



**3251 The Grey Horse Inn, 80 Portland Street,
Manchester M1 4QX**

Design & Access Statement

04.12.2025



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1 Introduction

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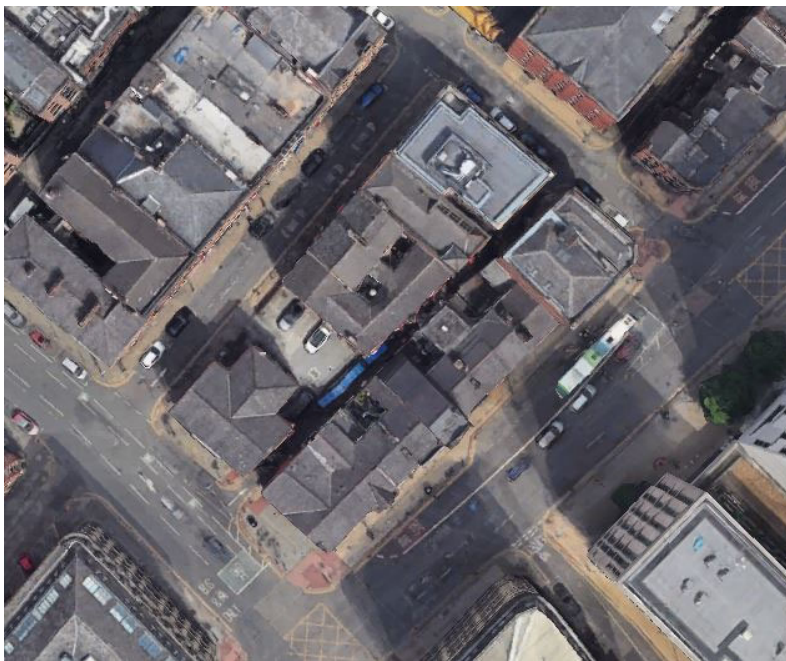
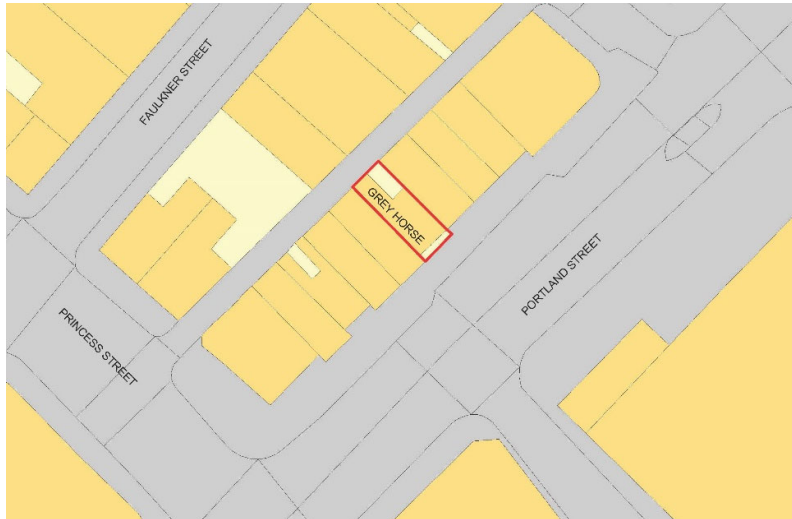
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2 Location and Site Information

The site is located at 80 Portland Street, Manchester M1 4QX

The site is part of a terrace of grade II listed buildings: <https://historicengland.org.uk/listing/the-list/list-entry/1246954?section=official-list-entry>



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3 Design

3.1 In response to the planning and site considerations as set out above, this section will address the following:

Use

The premises is situated within a grade 2 listed building and trades as a wet-led public house to the ground floor with beer cellar in basement and customer toilets located in outbuildings to the rear . The upper floors are designated storage and for staff use only. The proposal maintains these uses, with but reconfigures the customer toilets to provide an indoor urinal room and unisex toilets, and allows for a greater outdoor seating area within the yard.

The site is a very popular historic site serving mostly Manchester residents.

Amount

The scheme proposes to form reconfigured toilet facilities in the rear outbuildings and increases external drinking area within the existing yard.

The proposal will serve to enhance a currently underutilised area of the site to ensure the viability and longevity of the business into the future.

Layout

The scheme proposes to improve toilet facilities in their existing location and increase trade area within the existing yard and improve the existing external drinking area. Works are as indicated on Drg 3251 TGH 2.01D Proposed Ground Floor Plan - GA

Scale

The proposed development works are all contained within the existing curtilage of the site and aim to make better use of an underutilised part of the building to better serve the customer base.

The proposed works are deemed minimal in nature and will have no affect on the overall scale and massing of the site. Works will be undertaken with care so as not to affect the historic fabric of this grade 2 listed building.

Landscaping

Additional planting will be minimal by means of wall hung planting boxes.



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Appearance

The scheme proposes to demolish an external outbuilding containing the gent's WC to form an enlarged external drinking area and reconfigure the existing ladies WC and external store to form new urinal room and unisex toilets with floor levels raised to form level access from the main pub. A new industrial style canopy is proposed to cover 50% of the increased yard footprint. An existing window will be removed and a new door access will be formed to access the yard.

The proposal will serve to increase external trade area to ensure the viability and longevity of the business into the future and allow toilet facility access for less mobile patrons.

The canopy will be formed from coated steel members and glass. A record of the demolitions will be kept by retaining small nibs of brickwork where walls have been removed and materials retained from demolitions will be used elsewhere where possible.

It is felt that all materials proposed are in keeping with the heritage of the site and with the reuse of existing material where possible, will have no detrimental effect to this grade 2 listed asset.

4 Access

The site is located at 80 Portland Street, Manchester M1 4QX with is a busy area containing a variety of business uses and is a main public transport route leading to Piccadilly Gardens from the west of the city. The premises sits within a terrace of old weavers cottages that are grade II listed and contain mixed businesses including restaurants, takeaways, tattoo parlours, and public houses. Access is gained directly from Portland Street via 2 No steps through the existing entrance door. Adjacent to the access steps are railing specifically noted in the listing. There is no possibility of forming a level or ramped entrance for disabled persons from Portland St. due to the proximity of the listed railings and pavement on Portland St. There is access to the rear of the premises via Reyner St, an service street used to provide delivery access and refuse collection to businesses however because of the location of the existing barrel drop within the premises yard, no ramped or level access could be formed in this area either. The site has no accessible WC facilities however new grab rails will be introduced to 1 cubicle in the new unisex WC facilities on the ground floor. Due to the site limited footprint on the ground floor and its grade 2 listed status it is not feasible to form an fully compliant Doc M accessible WC facility anywhere on the site. Removable ramps are kept on site and staff and management have been provided training in how to assist disabled persons should they wish to visit the site.



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5 Conclusion

The proposal is sympathetic to the existing building and its surroundings and, along with the proposed internal refurbishment will enhance the site by improving existing WC facilities and creating new amenity to serve the pub's massive customer base.

The proposal will ensure the continued life of the public house as a sustainable business within what is a very turbulent and changeable industry.



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