

MOUNTEER LIMITED

Heritage Statement

Proposed Alterations/Refurbishment

Mr Thomas's Chop House

52 Cross Street

Manchester

M2 7AR

Date: September 2025

Client: Punch Pubs



Maximising the Value of Heritage Assets
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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 30 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

To identify the impact the proposals and how they affect the significance of the heritage asset.

1.3 Sources & Information Relied Upon

Drawings by MGI

3180-MRTH2-0001 – Existing GA

3180-MRTH2-0001.1 – Existing Flooring GA

3180-MRTH2-0001.2 - Existing photos GF

3180-MRTH2-0001.3 - Existing photos CF

3180-MRTH2-0001.4 - Existing photos FF

3180-MRTH2-0002.1 - Proposed Planning GA rev B

3180-MRTH2-0004 – Site Plan

3180-MRTH2-0004.1 – Location Plan

3180-MRTH2-0007 - Proposed Flooring Plan Rev A

3180-MRTH2-0012 – Proposed Panelling Detail

3180-MRTH2-0013 – Proposed GF to FF Staircase Detail

3180-MRTH2-0014 – Proposed Coffee Station Gantry Detail

3180-MRTH2-0015 – Proposed Cellar Stairs Access Door

3180-MRTH2-0016 – Proposed First Floor WC Elevations rev B

2 Proposals

2.1 The Proposal

Brief History

Mr Thomas's Chop House Est. 1867

Back in the 1860's Manchester was booming. After kickstarting the industrial revolution it was a hub for industry, social revolution, forward thinkers and a desperate race for upwards social mobility.

People flocked to the city from all over the world searching for new opportunity and wealth.

A young chef from London, Thomas Studd, was one of these migrants. He began his life in Manchester working in kitchens of other Chop Houses, which were everywhere in Victorian England.

Chop Houses were places for the leaders of industry and society to meet and do deals over flagons of beer, snifters of brandy, steaks, chops and sandwiches.

Back in those days, women were strictly forbidden. Other than waitresses of course.

And working in Brown's Chop House on Market Street, Tom met Sarah, one of the waitresses. They were both ambitious. And soon they married and opened their own Chop House on Cross Street, opposite the original Town Hall and the Cross Street Chapel.

Cross Street was the main artery of Victorian Manchester and soon Mr Thomas's Chop House became one of the most popular establishments in town.

Just seven years after opening, though, Tom fell ill and became unable to work. So Sarah took the helm, running the Chop House and taking care of eight children.

Sarah was one hell of a lady. She established a ladies room at the Chop House, in 1871. This was extremely progressive and no doubt ruffled a few old fella's feathers. Remember this was three decades before Emmeline Pankhurst fought for emancipation.

By 1880 Thomas sadly died and the businesses license officially passed to Sarah, who Tom's grew to serve up to 400 meals per day. If you have seen the building you will realise a feat this was.

To honour Sarah and her daughter, also Sarah, we renamed Mr Thomas's Chop House to Sarah's Chop House to mark International Women's Day 2019.

The pub was extravagantly rebuilt at the turn of the century in a lavish Jacobean style in red brick and carved terracotta, with an elaborate gable showing the date 1901. The long narrow interior has green tiled walls either side and is divided into four spaces with tiled archways. A black and white tiled floor in a diamond pattern runs the whole length of the building.

The bar counter is at the front and the first two spaces are mainly used for drinking. The two spaces behind the Chop House sign form the restaurant area.

It states in the listing that the rear section which involves the quarter circle staircase, was constructed looking at the design around the 1920's/1930's.

Proposals

In brief, there are no major structural alterations to the property.

To the ground floor there are no structural alterations, but there is a proposal to do some internal fittings, particularly in relationship to the coffee station brass gantry, drawing 014, and the proposed planting of panelling on the base of the staircase which can be seen in drawing 012. There is further works with regard to applying over of the existing steps upto the first floor as can be seen in drawing 0013, and the changing of the tread on the staircase from ground to first floor on drawing 0013.

To the first floor is the main alteration with the subdivision of an existing WC facility and landing to create additional toilet facilities. It is intended to construct studded walls which will be cut around the wall and cornice/ top frieze finishes as could be seen in the detail drawings and Matterport , and the application of wall tiles. Again, which will not return the reveals of the windows affecting the frames. The internal door designs are commensurate with the age of the property, and it is noted that whilst there is currently hardwood block flooring in the area, this will only remain in the actual landing area due to the potential of it to be affected by water spillage in the proposed toilet areas. It is therefore intended to overlay the existing timber floor with a waterproof membrane and a loose lay LVT timber plank effect floor. Also, the proposed drawings relate to a new door at the top of the cellar steps on the ground floor as indicated on drawing 0015.

