

MOUNTEER LIMITED

Heritage Statement

Proposed Internal Alterations to Ground Floor & Reconfiguration of Rear Outbuildings

**The Grey Horse
80 Portland Street
Manchester
M1 4QF**



Client: Jonathan Haughton, Hydes Brewery

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 establish the significance of the building and the impact of the proposal in its significance.

1.3 Sources & Information Relied Upon

George Street Conservation Area Map.

Historic England's Listing of 74, 78 & 80 (The Grey Horse Public House) and attached railings.

MGI Drawings:

101 Existing Ground Floor Plan

102 Site Plan

1003 Existing Elevations

2.01C Proposed Ground Floor Plan

2.04A Proposed Ground Floor Plan (flooring)

2.06B Proposed Ground Floor Furniture Plan

2.07A Proposed Ground Floor Electrical & Lighting

2.07B Proposed Ground Floor Electrical & Lighting

2.08B Proposed Decoration Plan

2.09 Licensing Plan

2.10 Yard & Joinery Details

3.01 Proposed Scheme Notes & Canopy PDF

2 Proposals

2.1 The Proposal

Brief History

This property and the adjoining three comprise of what is a rare survival of three storey workers/weavers' cottages within the centre of Manchester.

You can see that they all have long windows on the top floor associated with the very early part of the industrial revolution and the buildings are likely to be of the late 18th century.

The building as far as the history is concerned appears to have been converted into a pub or at least given a license in 1851, possibly with some minor alterations internally. Currently there is one through room where there would have been originally two, there is also evidence of two chimney breasts which have been removed on the ground floor to allow a more open area for drinking.

In or around the 1900's, the current outbuilding block was constructed comprising of an open urinal area with coping and lean-to wc. A further lean-to which comes off from the main back door which would probably have been some kind of storeroom, possibly scullery at one stage.

The scullery area has been created into a ladies wc, possibly in the inter war years, as that was a significant social change in the use of public houses. The urinal area has been roofed over, date unknown, but looking at the construction, it is pvc with a polycarbonate roof relatively recently.

Proposals

The purpose of the alteration is to give additional drinking space, albeit externally, and only partly covered over as the pub being such a small size struggles in terms of capacity which obviously any further viable use of the pub is welcomed, particularly in the maintenance of the listed building.

It forms an attractive feature with that and The Circus public house as being two of the smallest public houses in Manchester City Centre.

It will involve the removal of the wall between the current urinal and the whole flanked wall of the current gents wc that will give an open yard space. The end wall of the yard, all of which was constructed in the same period of 1900 will have brickwork reclaimed from the demolished urinal wall to be used to build up a secure area above the current gate and will utilise as capping's the from the urinal.

There will be some internal alterations between the current ladies and the outside storeroom to create a separate urinal area and the reduced area of the ladies will be then changed into two separate wc's, one for male and one for female.

There will be the removal of the brickwork below the existing ground floor rear window which will give access into the yard area with a set of removable steps, as immediately below that opening is the current barrel drop. Access to the barrel drop will be needed on a weekly delivery basis and the steps will be removed at that time.

All the rendering which is currently within the gents wc and urinal will be removed to expose bare brickwork which will then be painted. This is because all the current bricks are painted.

There will be a metal canopy that will be installed over what was the original gents wc and urinal to give a park of a yard area, the rest of it will then be left open. This will at least mean that the yard area can

be used as a drinking space in the summer, and at least some of that yard area will be able to be used even inclement weather.

The ground floor internal public area is to have a light refurbishment as can be seen from the scheme notes. Also, there is not any element of the interior, which is original, no alterations to the bar area, existing panelling and decorations are not original, and the public house has been quite extensively altered on the ground floor and even the existing beams that stand down from the ceiling are in fact false beams.

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 assets 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 is no evidence of any previous building fabric earlier than the current building of the late 18th century within the site itself. Also, the proposals will not involve any excavation works that would impact on any potential archaeological findings within the yard area.

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 property does have a high historic value in the respect that it is a surviving group of four properties forming part of the very early element of the industrial revolution within the Manchester area. In the light of the amount of building works which have been carried out on Portland Street and within the city centre, this has good historic value. High

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.

This building has no particular high aesthetic value, but then again one could argue that its vernacular form has its own aesthetic value and that whilst it is not a grand design or architectural details, its

*three storey and weavers type windows are unique, particularly within this built environment. So aesthetic value is **medium**.*

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 is noted by many people, particularly within association with the two smallest pubs being The Circus Tavern and this public house, so it has a very high communal value and in itself to survive as the two smallest public houses in Manchester contributes to the identity of the city centre.
High

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 the asset to be **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 townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives 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. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.

Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are compromised due to the demolition of the main hospital complex.
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About table 3.2,

This is a Grade II Listed Buildings, within a 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, value **high**.

3.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Moderate	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) 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)
Slight	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) 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)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). 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)

The original layout obviously will be changed. It could be argued that the outside urinal forms part of the history of the public house. But also, facilities must move with the times in terms of modern facilities with this kind of building.

The first and second floor are currently occupied by the manager and therefore being such a small premises are needed for onsite accommodation. Therefore, the only area to create or upgrade the wc facilities are within the yard area.

The removal of the brickwork below the existing window obviously is a loss of historic fabric, but it is the only way to gain access to the yard area due to the differences in levels. By building up in the thinner wall than the existing 225mm solid brickwork it will still show the outline of the opening historically, so this can be seen both externally and internally, in effect being a recess panel of brickwork.

The longer lean-to outbuilding will be unaltered in terms of its external appearance, but obviously the glazed canopy will be an alteration, but not one which is significant to the building itself.

The proposal considers the fact that a small increase in the drinking area will help the public house in its survival as hospitality venue in the longer term.

*So, whilst there has been no partial restoration of any key characteristics and there will be a loss of some of the building characteristics in terms of the yard and urinal. However, the real main purpose of the building being listed is its rarity in terms of its survival of 18th century workers houses, and therefore, as no alterations are going to be taken that will impact on that, we consider that whilst the assets integrity would be slightly diminished, it will not be compromised. Therefore, the outcome is **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

*With the value of the building being **high**, and the impact being **slight**, we consider that the effect is **minor**.*

4 Local Plan Policy

4.A Manchester's Local Development Framework Core Strategy Development Plan Adopted 11th July 2012

POLICY EN1 Design Principles and Strategic Character Areas

These proposals do not affect the character of the city centre and will have only a minor impact upon the strategic character areas although it is a conservation area, George Street Conservation Area, it is a very small yard area, and it is over dominated by larger buildings at the rear of the site. The yard cannot be seen from any public point.

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 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 includes alteration to a listed building is considered that it preserves its historic environment. The main importance is of the building itself, the main building rather than the add on yard buildings which are to be altered and were built around 1900, and it does not impact upon the conservation area itself.

4B Save Unitarian Development Plan for Manchester Save UDP Policies

The following Save UDP policy are relevant:

Policy DC18.1 Conservation Area

The proposal has very little impact on the conservation area on the basis that most of the buildings within the yard area exist in any case. There is no volume increase as such in the yard area, and it is just an internal configuration of some of the existing lean-to.

Policy DC19 Listed Buildings

The policy for the council is about the desirability of securing the retention, restoration, maintenance and continued use of such buildings to protect their general setting in giving effect to this policy.

We consider that the alterations to the listed building are necessary to provide better quality toilet facilities and increase the drinking area to sustain the viability of the public house in the longer term. Therefore, it is justified in that respect. It is not possible to utilise the first and second floor of such a small building as this is currently used for manager's accommodation.

4C The Places for Every One Plan Joint Development Plan Document for 9 of the 10 Boroughs which make up Greater Manchester, Adopted 21.03.2024.

Policy JP2

We have considered this policy in relationship to the fact that it is not contrary to the NPPF.

5 National Planning Policy Framework

5.1 207

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 an inspection of the premises assessment of the building historic fabric along the ground floor of the property has been sufficient to understand the building's significance and the impact on the proposed alterations.

5.2 210

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.*

Whilst there is no enhancement by the proposal necessarily, it does sustain the significance of the heritage asset and mainly the buildings remain unaltered and the viable use of the building has got to be consistent with the conservation, and ideally this should remain a public house.

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

Whilst it is not considered this is a local community that will be served by the public house, it is an important part of the Manchester City Centre hospitality scene.

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

5.3 215

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 consider that the alterations are relatively minimal and that the significance of the asset lies with the historic value in the city centre of an early 18th century row of properties. The extensions to the rear is around 1900s have not as much significance, although we accept they do reflect the historical development of the public house over a period of time.

6 Conclusion

We consider that the proposed alterations are necessary in terms of adding vital additional space to the public house which is very small. This will help with viability of the public house together with the upgrading of the existing toilet premises.

