NORTHERN LAWN & TENNIS CLUB

Indoor Tennis Court Roof Replacement & Refurbishment



MRH design
architectural technology

Design & Access Statement

VERSION 1.1

Contents

01- Introduction

02- Project Information

03- Site Analysis and Context

04- Existing Site

05- Proposed Site

06- Access

07- Design Concepts

08- Concluding Statement

01 INTRODUCTION

This Design & Access Statement has been prepared by MRH design on behalf of The Northern Lawn Tennis Club ('NLTC') in support of a Full Planning Application ('Planning Application') submitted to Manchester City Council ('MCC') for the refurbishment of an existing indoor tennis court, including roof replacement, at the

Northern Lawn Tennis Club,
Palatine Road,
Manchester

Works proposed as part of the Full Planning Application

The works to be undertaken as part of these proposals are limited to:

- Removal of the existing asbestos roof and replacement with new 'Kingspan' panels;
- Replacement and layout alteration of rooflight panels;
- Bricking up of selected windows;
- Installation of new black mechanical louvred ventilation windows to replace the existing units and provision of two additional louvres;
- Installation of replacement doors;
- Removal of external fire escape stairs and associated door which is to be bricked up;
- Upgrading of roof drainage;
- Repainting of retained fire doors in black;
- Installation of mechanical ventilation system; and
- Associated supporting and servicing works.

The Northern Lawn & Tennis Club is an established recreational facility within Manchester. The building is of traditional form and contributes positively to the local character.

The existing roof is approaching the end of its functional lifespan.
The proposals aim to replace and refurbish the roof while respecting the existing scale, character, and appearance of the building.

This DAS should be read in conjunction with the accompanying drawings and supporting documents, which include plans, elevations, construction details and technical reports

