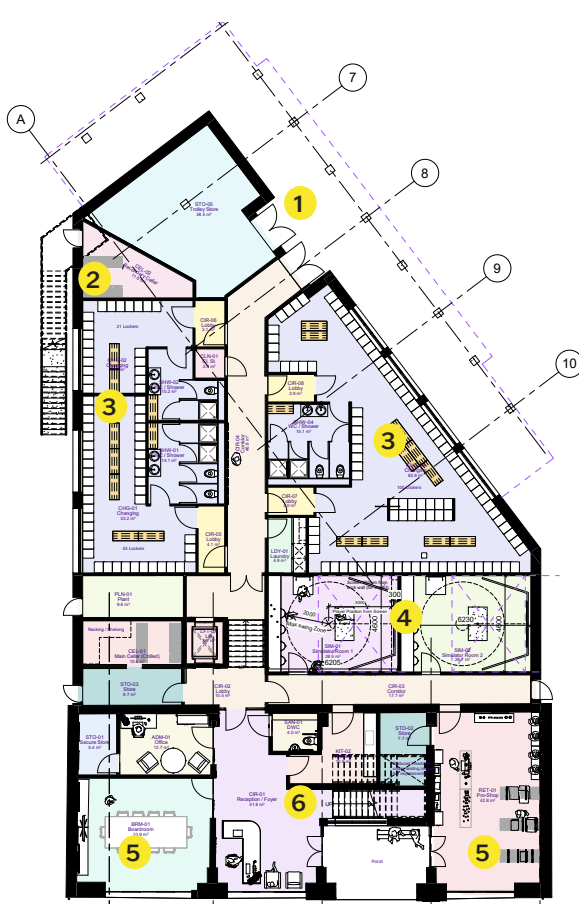
Additional WC's added for member use during external functions.

New Vertical Circulation Strategy and central stair atrium created to rationalise secure movement within facility

Members "Spike" Bar layout increased to improve facility and flow. Snooker Room replaced with additional small function space with additional entry to circulation space.

