

HERITAGE IMPACT ASSESSMENT



for

**Proposed coffee
shop within existing
commercial premises**

at

**No. 62 Cross Street
Manchester
M2 4JQ**

PLANNING ISSUE

Revision B | 22 February 2024
(additional information for
basement M+E proposals)

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Executive Summary

Blank Street Coffee wishes to carry out the works of creating a coffee shop at the Grade II building No.62 Cross Street. The proposed works are to re-purpose the building, which is situated on the busy high street within Manchester, by providing a hospitality service to the public.

This Heritage Statement has been prepared to support the application for listed building consent to carry out the works. This Heritage Statement defines and describes the fabric affected by the proposals, identifying the age and significance of the relevant areas.

The proposed changes are assessed in detail and in relation to the significance of the fabric affected. They are assessed as appropriate, proportionate for their purposes, and necessary for sustainable/viable use of the spaces concerned. Approval of the proposals would therefore be appropriate.

1. Summary

1.1. Introduction

This report has been prepared by Jessop and Cook Architects, on behalf of Blank Street Coffee, to form part of the submission for Listed Building Consent for the proposal to carry out the works of creating a coffee shop at the Grade II building No.62 Cross Street. The proposed works are to re-purpose the ground floor and basement within No.62 of the building, to which is situated on the busy high street within Manchester, by providing a hospitality service to the public.

1.1.1. Location

The site for Blank Street Coffee (No.62) is located on a corner plot of Cross Street (east boundary) and is bound to the north by King Street, to the west by Four Yards and to the south by South King Street. The site lies within St Ann's square conservation area, which also contains several important regional attractions with high quality retailing, for example the Royal Exchange Theatre and various other coffee shops and restaurants. The size of the building is approx. 7744 square feet with typical floor size being approx. 3146 square feet.

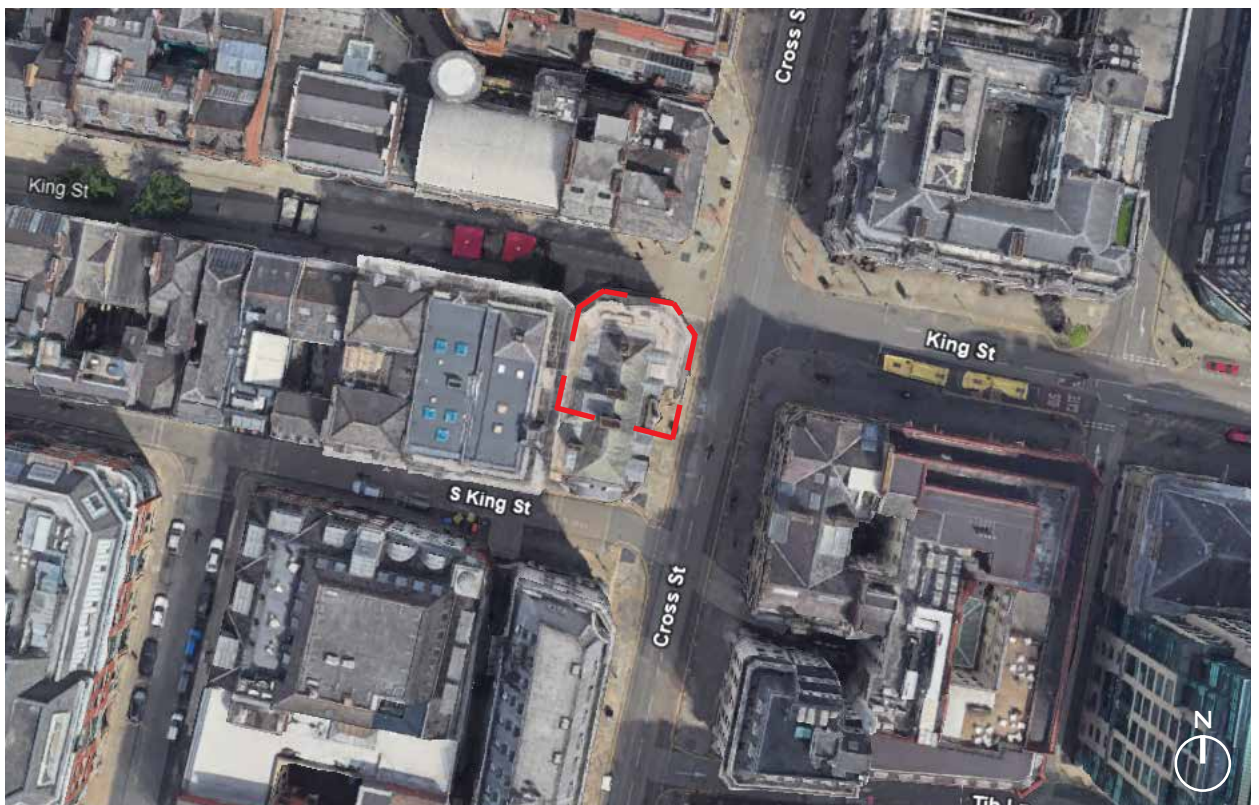


Figure 1.1 Aerial Photograph (Google Earth).