3 Cultural Heritage Impact Methodology

3.1 Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site’s heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

There are no proposals which would affect the evidential value of the property. There was a property on this site reconstructed in 1901. As there are no groundworks involved and proposal is just refurbishment, there is no evidential value to be affected and unlikely to be any previous evidence of past usage.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person’s personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

The building does have a historical value in the sense it is a detailed example of good Edwardian architecture. It is a tall building with many external and internal embellishments.

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

The property has high aesthetic value in terms of the unusual interior, the amount of detailed tiling work.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

The property has a high communal value that has quite a history of providing hospitality to the growing professional element of the Manchester business community.

Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

Other Criteria Used

Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, Annex 1), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07, Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective) and English Heritage Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

In relation to table 3.1, we consider that in that summary it is an asset of not necessarily outstanding level of evidential because evidential value is low, but certainly of historic, aesthetic and communal value being high.

Table 3.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality.

	Grade I Registered Parks and Gardens and historic landscapes and townscape of international sensitivity, or extremely well-preserved historic landscapes and townscape with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	<p>Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives</p> <p>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.</p> <p>Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscape of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)</p>
Medium	<p>Designated or undesignated assets of regional quality and importance that contribute to regional research objectives</p> <p>Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association</p> <p>Designated or undesignated special historic landscapes and townscape with reasonable coherence. integrity, time-depth or other critical factor(s)</p>
Low	<p>Undesignated assets of local importance</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic landscapes and townscape with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p>
Negligible	<p>Assets with little or no surviving cultural heritage interest.</p> <p>It is a building of no architectural or historical note.</p> <p>The Landscape has been severely fragmented, and the contextual associations are compromised due to the demolition of the main hospital complex.</p>

*With regard to table 3.2, it does fit in with the category of grade II listed building a very strong character and integrity, so in that respect we still consider in summary the heritage value is **high**.*

3.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Moderate	<p>Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)</p> <p>Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)</p>
Slight	<p>Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative)</p> <p>Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)</p>
Negligible/No Change	<p>Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site.</p> <p>No discernible change in baseline conditions (Negative).</p> <p>Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)</p>

There really is little in terms of magnitude of great impact. There is the placement of the panelling inside the building which is proposed on the ground floor. There is no evidence that there was panelling there before, but then again there may have been which has been removed in the past.

The introduction of internal nonloadbearing walls which are of timber studding and will be removable, by which the fixtures do not affect the existing cornice, would be relatively low, as they are full height there is going to be no alterations to false ceilings and the wall surfaces are relatively simple.

*We consider therefore the changes to be **slight**.*

3.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	Substantial	Moderate	Slight	Negligible/No Change
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

By combining the **value of high** with the magnitude of impact being **slight**, we consider the significance of the effect to be **a minus/neutral effect**.

4 Local Plan Policy – Manchester’s Local Development Framework Core Strategy Development Plan Adopted 11th July 2012

POLICY EN3

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

The proposal which will enable the reuse of heritage assets will be encouraged while they are consistent with the significance of the heritage assets.

The proposals which alter the interior of this building are not particularly significant and are more associated with the general upgrade and refurbishment which is required due to the interior having been requiring some upgrading cosmetic works and improvements to detail on the ground floor and the creation of first floor additional accommodation for toilets. This is to encourage and sustain the economic viability of the current premises to ensure that it provides a service to the community and preserves the historic asset by investment in the future.

5 National Planning Policy Framework

6.1 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

We consider that we have assessed the building in question by a site visit, studying of existing and proposed plans which are sufficient for the nature of refurbishment and minor alterations.

6.2 197

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

It is important for this particular premises to be brought up to a reasonable standard from time to time, consistent with providing facilities for the customers and in doing so maintains its viable use consistent with its conservation.

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

It is important that this heritage asset makes a contribution to economic vitality and important landmark building within Manchester and its refurbishment is important to its economic vitality.

- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

6.3 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed development is minor in terms of alterations to the building and this has been taken into account. A great weight has been given to the asset's conservation, particularly in the light of its special interior.