By assessing the cultural heritage impact methodology it stated that any harm as such is very slight and it is therefore supported by the fact that further viable use of the building will be helped by this proposal.

7 Listing

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1246954**

Date first listed: **06-Jun-1994**

List Entry Name: **NOS 74-78, AND NO 80 (THE GREY HORSE PUBLIC HOUSE) AND ATTACHED RAILINGS, PORTLAND STREET**

Statutory Address 1: **74-80, PORTLAND STREET**

Statutory Address 2: **THE GREY HORSE PUBLIC HOUSE AND ATTACHED RAILINGS, 80, PORTLAND STREET**

Location

Statutory Address: **74-80, PORTLAND STREET**

Statutory Address: **THE GREY HORSE PUBLIC HOUSE AND ATTACHED RAILINGS, 80, PORTLAND STREET**

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 84173 97935**

Details

SJ8497NW 698-1/32/304

MANCHESTER PORTLAND STREET North West side) Nos.74 to 80 (Even) The Grey Horse PH (No.80) and attached railings

GV II Row of 4 small town houses, now public house and shops. Probably late C18; altered. Painted brick (No.78 rendered), slate roof (No.78 felted). Double-depth plan, each house single-fronted, with back extensions. Three low storeys (plus cellar to No.80), one 1st-floor window each (except No.78 which now has 3 C20 windows); No. 80 has doorway to left, altered ground floor window, railings to former cellar area (others have C20 shops); at 1st floor Nos 74 and 76 each have one segmental-headed window (blocked at No.74, sashed at No.76), No.78 has 3 inserted windows, No.80 has a 2-light casement; at 2nd floor each has a wide garret workshop window, that to No.74 now blocked, that to No.76 with original horizontal sliding sashes, that to No.78 altered as a 4-light casement, and that to No.80 now a 5-light casement. Large chimney stack on front slope at junction of Nos 74 and 76, smaller one at junction of other pair.

Rear: some similar garret windows. Included as rare survival of small industrial dwellings in centre of

city. Forms group with Nos 70 and 72 to right, the striking contrast of scale and type illustrating the historical development of this street.

Listing NGR: SJ8417397935

Legacy

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

Legacy System number: **456051**

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.

8 Appendix A – Photographs

Photograph 1



Second floor window possible use for weaving purposes.

Photograph 2



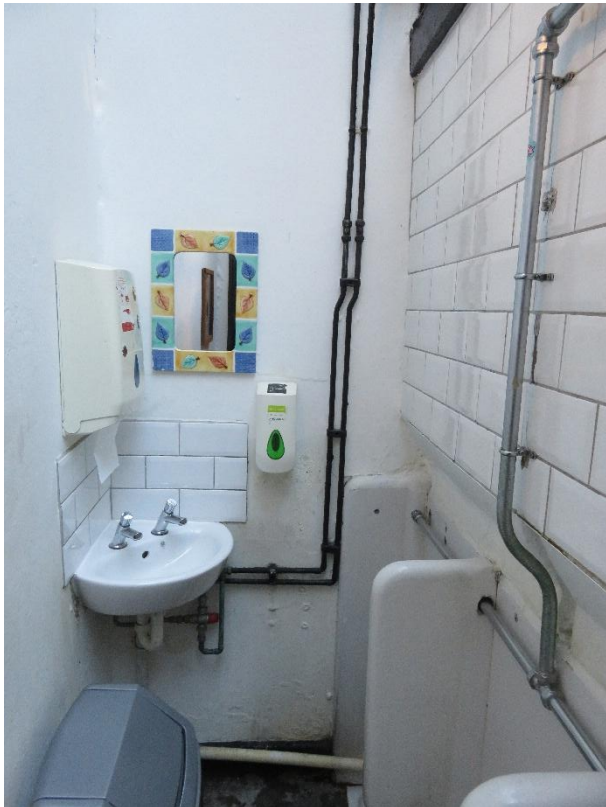
Inner yard showing original rear ground floor window.

Photograph 3



Chamfered 1900's window section with 225mm English garden bond brickwork.

Photograph 4



Existing urinals.

Photograph 5



Existing gents wc.

Photograph 6



Urinal wall coping to be reused to over rear yard door, area above it has been covered over where once it was open with pvc glazing bars and polycarbonate sheet.

Photograph 7



Original arched opening to the window will remain exposed as roof members will come over the yard but will not be glazed over in that section.

Photograph 8



Repair damaged yard bricks.

Photograph 9



Current roofing arrangements.