1.2. The buildings and their legal status

1.2.1 Heritage

The No.62 Cross Street site sits within the boundaries of the St Ann's Square Conservation Area, where numerous surrounding listed buildings fall within, such as St Ann's Church and Royal Exchange Arcade. The Historic England listing is as follows:

- Eagle House, 62-68, Cross Street Grade II (List Entry Number: 109494)

1.2.2 Planning

The site of No.62 Cross Street has had previous planning and listed building consents applications submitted;

- 138810/AO/2023 Installation of 2no. Non-illuminated projection signs [In Decision]
- 138813/LO/2023 Listed Building Consent for the installation of 3no. Illuminated individual letter signage on rails behind the glazing and 2no. Non-illuminated projection signs. Painting of the window frames and shop front entrance/door in grey (exact colour ref to be confirmed) [In Decision]
- 103624/FO/2013/C1 Elevation alterations to include the installation of flues at roof level (No.62-68 Eagle house) [Approved]
- 103161/LO/2013/C1 Listed Building Consent for the installation of a new boiler system, including the installation of flues and associated works (No.62-68 Eagle house) [Approved]
- 087436/AO/2008/C1 1 no. Double sided internally illuminated projecting sign and 3 no. Internally illuminated hanging signs [Approved]
- 087432/LO/2008/C1 LISTED BUILDING CONSENT for the installation of signage and internal alterations [Approved]
- 082672/AO/2007/C1 Installation of 2 no projecting signs [Approved]
- 082670/LO/2007/C1 LISTED BUILDING CONSENT installation of 2 no projecting signs. [Approved]

1.2.3 Archaeology

The potential for buried archaeological remains has not been examined in any detail since the proposed interventions are all to be built within the original fabric, with no interventions below ground.

1.3. Summary of significance

Eagle House (No.62-68 Cross Street) is a heritage asset of considerable significance. It was designed by Charles Heathcote & Sons and was constructed for the old Eagle insurance company, providing office accommodation. It is of a Baroque style with ornate stone detailing at all levels externally with an iconic bronze eagle at the front elevation at roof level. The building was listed in 1974 for its exterior, namely:

- Balcony with wrought iron railings
- Ground floor central round-headed entrance
- Upper floors central feature windows surmounted by an eagle
- Tall banded chimneys

The listing on Historic England states that the interior was not inspected and much of its historic detailing has been lost over the years.

1.4. Summary of the Proposals and Justification

The proposal neither adversely impacts any part of the existing building, contributing positively to its significance as a heritage asset, nor does it result in substantial harm to the heritage asset's significance; any potential harm is minimal.

In accordance with paragraph 207 of the NPPF, this harm should be weighed against the public benefits of the proposal. Securing the long-term optimal use of the building as office premises and offering goods services such as food and drink to Manchester's bustling high street will deliver ongoing benefits to the public resulting from this proposal. These benefits outweigh any minimal harm caused to the building, which primarily involves redecorating the interior and implementing well considered signage on the exterior.

The proposals impact on the conservation area will be negligible given that the proposed works will mainly be internal, to which most of the heritage assets are within the basement which are to remain. Further to this, those that are on the ground floor, such as heritage ceiling detailing will also be retained. Repair works to the external façade have been considered, with a like for like material being used and stitched in as sympathetically as possible.

The proposals are acceptable with regard to Section 16 of the NPPF.

The proposals also accord with core strategy policy EN 3 as they will support the council's aim of preserving the continued use of heritage assets. The application should therefore be fully supported by the council.

1.4.1. Information and sources consulted

The report has been prepared in accordance with the National Planning Policy Framework and Historic England guidance, especially those paragraphs regarding designated heritage assets. It also takes due account of Manchester City Council policy on planning, listed buildings and conservation.

Research has included consultation of various sources as part of the preparation works for this Heritage Statement, which included but were not restricted to: National Heritage List (Historic England).