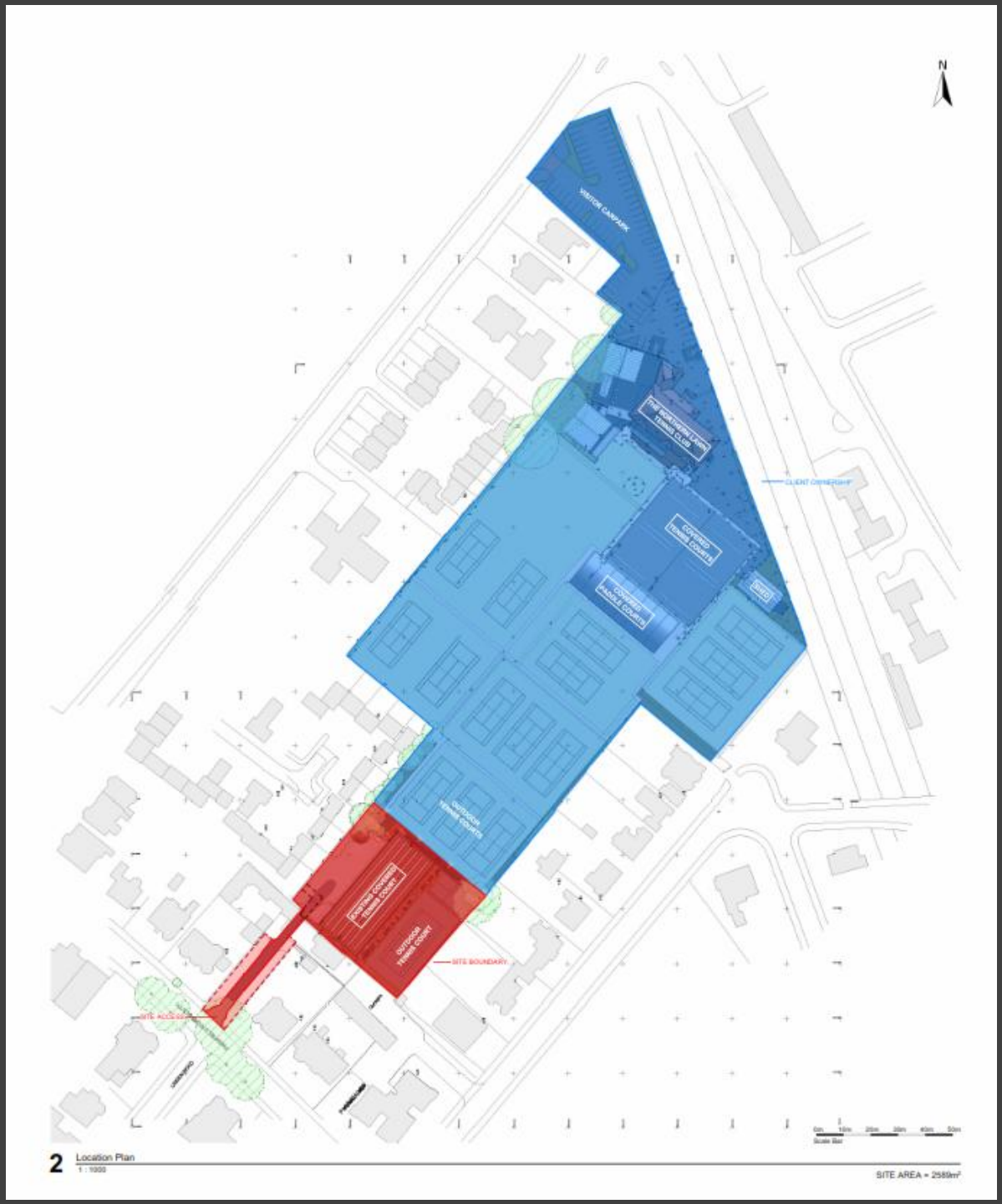


Fig 02

02 PROJECT INFORMATION

Applicant / Client ('the Applicant')	The Northern Lawn Tennis Club
Project Name	Indoor Tennis Court Refurbishment
Site Address	The Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA
Local Authority	Manchester City Council (MCC)
Planning Application Site Area	4235 sqm – Total Site Area including Construction Routes
Description of Development	"Refurbishment works to the existing indoor tennis court building at Northern Lawn Tennis Club, including removal of the existing asbestos roof and replacement; replacement and alteration of rooflights; bricking up of selected windows; installation of new black louvred ventilation windows, replacement doors and mechanical ventilation system; removal of external fire escape stairs; upgrading of roof drainage; replacement of existing louvres and retained doors in black; and associated repairs and refurbishment to structural and external elements."
Key Planning Policy	• Manchester Core Strategy (2012) • Saved Policies of Manchester Unitary Development Plan (1995) • The Greater Manchester Combined Authority Places for Everyone Plan (2024) • National Planning Policy Framework (2024) • Planning Policy Guidance

02 SITE CONTEXT

The application site comprises **The Northern Lawn Tennis Club**, located on **Palatine Road, West Didsbury, Manchester (M20 3YA)**.

The club occupies an established recreational campus within a mature landscaped setting and has been a significant sporting destination for over a century. Founded in the late nineteenth century, the club relocated to its current Didsbury site in 1909 and has evolved into one of the United Kingdom's most prestigious racquet sports facilities

The site benefits from a highly sustainable location within the urban area of South Manchester, being well served by public transport, pedestrian routes and the wider highway network. West Didsbury Metrolink Station is situated within comfortable walking distance, while Palatine Road provides direct vehicular access to the site and links to the M56 and M60 motorway network

The site is located within a predominantly residential area of West Didsbury, characterised by substantial detached and semi-detached properties set within generous landscaped plots. The surrounding townscape comprises a mixture of Victorian and Edwardian housing together with more contemporary residential development.

To the north and east, the site is bounded primarily by residential properties, while Palatine Road forms the principal frontage and access point. The mature landscaping around the site creates a well-defined visual buffer between the sporting facilities and neighbouring residential areas, helping to integrate the development into its surroundings.

The established sporting use of the site forms an important component of the local community infrastructure and has existed for many decades, becoming an integral part of the character and identity of the area.