6.4 202

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

We do not consider there is any less than substantial harm to the proposal, but we need to reflect on the fact that a continued refurbishment and alterations to the premises are required, providing they do not affect the significance of the elements which lead to the building being listed. We believe that this is not the case.

7 Conclusion

The building is an important landmark building in Manchester. Not only that, its interior is quite unique in the main amount of detailed tiling work and its architectural style both inside and outside have been relatively unaltered over a period,

It is however imperative to provide facilities for the customers which they rely upon, the entrance to those facilities is via a staircase which has its own architectural benefits and allows customers to appreciate the building more than it currently does, and is a welcomed opportunity to allow the public access to these areas.

We consider that by assessing the impact and the relative criteria and local plan policy, and national planning policy framework, that the proposals should be considered acceptable.

8 Listing

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1197767**

Date first listed: **03-Oct-1974**

Date of most recent amendment: **04-Nov-1976**

List Entry Name: **NUMBER 54 AND CHOP HOUSE PUBLIC HOUSE THOMAS'S CHOP HOUSE**

Statutory Address 1: **NUMBER 54 AND CHOP HOUSE PUBLIC HOUSE, 54, CROSS STREET**

Statutory Address 2: **THOMAS'S CHOP HOUSE, 3, ST ANNS CHURCHYARD**

Location

Statutory Address: **NUMBER 54 AND CHOP HOUSE PUBLIC HOUSE, 54, CROSS STREET**

Statutory Address: **THOMAS'S CHOP HOUSE, 3, ST ANNS CHURCHYARD**

The building or site itself may lie within the boundary of more than one authority.

District: **Manchester (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 83830 98322**

Details

MANCHESTER

698-1/27/74 CROSS STREET 03-OCT-74 (West side) 54 NUMBER 54 AND CHOP HOUSE PUBLIC HOUSE
ST ANN'S CHURCHYARD (East side) 3 THOMAS'S CHOP HOUSE

II

Bar and restaurant. 1901 with late C20 additions. MATERIALS: red brick and buff terracotta, rear part terracotta only. Slate roof. STYLE: elaborate free Jacobean style. PLAN: narrow building at right angles to street extending far back and incorporating No.3 St Ann's Churchyard. 3 main spaces demarcated by arches. All parts of single room width. EXTERIOR: 3 storeys and attic. Single bay facade. Ground floor with chamfered left corner containing a doorway; another doorway to right with window between. Square sub-Corinthian pilasters of red polished granite framing these openings and supporting elaborate mezzanine of glazed terracotta, including moulded corbel. Upper floors have central 2 storey segmental oriel, rising from corbel, with 6-light transomed windows to both floors and foliated panel between them, flanked by banded strips of terracotta and prominent cornice. Attic has pierced foliated parapet over oriel, cross window, and very steeply pitched gable with corner pinnacles, richly foliated cartouche over windows dated 1901, and small broken pediment at the apex. First 2-bays of return side in similar style and then simpler elevation with square headed transomed

windows, mostly 3-lights. Rear, No.3 St Ann's Churchyard, narrow convex facade of buff terracotta over brown faience base course. Renaissance style lettering 'THOMAS'S CHOP HOUSE', and panel on first floor with putti and lettering 'A.1901.D'. INTERIOR: small internal porch. Beyond bar area, extensive display of wall-tiling, light green dado within room furthest from street, cream tiling above extending to ceiling. 2 back rooms each have 2 arches in right-hand wall. All arches lined with green tiling and with alternating raised voussoirs and attenuated key-blocks. Late C20 bar counter and back. A rich example of turn-of-the-century free style architecture with extensive internal tiling. No 3 was added to the List 4/11/76.

Listing NGR: SJ8382698323

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **388046**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