2. Site Analysis

2.1. Brief History



Figure 2.1 Eagle Insurance Building ornament situated above the entrance to No.62 Cross Street

St Ann's square, designated as Manchester's first conservation area in 1970, encompasses the city centre around St Ann's square, extending to John Dalton Street. Marked by historical changes since 1222, the area has evolved from defending grazing rights to becoming a commercial hub with predominantly Victorian and Edwardian architecture. The square, laid out in the Georgian period, features a dominant church and a mix of buildings constructed in various styles over time, creating a cohesive street wall. While King Street showcases renewal and repair, John Dalton Street has seen more radical redevelopment. The area preserves Manchester's characteristic building acknowledgement of corners and boasts modern paving patterns reminiscent of its Georgian origins. The conservation area is criss-crossed by a pedestrian route connecting Victoria Station to Albert Square, featuring incidental sculptures and an arcade in the Old Exchange.

(https://www.manchester.gov.uk/info/511/conservation_areas/144/st_anns_square_conservation_area/2)

Insurance office over shops. 1911, by Charles Heathcote and Sons. Sandstone ashlar, slate roof. Trapeziform plan on island site. Baroque style. Three storeys and attic, 5 bays plus 1-bay curved corners, symmetrical; with banded rustication to ground floor, balcony with wrought-iron railings, giant fluted Ionic pilasters to the upper floors, pulvinated frieze, prominent modillioned cornice, and mansard roof with open-pedimented attic dormers. The ground floor has a central round-headed entrance archway with banded cavetto surround and triple keystone, flanked by cartouches, square-headed doorways in the chamfered corners, with keystones, and banded piers between large rectangular shop windows. The upper floors have central feature windows under a semi-circular open pediment surmounted by an eagle, the lower window with an elaborate open-pedimented architrave and the upper round-headed with radiating glazing bars and scrolled keystone; otherwise the 1st floor has large 2-light casement windows in moulded architraves with emphatic triple keystones and the 2nd floor has 2-light sashes with blocked colonnettes. The corners have curved 2-light windows with bold architraves and between the floors lettered shields with putti supporters. Tall banded chimneys. Returned ends in similar style but finished with semi-circular pediments containing 4-light windows. Interior not inspected.

(Historic England Listing – Eagle House, 62-68, Cross Street <https://historicengland.org.uk/listing/the-list/list-entry/1209494?section=official-list-entry>. Accessed: 04 January 2024)



Figure 2.2 A photograph of the Eagle Insurance Co's Office, Manchester (unknown date)

Eagle Insurance Company's premise in Manchester, designed by architects Charles Heathcote and Sons, was erected at the corner of Cross and King Street. The building, constructed with white Cullingworth stone and green slates, showcases a well-controlled Edwardian Baroque style. The exterior features an eagle create on the central pediment, elaborate chimneys, and pedimented dormers. The ground floor is designated for shops, each with a connected basement, while the first floor accommodates the insurance company's premises. The remaining floors are designed for leasing

as both offices and shops. The project was executed by contractors Messrs. Southern & Sons.

(<https://manchestervictorianarchitects.org.uk/buildings/eagle-insurance-company-building-cross-street-and-king-street-manchester>)



Figure 2.3 Aerial photograph from 1953 (Historic England Archive RAF photography)

No.62 Cross Street has been home to many business's such as a jewellers shop in the late 1970's and to a building society branch in the late 1980's (in accordance to Manchester City Council planning portal). In December 2004, Cheshire building society opened a flagship branch at this site. Whilst undergoing works on the site, they discovered many of the original features of the Grade II building, such as the floor and wall finishes and the solid fuel range. In the early 2000's the site then became home to a fast food/takeaway place known as EAT, before becoming empty in 2019/2020.



Figure 2.4 Google Map Image July 2008 showing the premises as Cheshire Building Society



Figure 2.5 Google Map Image May 2018 showing the premises as EAT.



Figure 2.6 Photograph showing the site as it currently is, an empty commercial premises.

It is noticeable that despite the site being cleared after the previous leaseholder, some original features have been preserved through various occupancies. Particularly in the basement, you can observe elements such as original hardwood staircase built in the early 1900's, two cast iron fireplaces, glazed 1920's brickwork, parquet flooring, and a metal vaulted door. Even though, some features were retained over time in the basement, the original layout has changed with several partition walls fitted to create smaller plants, storage rooms and toilets.