03 SITE CONTEXT

1 Application Building

2 Existing active Indoor Court

3 Existing Club House

4 Existing Car Park

Main Car Park Access

Existing Indoor Court Access

Elm Road

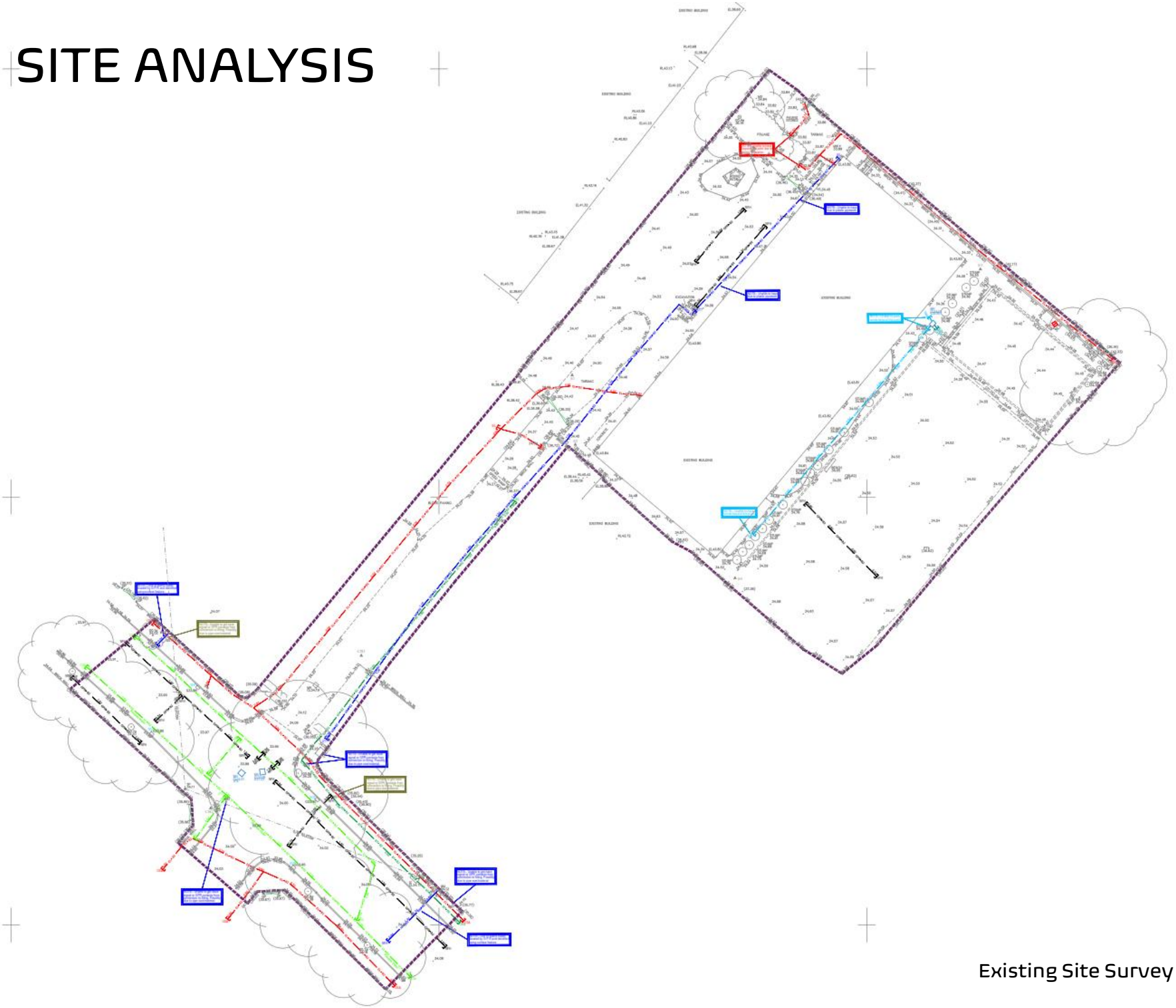
Palatine Road

Parkfield Road





03 SITE ANALYSIS



Existing Site Survey and Access



Existing rear entrance and security Gate