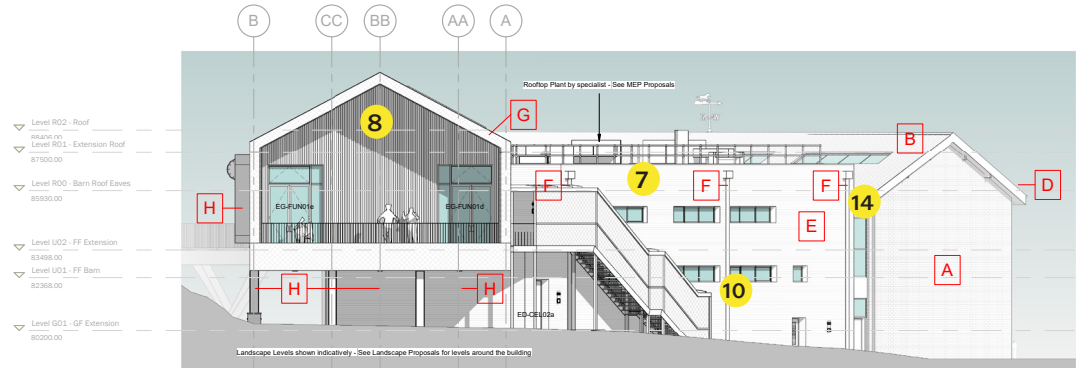


Amendments to Scheme

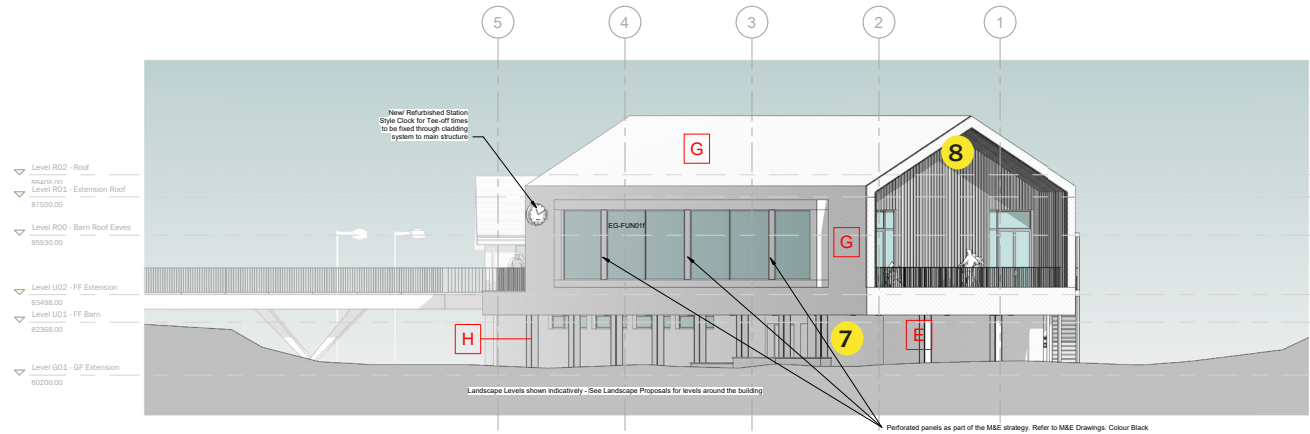


Minor Design Changes - Floor Plans / Elevations

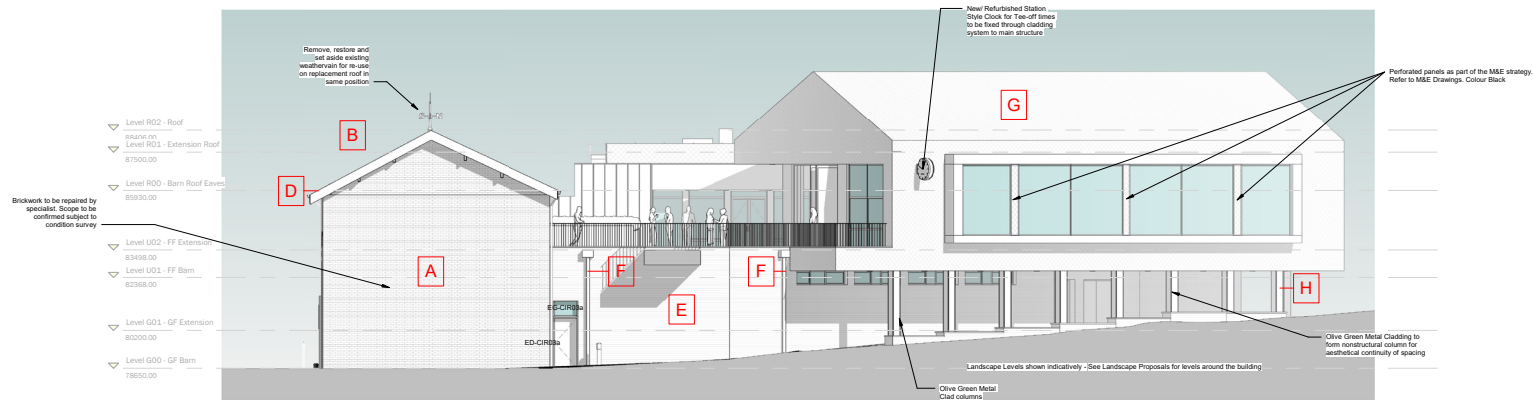
- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1 Trolley Store access relocated 2 Secondary Cellar added to serve Function Room 3 Changing Room configuration amended 4 Golf Simulator Suite added 5 Pro-shop & Boardroom relocated | <ul style="list-style-type: none"> 6 New Vertical Circulation arrangement 7 Confirmation of external wall materials 8 Gable end form amended. 9 Width of function room increased to serve internal functionality 10 Fenestration pattern to West facing external wall amended | <ul style="list-style-type: none"> 11 Roof access hatch added 12 Solar Photovoltaics added to Function Room Roof 13 Roof lights over refurbished barn increased 14 Glazed curtain wall slot added to separate new from old. 15 Rooftop plant and handrail indicated |
|---|---|---|