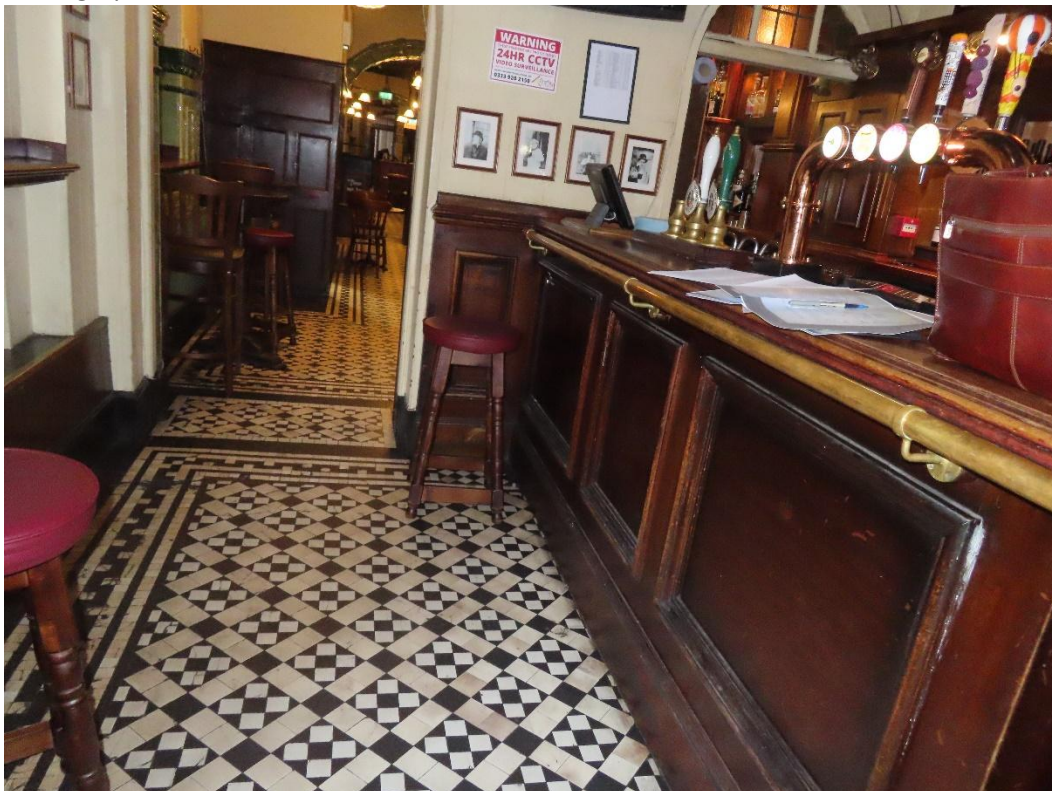
9 Appendix A – Photographs

Photograph 1



Existing window, brass work and refurbishment of existing shelving.

Photograph 2



Existing bar to remain together with general refurbishment.

Photograph 3



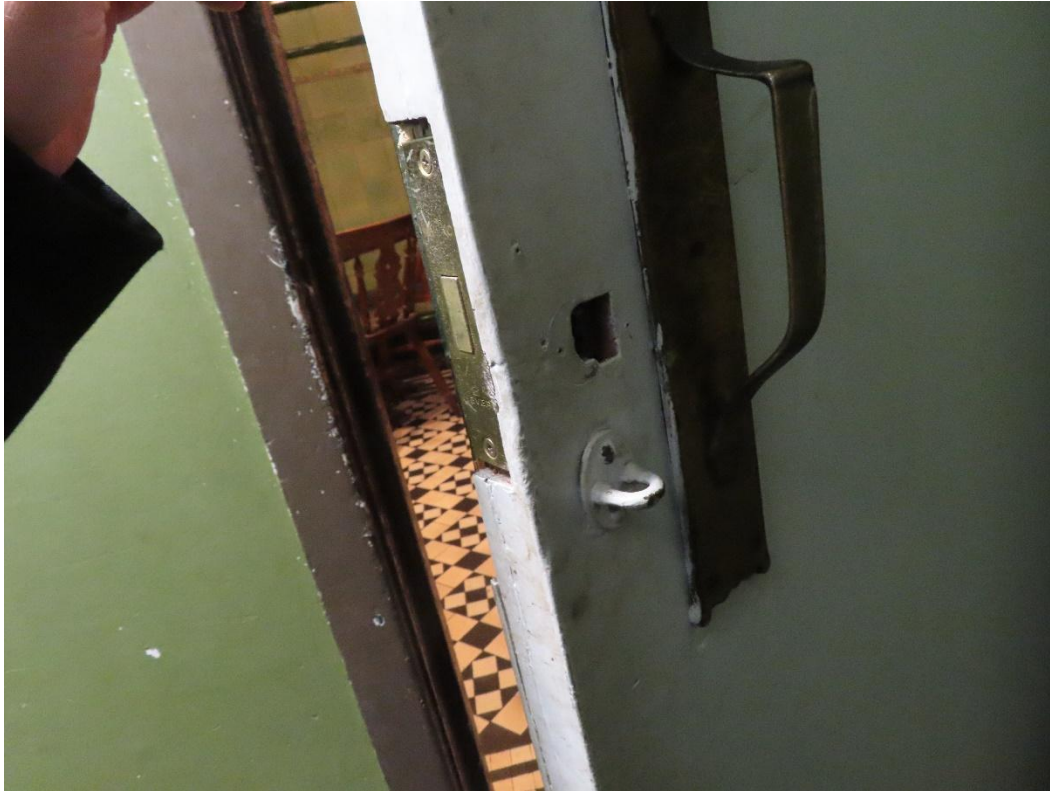
Air conditioning surface trunking to be removed, ceiling to be made good.