Rear of Practice wall

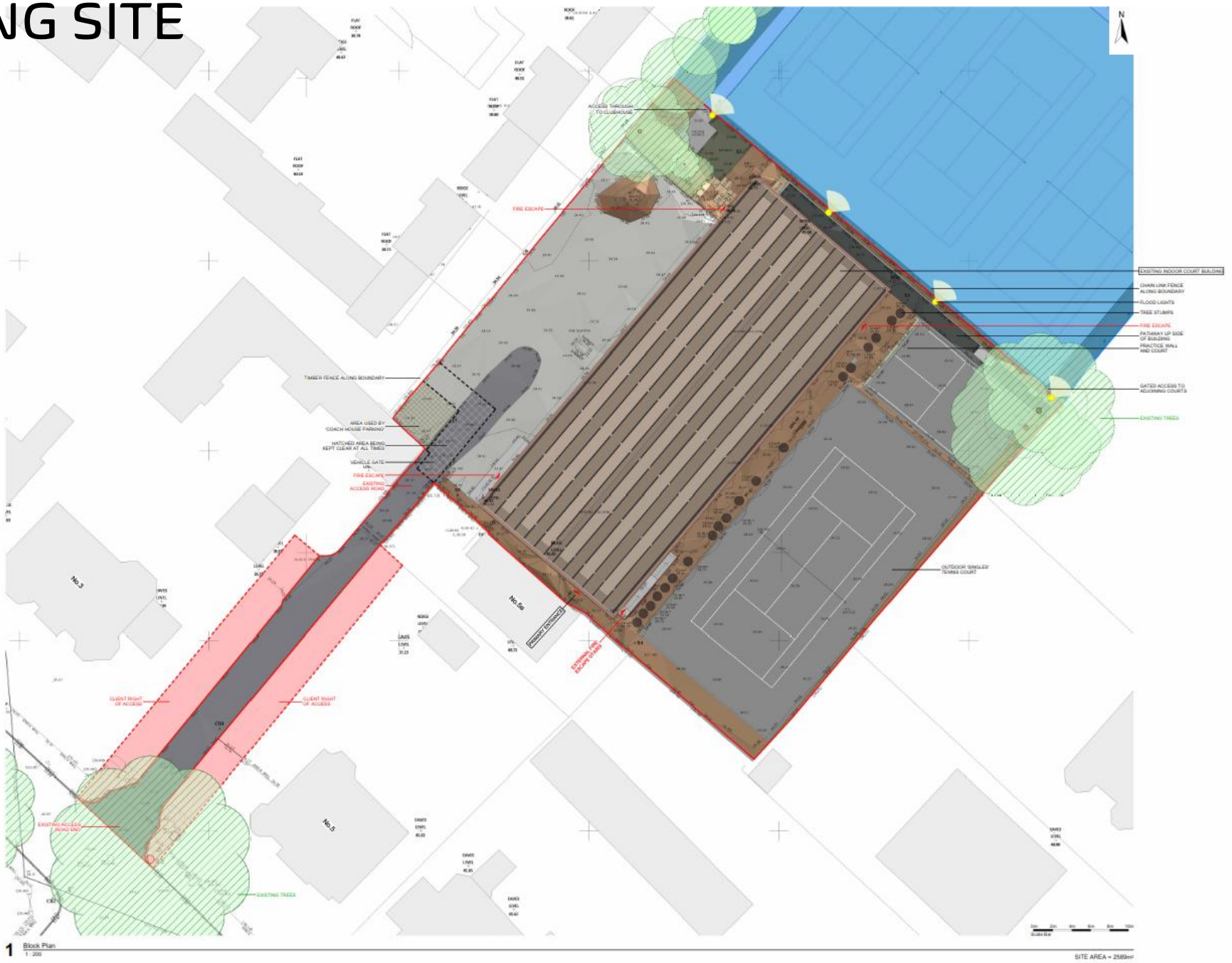






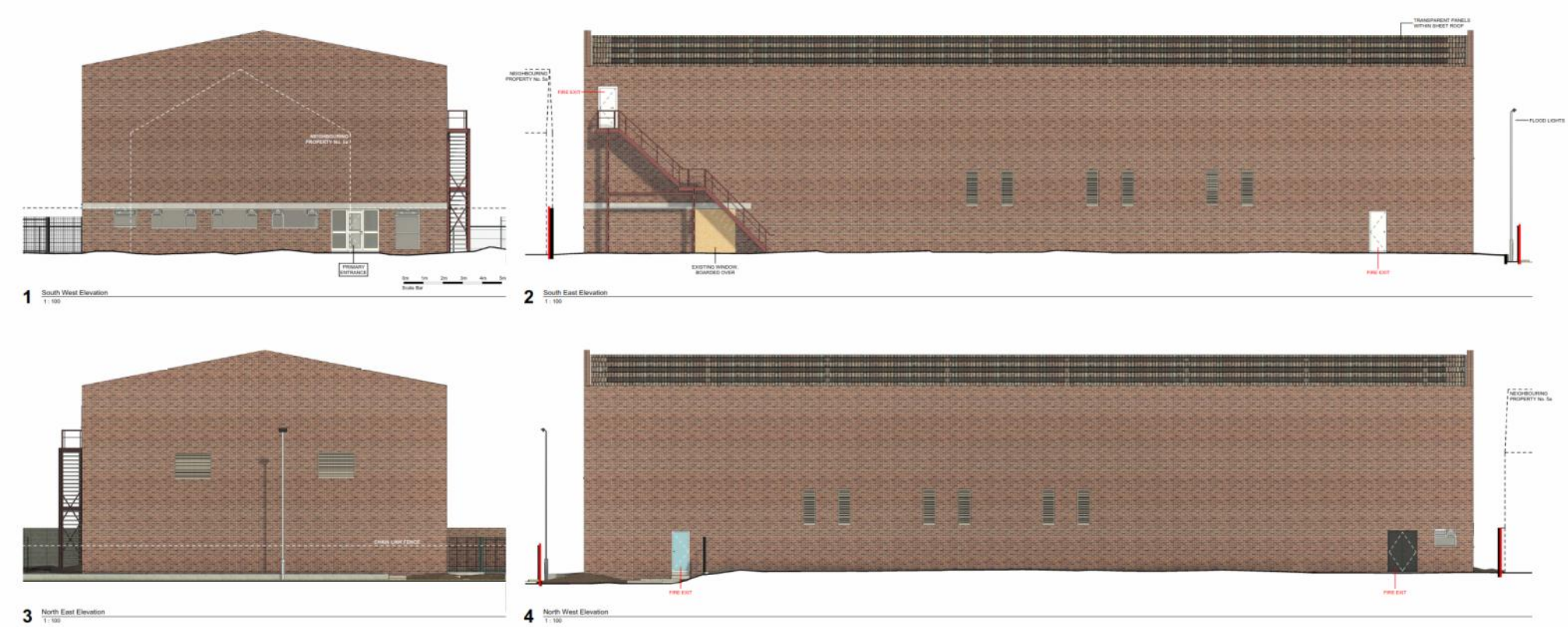
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04 EXISTING SITE