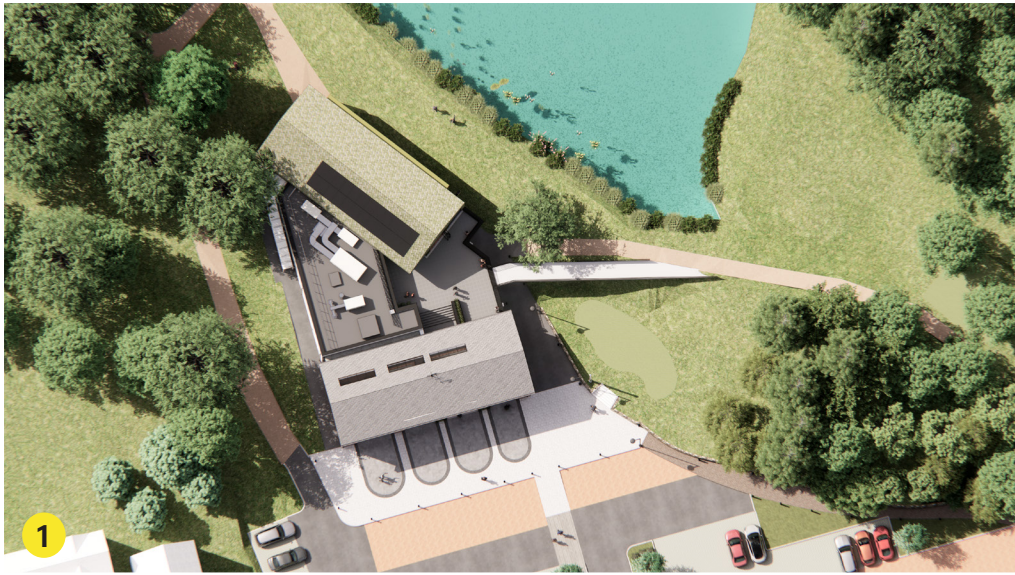
3 Proposed North West (Rear) Elevation (Colour)
1: 100