On the ground floor, the preservation of heritage ceiling detailing is evident, with ceiling panels being added to protect these features. The ground floor area comprises one large open space, with windows to three of the four sides of the room.



Figure 2.7 Site photograph within basement of original hardwood staircase.



Figure 2.8 Site photograph within basement of one of the cast iron fireplaces surrounded by glazed brickwork



Figure 2.9 Site photograph within basement of one of the cast iron fireplaces surrounded by glazed brickwork



Figure 2.10 Site photograph within basement of original parquet flooring



Figure 2.11 Site photograph showing decorative ceiling detailing on ground floor.



Figure 2.12 Site photograph of ground floor showing existing staircase balustrade to basement and decorative ceiling detailing.

3. Assessment of Significance

This section identifies the significance of the relevant areas of the proposed works using the following hierarchy of significance: high (national), medium (local/county) and low (slight) significance, including neutral (not important but also does not detract from a site's value) and detrimental (where something has a negative effect on significance) or visually intrusive. These assessments cover the historic, evidential, aesthetic and community values of the heritage asset in question if appropriate.

3.1. Summary of Significance

Eagle House (No.62-68 Cross Street) is a heritage asset of considerable significance. It was designed by Charles Heathcote & Sons and was constructed for the old Eagle insurance company, providing office accommodation. It is of a Baroque style with ornate stone detailing at all levels externally with an iconic bronze eagle at the front elevation at roof level. The building was listed in 1974 for its exterior, namely:

- Balcony with wrought iron railings
- Ground floor central round-headed entrance
- Upper floors central feature windows surmounted by an eagle
- Tall banded chimneys

The listing on Historic England states that the interior was not inspected and much of its historic detailing has been lost over the years.

3.2. Hierarchy of Significance

High

- The exterior façade plays a crucial role in the broader street scene, adding to the character of the conservation area and forming an integral part of the original construction from 1911.

Medium

- Original Hard wood stairs built in the early 1900's (within basement)
- X2 cast iron fire places (within basement)
- Glazed 1920's brickwork (within basement)
- Parquet flooring (within basement)
- Metal vaulted door (within basement)

- Heritage ceiling detailing (ground floor)

Low

- None

Neutral

- None

Detrimental

- None

3.3. Contribution to surrounding heritage assets and conservation areas

Eagles House, No 62. Cross Street site is located on a corner plot of Cross Street (East boundary) and is bound to the north by King Street, to the west by Four Yards and to the south by South King Street. The site lies within St Ann's square conservation area, which also contains several important regional attractions with high quality retailing, for example the Royal Exchange Theatre and various other coffee shops and restaurants surrounding.

St Ann's square, established in the early 18th century during the Georgian period, is a key area in the city centre. The church at the southern end is the sole surviving structure from that era, while the surrounding buildings, though replacements, maintain a satisfactory and cohesive enclosure for the square. Constructed in diverse styles over an extended period, these buildings together form a rich tapestry of architectural variety.

Due to the proposal being solely internal, the importance of the narrow-fronted character of the older buildings within this conservation area is retained. Ensuring a vertical rhythm in the 'street wall' when viewed in perspective. Existing buildings within the conservation area exhibit a great variety in style but retain a common unity. The windows on this building are vertically proportioned and even though clearly new/modernised, replicate the style of what once was there. Furthermore, the windows are set back from the wall faces, creating a deep modelling on the façades. Signs and canopies are carefully designed so as not to compete with or conceal architectural details of buildings.

4. Proposals

4.1. Brief and Needs

Blank Street Coffee wishes to carry out the works of creating a coffee shop at the Grade II building 62 Cross Street. The proposed works are to re-purpose the building, which is situated on the busy high street within Manchester, by providing a service to the public.

Re-purposing listed buildings addresses the dual goals of preserving cultural heritage and meeting contemporary needs, contributing to sustainable development, and fostering community well-being.



Figure 4.1 Proposed rendered image of the new Blank Street Coffee

4.2. The Proposed Scheme

4.2.1. Heritage Impact Assessment

The impact assessment below is provided to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2023, particularly paragraphs 200 and 201. These highlight the requirements of local authorities to consider

the impact of proposals and assess the level of harm that they might cause to the significance of a designated asset.

The proposals part of this application are described in section 4.2, with a particular focus on where and how they affect significant fabric. This section analyses, as required by the NPPF, if the proposals would cause harm to the significance of the listed building or surrounding heritage assets. This analysis of harm is presented, for ease of read, alongside the descriptions of the proposals, but shown in *italics*.