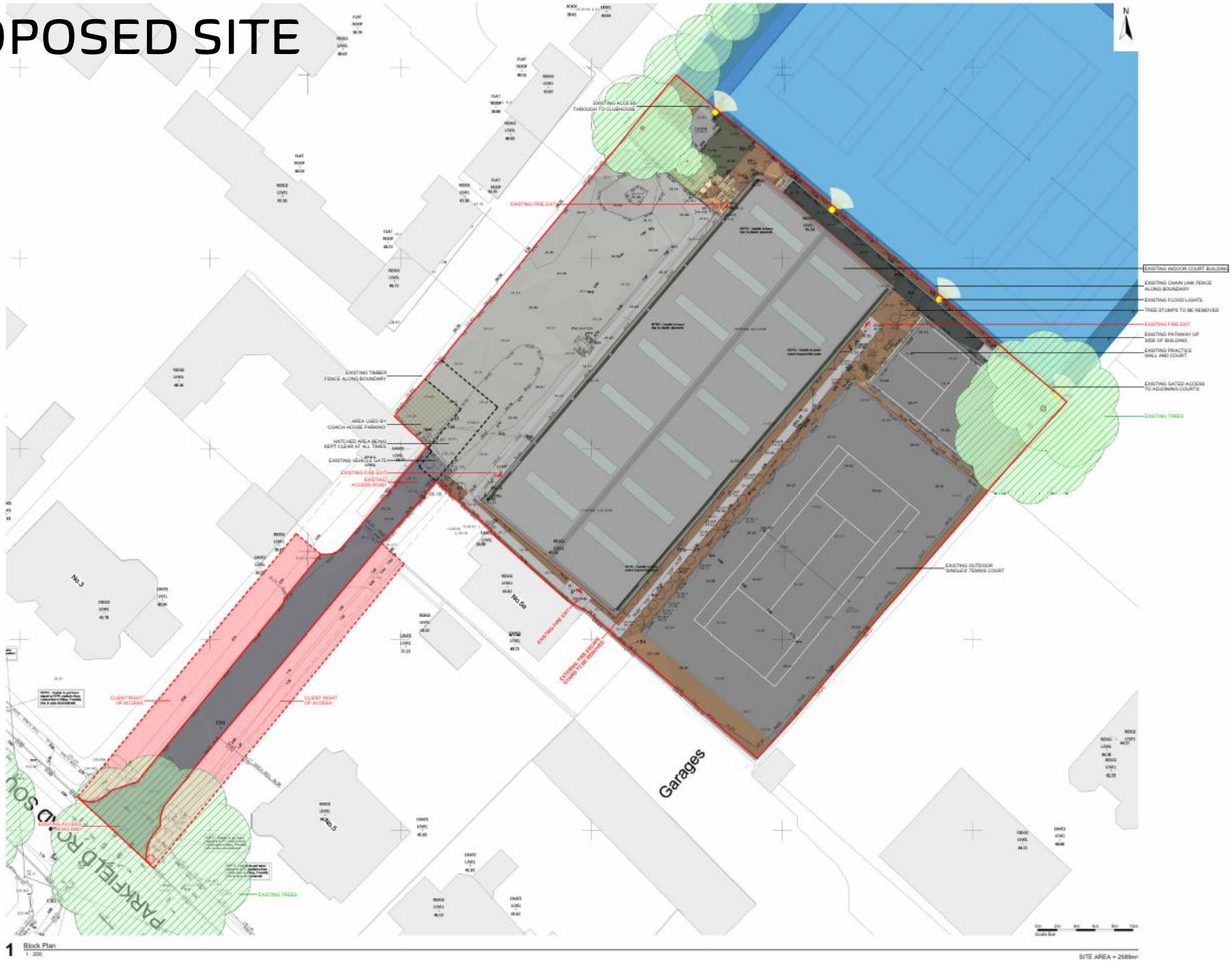
Existing Site Plan

04 EXISTING SITE



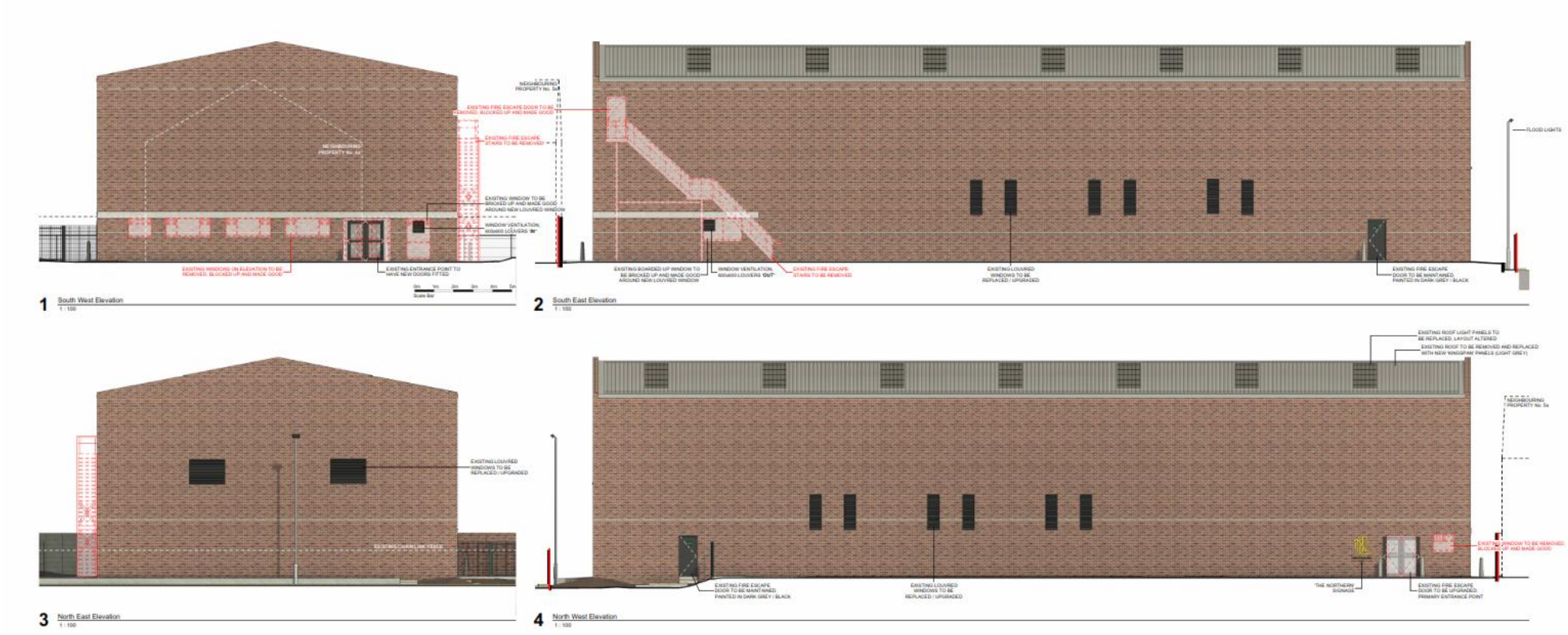
Existing Elevations

05 PROPOSED SITE



Proposed Site Plan

05 PROPOSED SITE



Proposed Elevations







06 ACCESS



Existing pedestrian and vehicular access arrangements remain unchanged.
No alterations to accessibility or circulation are proposed.
Construction access will be managed to minimise disruption to users and neighbours.

07 DESIGN CONCEPTS

Layout
The footprint and layout of the building remain unchanged.
Works are confined to the roof and associated structural elements.

Amount
The proposals involve replacement and refurbishment only, with no increase in floor area, volume, or footprint.

Scale
The roof replacement will maintain the existing pitch, ridge height, and proportions.
No changes to building height or massing are proposed.

Materiality & Appearance

Existing Materiality
The replacement roof will use materials of high quality and durability, consistent with the existing character.
Flashings, rainwater goods, and detailing will complement the traditional aesthetic of the building.
A full material specification is provided with the application.

Proposed Materiality
Materials are selected to ensure:
Long-term durability and minimal maintenance
Visual consistency with the existing building
Compliance with relevant building standards and best practice

Proposed materials include:
Roof covering: will be INSULATED KINGSPAN PANELS KS1000RW (LIGHT GREY IN COLOUR)
Roof light will run eaves to ridge rather than gable to gable reducing any internal light spill DAY LITE TRAPEZOIDAL ROOFF LIGHT BY KINGSPAN