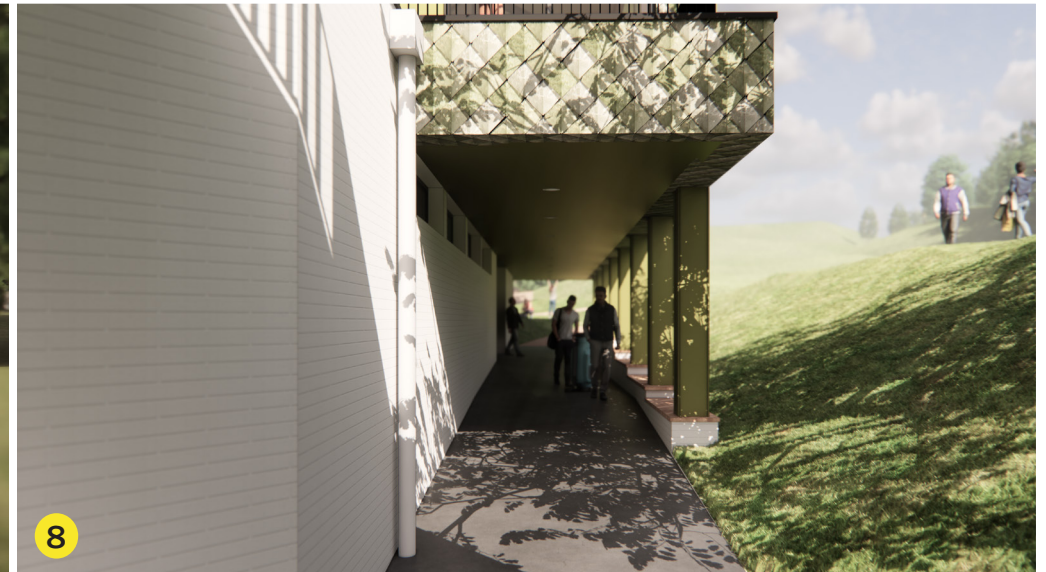
1 Proposed North Elevation.
1: 100



Proposed East Elevation



1. AERIAL VIEW TOP DOWN
2. APPROACH FROM SOUTH
3. AERIAL VIEW FROM NORTH
4. AERIAL VIEW FROM SOUTH WEST