Photograph 4



Doorway to cellar to be changed as indicated on drawing 0015 together with associated ironmongery.

Photograph 5



Poor quality of existing cellar door, re-use pull handle on this photograph to rear of door and not the proposed brassware indicated on the drawing.

Photograph 6



Door brassware to be reused.

Photograph 7



Existing timber shelves to be removed and replaced with brass gantry as indicated on drawing 0014. Carefully remove existing fixing and make good to tiling where possible.

Photograph 8



Existing panelling to be replicated in detail as per drawing 0012.

Photograph 9



Elevation C and D of drawing 0012 showing proposed panelling.

Photograph 10



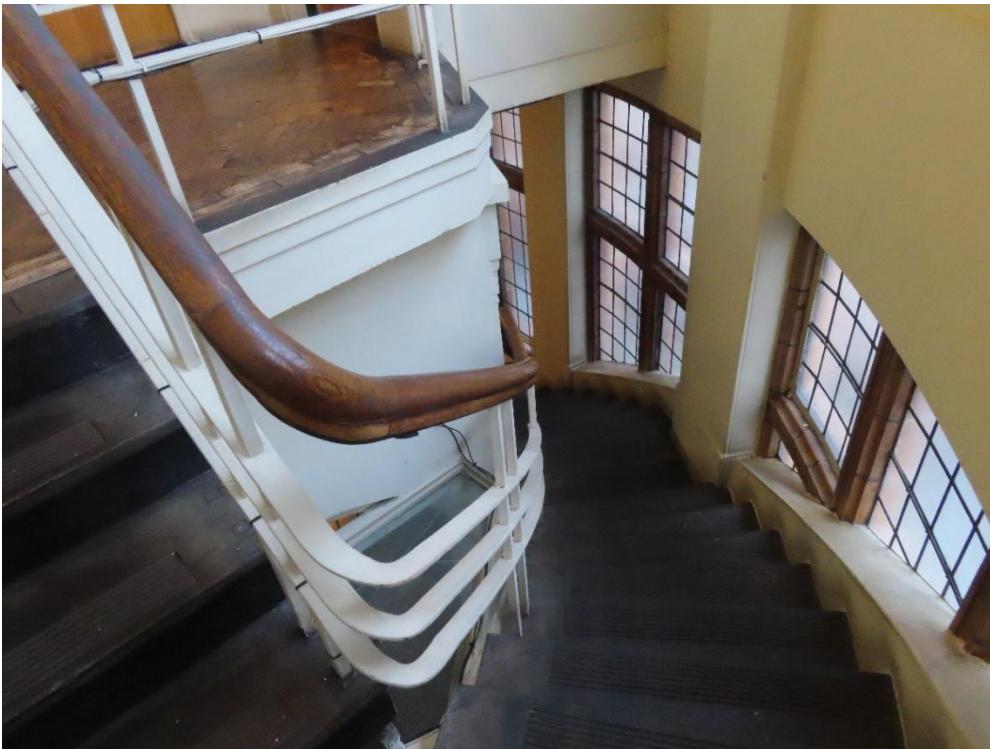
Elevation E with regard to drawing 0012.

Photograph 11



Current implant in staircase is Ruberoid finish which is going to be replaced by the proposed treads which is a tile finish in drawing 0013.

Photograph 12



Detailed 1930's style balustrade to staircase remaining unaltered.

Photograph 13



Existing cornice to be cut round to avoid any impact on the ceiling.

Photograph 14



Careful interface between new walls to ceiling to avoid any damage to existing ceiling finishes, Cornice and frieze.

Photograph 15



Ceiling finishes in proposed toilet area not to be disturbed by proposal.