Following the ICOMOS guidance, NPPF requirements and considering the Planning (Listed Building and Conservation Areas) Act 1990 the impacts are categorised as adverse, neutral, or beneficial, and where harm is identified, it is determined as 'substantial' or 'less than substantial'. The assessment also considers whether there are mitigating factors which lessen the potential for harm.

4.2.2. New Services to the Basement

Works to the basement will include the fixing of new services and the associated pipework runs, and these comprise: air conditioning outlets and pipework for the 2no. cassette units proposed to the south-west walls on the ground floor, mechanical ventilation and foul drainage for the new toilet on the ground floor, and a new wall mounted air conditioning unit in the basement.

The new air conditioning unit in the basement is a wall mounted air conditioning unit with the pipework running at ceiling level and with the outlet to the existing louvres on the north-west elevation (Four Yards). The new cassette unit will be fixed to a modern partition wall (likely studwork and plasterboard) and the penetrations to existing walls are all to modern partitions. The new pipework for this unit and the units to the groundfloor are fixed using existing services trays and where not possible new service trays are to be fixed to the ceiling using small screw fixings.

The new air conditioning units for the ground floor are located on the south-west wall and the new partition wall created for the toilet, and their services rise will be wall mounted in trunking, with an aperture through the existing floor of 25mm only. As with the basement unit, the pipework will run at ceiling level to the outlet of the existing louvres, with penetrations through modern partitions and using existing service trays where possible.

The proposed mechanical ventilation for the new ground floor toilet will run within the ceiling void of the new toilet enclosure, and down to the basement using the existing services riser, and with associated pipework at ceiling height to the louvres on the Four Yards elevation. The new pipework will be fixed at ceiling height using duct brackets fixed using small screw fixings and the penetrations



Figure 4.2 Basement: existing services to ceiling in room with fire place along rear elevation (Fourth Yard).



Figure 4.3 Basement: existing services to louvres riser along Fourth Yard elevation.



Figure 4.4 Basement: existing fresh air services to ceiling.



Figure 4.5 Basement: existing services to ceiling.



Figure 4.6 Basement: existing suspended ceiling and services to bathrooms.



Figure 4.7 Basement: existing fresh air service to ceiling in northern room (along Cross Street).

through walls are all modern partitions (likely studwork with plasterboard). The same approach is applicable for the proposed soil pipe for the new ground floor toilet.

4.2.3. Repairs to the Basement

The basement area is to be used exclusively for storage and staff meeting/training. There will be no customer access and all the original heritage features are to be retained.



Figure 4.8 Basement: modern plasterboard and wall finish to be repaired and made good to match existing.



Figure 4.9 & 4.10 Basement: modern plasterboard structure (with damp membrane behind) and wall finish to be repaired and made good.





Figure 4.11 Basement: existing Altro flooring to be replaced as intend to use for dried food & storage. Existing parquet flooring retained.



Figure 4.12 Existing louvres on Four Yards elevation.



Figure 4.13 Basement: ceiling to be redecorated. New heads to be affixed to fire system. Lighting to be installed on either existing tray work or areas where lighting has been removed. All fresh air ducting to remain and serviced only.

4.2.3. Repairs & proposed works to the ground floor

The ground floor is where the main coffee shop will be and is the area that will have the most significant changes, however the proposal has been carefully considered to be sympathetic to the original building and existing historic features.



Figure 4.14 Proposed rendered image of the internals at the new Blank Street Coffee site



Figure 4.15 Ground floor: all columns have modern plaster attached and to be made good.



Figure 4.16 Ground floor: modern ceiling panels attached to historic decorative ceiling. Existing panels to be repurposed for lighting to minimise damage to historic ceiling.



Figure 4.17 Shop floor: existing floor is modern plywood and tiles. Existing tiles to be removed, made good any damaged ply and resurface with new tiles and entrance matting.



Figure 4.18 Ground floor: Modern plasterboard to be removed to expose existing plasterwork or original brick work.



Figure 4.19 Ground floor: modern stained plywood feature to be removed. Works will not comprise the historic ceiling and the modern panels.



Figure 4.20 Ground floor: modern stair structure to be encased in cherry wood balustrade. External wood framing repainted in RAL 7011.



Figure 4.21 Ground floor: modern wall tiles to be removed from modern plasterwork. Area of damage on wall to be made safe and painted only.



Figure 4.22 Ground floor: modern frosting vinyl to be removed from window.