Flashings, gutters, and downpipes WILL BE MATCHING LIGHT GREY IN COLOUR)
Associated structural repairs and finishes
Existing louvers , fire doors will be retained but painted and refreshed in Black
Windows removed will be best matched brick infilled

Lighting Strategy
No external lighting is proposed.

08 CONCLUDING STATEMENT

The DAS should be read alongside the following drawings:

- Existing Plans & Elevations – Ref: 2025-34-MRH-100,102,103,104
- Proposed Plans & Elevations – Ref: 2025-34-MRH-200,202,203,204

Validation & Environmental Considerations

This application is prepared in accordance with the **Manchester City Council Validation Checklist** and reflects Deloitte's experience in preparing similar applications within Manchester.
It is assumed that an **Environmental Impact Assessment (EIA)** is **not required**.

All supporting documents submitted with this application were discussed and agreed with MCC via email correspondence on 17th march 3026
This was to satisfy the validation requirements and enable the Local Planning Authority to undertake a full assessment.

Conclusion

The proposed roof replacement and refurbishment:

- Respects the scale, layout, and character of the existing building
- Improves material quality, durability, and performance
- Does not adversely impact access, circulation, or neighbouring properties
- Complies with planning policy and validation requirements

Accordingly, the proposals are **fully suitable for approval** and will enhance the long-term usability and appearance of the Northern Lawn & Tennis Club.


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