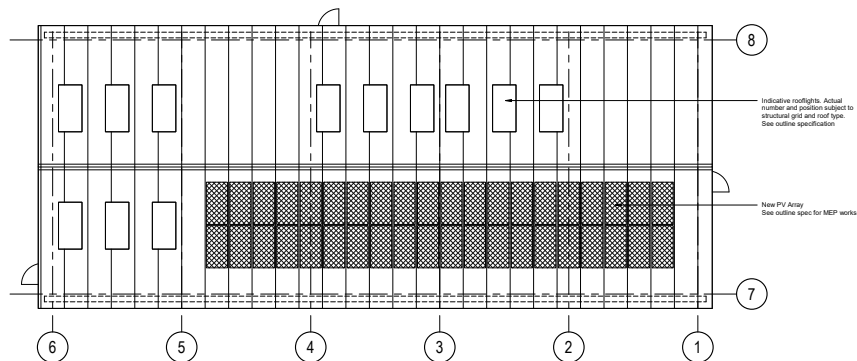
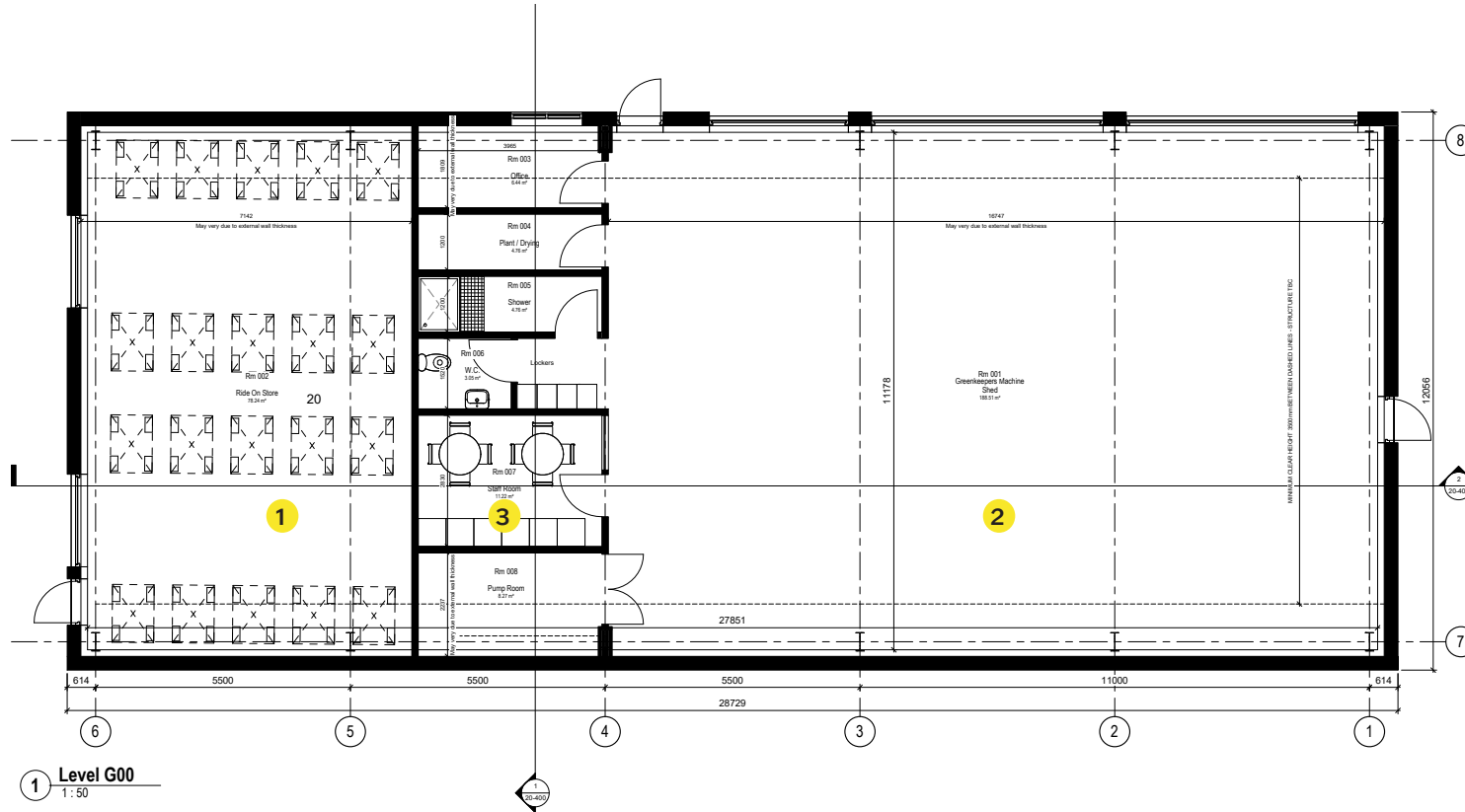
5. MAIN ENTRANCE APPROACH
6. TERRACE VIEW LOOKING EAST
7. FUNCTION ROOM FROM NORTH
8. GOLFERS ACCESS TO CHANGING UNDER FUNCTION ROOM COLONNADE