Figure 4.23 Ground floor: highlighted location for new toilet. The ceiling structure will be the same height as the beam to create a void to showcase the existing ceiling heritage feature[s].



Figure 4.24 Ground floor: location for proposed seated area along windows to all Cross Street elevation.

4.3. Justification of the Proposals

In line with the 2023 NPPF and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the justification for the works described above is listed below.

The site has remained vacant for several years, awaiting a new occupant. Proposing a coffee shop is a reasonable choice, considering the previous use by EAT, which occupied the space for numerous years. This suggests that the council had previously approved such usage, adding merit to the current proposal.

Given the prolonged vacancy, it is inevitable that repair works are required. This proposal aims to execute these repairs to a high standard, emphasising the restoration of areas important to the building's age.

The overall design has been thoughtfully crafted to complement the baroque style of the building. Subtle and complementary illuminated signage will be placed within the windows, along with a small sign on the external wall.

There will be no alteration to the existing shop front colour. Internally, 'Blank Street Coffee' branding colours have been chosen for cohesion across their UK stores. However, to honour the Grade II listed building, colour and design choices have been made to harmonise with and highlight the original features.

Furthermore, the site will be adapted to include an accessible toilet on the ground level, enhancing public accessibility.



Figure 4.25 Proposed rendered external image of the Blank Street Coffee site.



Figure 4.26 Proposed rendered internal image of the Blank Street Coffee site, showing the new counter and seats along the windows.



Figure 4.27 Proposed rendered external image of the Blank Street Coffee site as seen from Cross Street, showing the new balustrade to staircase and seats in the windows.

4.4. Conclusion

The proposal neither negatively affects any part of the existing building, making a positive contribution to its significance as a heritage asset, nor does it result in substantial harm to the heritage asset's significances; any harm is minimal. In accordance with paragraph 134 of the NPPF, this harm should be weighed against the public benefits of the proposal.

Securing the long-term optimal use of the building as office premises and offering goods services such as food and drink to Manchester's bustling high street will deliver ongoing benefits to the public resulting from this proposal. These benefits outweigh any minimal harm caused to the building, which primarily involves redecorating the interior and implementing well considered signage on the exterior.

The proposals impact on the conservation area will be negligible given that the proposed works will mainly be internal, to which most of the heritage assets are within the basement which are to remain. Further to this, those that are on the ground floor, such as heritage ceiling detailing will also be retained. Repair works to the external façade have been considered, with a like for like material being used and stitched in as sympathetically as possible.

The proposals are acceptable with regard to Section 16 of the NPPF.

The proposals also accord with core strategy policy EN 3 as they will support the council's aim of preserving the continued use of heritage assets. The application should therefore be fully supported by the council.

Improvement and enhancement of St Ann's Square Conservation Area.

"From time to time, a building will need major refurbishment or reconstruction, and this provides an opportunity to create a design that contributes positively to the character of the conservation area."

It is important that the narrow-fronted character of the older buildings is retained in any new development. This will ensure a vertical rhythm in the 'street wall' when viewed in perspective.

The height, scale, colour, form, massing and materials of new buildings should relate to the existing high-quality buildings, and also complement their character. Existing buildings within the conservation area exhibit a great variety in style but retain a common unity, which designers of new and refurbished buildings should acknowledge in their proposals. That unity is in part provided by the tri-partite subdivision of elevations of an over-large ground floor, a middle portion (where there is sufficient height to do so) and a top part, which creates a varied skyline, in order to enhance the area.

Although there is great variety in the building materials used in St. Ann's Square, such as stone, brick and stucco, it is stone which predominates. These solid traditional materials should be used in preference to large expanses of cladding, concrete and glass. Most windows are of the sliding sash type and are vertically proportioned, i.e. taller than they are wide. In cases where they have deteriorated beyond repair, replacement windows should be set in the same plane and be of similar section and material to the originals.

Signs and canopies should be carefully designed so as not to compete with or conceal architectural details of buildings".

(Manchester City Council – St Ann's Square Conservation Area https://www.manchester.gov.uk/info/511/conservation_areas/144/st_anns_square_conservation_area/8 Accessed: 05 January 2024)

The proposal to transform this vacant commercial space into a new coffee shop for the people of Manchester aims to breathe new life into the building. This endeavour represents a positive addition to the community. The design has been carefully adjusted to preserve heritage features, ensuring a harmonious integration with the building without overpowering its overall appearance, both inside and outside.

As highlighted above, the council seek positive contributions to improve and enhance St Ann's Square Conservation Area, to which this proposal achieves.