



**3180 – Mr Thomas`s Chophouse,
52 Cross St, Manchester M2 7AR**

Design & Access Statement

16.09.2025



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1 Introduction

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2 Location and Site Information

The site is located at 52 Cross St, Manchester M2 7AR

The Site is situated within a grade 2 listed building - <https://britishlistedbuildings.co.uk/101197767-number-54-and-chop-house-public-house-Thomas's-chop-house-city-centre-ward>



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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 customer toilet facilities, Beer Cellar and Catering Kitchen in the Cellar. The upper floors are designated Back of House for staff use only. The proposal maintains these uses, with the exception of utilising an area on the first floor to form additional toilet facilities to cope with the massive customer footfall to the pub.

The site is massively popular with both Manchester locals and tourists visiting our great city due to its historic relevance, especially around the winter period.

Amount

The scheme proposes to form additional toilet facilities to the first floor to accommodate the massive number of customers visiting the site at peak times, the remainder of the proposed works to the main trade area are refurbishment only with no changes to layout or capacity.

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 form additional toilet facilities to the first floor to accommodate the massive number of customers visiting the site at peak times, the remainder of the proposed works to the main trade area are refurbishment only with no changes to layout or capacity.

Works are as indicated on DWG – 31802-MRTH-0002.1 - Proposed Planning GA rev B

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.



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Landscaping

There is no landscaping proposal accompanying this application

Appearance

The scheme proposes to form additional toilet facilities to the first floor to accommodate the massive number of customers visiting the site at peak times, the remainder of the proposed works to the main trade area are refurbishment only with no changes to layout or capacity.

Works are as indicated on DWG – 3180-MRTH2-0002.1 - Proposed Planning GA Rev B

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.

Materials used internally include the formation of new wall panelling in Ash veneered MDF with Soft wood mouldings, new stud walls formed in timber frame with plaster board to form the new first floor WC facilities and Loose lay LVT flooring to first floor customer WC's. All other material usage will be limited to paint and wallpapers to existing surfaces, whilst existing flooring to the ground floor trade area and the first floor will be retained and protected as part of the historic fabric of this grade 2 listed site.

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

4 Access

The site is located at 52 Cross St, Manchester M2 7AR, a very busy and popular area for bars, restaurants and retail units within Manchester city centre. Access to the building is gained through the existing double front doors (structural opening 1070mm). Access to the rear from St Ann's Square is via 4 steps with no possibility of introducing a accessible ramp in part due to the building's grade 2 listed building. The site has no accessible WC facilities on the ground floor, although new doc M grab rails will be introduced to 1 cubicle in each of the newly formed ladies and gents WC facilities on the first 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 on the ground floor level.



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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 facilities 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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