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New Greenkeeper's Facility

Design Updates & Amendments to Scheme

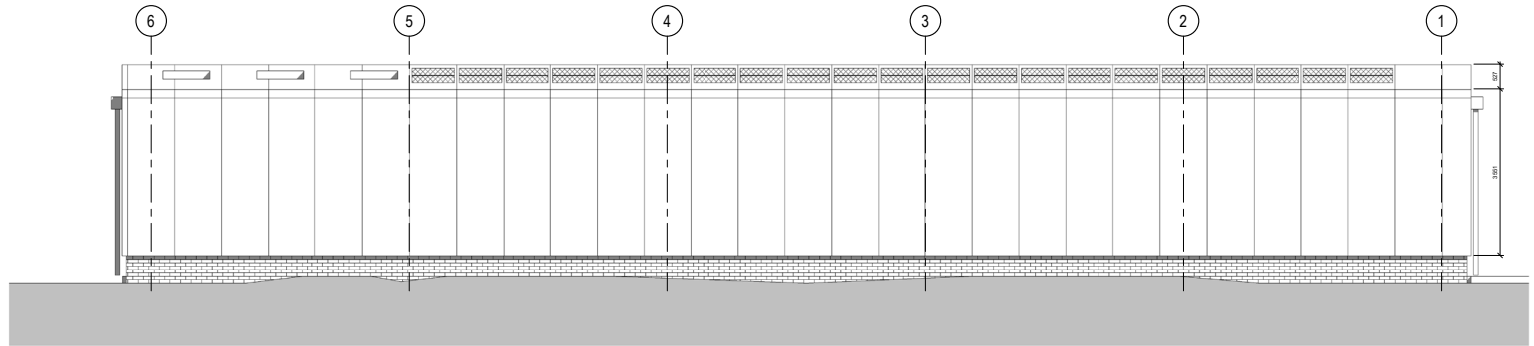
Greenkeepers Facility - Amended Scheme



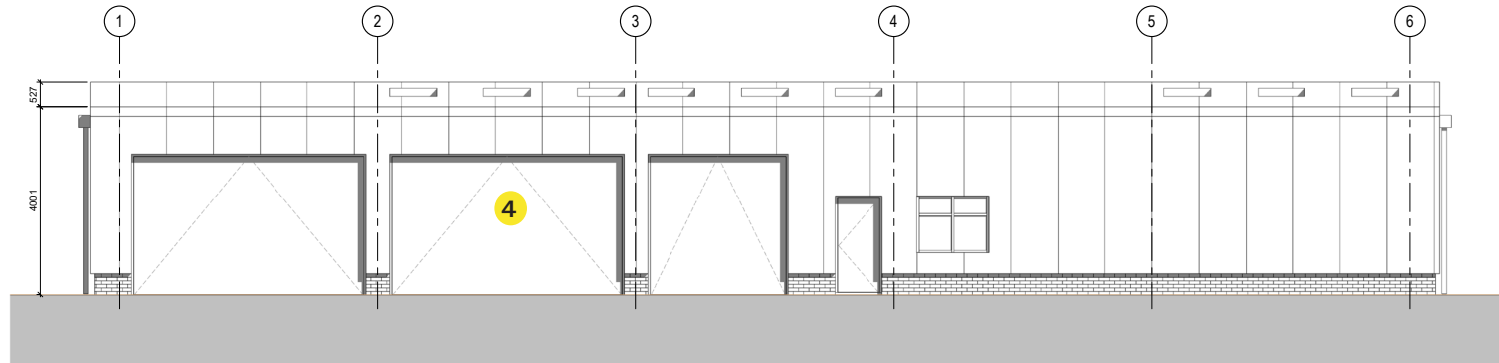
Minor Design Changes - Floor Plans / Elevations

- 1 Ride-on Buggy Store relocated to face Car Park
- 2 Machine Shop relocated to open to a secure yard
- 3 Staff Welfare and Management suite redesigned to suite requirements
- 4 External access door configuration amended to suit functional requirements

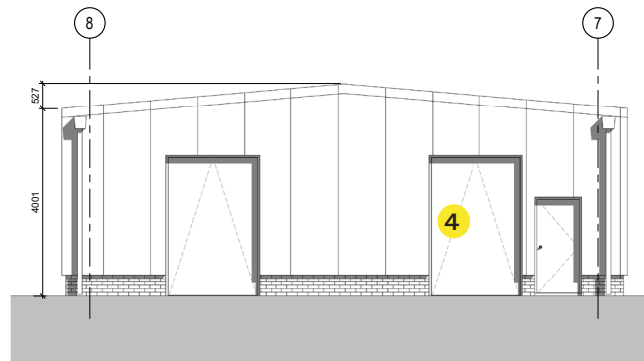
Greenkeepers Facility - Amended Scheme



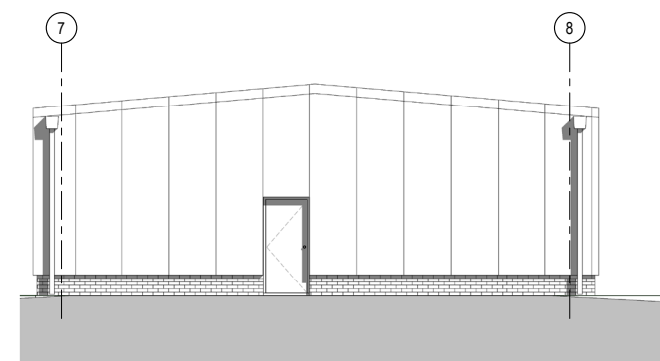
2 North
1:50



3 South
1:50



1 East
1:50



4 West
1:50



ASSORTED SKILLS + TALENTS

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