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Eagle House, Manchester
Planning, Design and Heritage Statement
Rev A - July 2023

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1.0.1 The Site address of the property is
Eagle House,
62-68 Cross Street
Manchester M2 4JQ

1.0.2 This statement has been prepared for QBRE in support of
Listed Planning Application for:

*“the internal fit-out of first, second and third floor offices within
Grade II Listed Eagle House.”*

1.0.3 The works involve fit out of the space including the
installation of lightweight partitions, tea prep and making good
of the existing internal building fabric

1.0.4 This report looks to fulfil the requirements of Listed
Building Application in assessing the historic significance of the
building and how the design proposals might affect the historic
significance of the building.

1.0.5 It is recognised that the best way of securing the future
and upkeep of historic buildings is to keep them in use. It is
accepted that some level of adaption or change may be required
in order to meet the needs of current building users, provided
this will not have undue effect on the heritage status of the
building. In this context the works proposed to Eagle House are in
keeping with the current use of the building as office space.
There will be no negative effect on the special architectural
status of the building, or impact on the Conservation Area.

1.0.6 Separate documents have been produced showing
photographic surveys of the interior of each of the floors,
document showing original archive drawings of the building
along with existing and proposed drawings of all the areas
affected by the works. This report should be read in conjunction
with these documents.



2.0.1 Relevant Planning Policy and Guidance

2.1.0 Legislation

2.1.1 Primary Legislation covering works to Listed Buildings is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Authorities are required to have special regard to the desirability of preserving the Listed Building or its setting or any features of special interest which it possesses and that special regard must be given in the exercise of Planning functions to the desirability of preserving or enhancing Listed Buildings and their settings.

“no person shall execute or cause to be executed any works for the demolition of a Listed Building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

2.2.0 National Policy

2.2.1 National Planning Policy Framework (NPPF) was published first published in 2012, and has recently been updated, with the most up to date guidance published July 2021. This document was published by the government and sets out the national standards which require to be considered by individual Authorities when producing Local Planning guidance. It contains an overarching set of principles which must be applied to all planning situations. The NPPF contains the outline within which Local Policy must sit, the guidance within NPPF therefore is primary.

2.3.0 Relevant Sections of NPPF

2.3.1 Section 12 ‘Achieving Well Designed Places’ states that the creation of high quality buildings and spaces is fundamental to what the planning and development process should achieve Good design is seen as a cornerstone to building good quality environments for the long term. It notes that design should be sympathetic to local character and history.

2.3.2 Much of section 12 can be seen as relating more to the construction of new buildings. However when considering internal spaces especially those which can have an effect on heritage assets, good design is key to adding life and vitality whilst respecting and safeguarding interior spaces.

2.3.3 Section 16 ‘Conserving and Enhancing the Historic Environment’ states that Local Plans should set out positive strategies for the conservation and enjoyment of the historic environment. There must be a recognition through local policy that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

2.3.4 Local Authorities are advised to take account of the following when developing local planning strategy:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.3.5 With regard to works to Listed Buildings the NPPF notes that:

“[Heritage assets] should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”

2.3.6 Paragraph 194 further states:

“In determining applications, local planning authorities should require the 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 the significance.”

2.4.0 Other National Guidance

2.4.1 Conservation Principles, Policies and Guidance (English heritage 2008)

2.4.2 This document outlines Historic England’s approach to the sustainable management of the historic environment and provides guidance to allow consistency of approach. It is designed to allow Local Authorities to provide informed advice. It places importance on understanding significance as a means to correctly assess the effects of change to historically significant assets.

- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

2.5.0 Local Policy

2.5.0 City of Manchester Development Policies

2.5.1 The Manchester Core Strategy was adopted on 11th July 2012 and outlines key planning policies against which development in the city will be considered. Policy relevant to the present proposals are:

2.5.2 Policy EC1 – Employment and Economic Growth in Manchester – although this policy concentrates on the importance of development of new employment space, the regeneration and improvement of existing office stock provides this in a sustainable way. The improvement of city centre locations for employment use allows enhanced facilities to connect into the existing infrastructure networks.

2.5.3 Policy EC2 – Existing Employment Space– The council will seek to retain and enhance existing employment space and sites.

2.5.4 Policy CC9 – Design and Heritage – Development should preserve or enhance heritage assets that have been identified including Listed Buildings and Conservation Areas.

2.5.5 Policy EN3 – Heritage– Throughout the city the council will encourage development that compliments and takes advantage of the distinct and historic and heritage features of its districts and neighbourhoods including those of the city centre. Proposals which enable the re-use of heritage assets will be encouraged where they are consistent with the significance of the heritage asset

2.5.6 It is in the context of these policies that design proposals have been developed.

3.0 – Site Description

3.0.1 Eagle House is located within the City of Manchester, it is a Grade II listed building and sits within the St Ann's Square Conservation Area.

3.0.2 The building is believed to have been originally constructed as the headquarters building for the Eagle Insurance Company. The building was designed to have retail to the ground floor (each with its own basement) The main public facing spaces of the insurance company were to be located on the first floor. The remainder of the office to the first floor and offices to the second and third floor were to be offices for letting. The level of detailing and finishing on the first floor to the North side is far grander than the remainder of the office, and denotes this as the area to be used by the Eagle Insurance Company.

3.0.3 The building was constructed to designs by Charles Heathcote and sons. The listing description states that the building was constructed in 1911, however commentary in 'The Architectural Review' and 'Builder' seems to suggest construction work in 1903. The contractor for the works was William Southern and sons. Archive drawings and reports also demonstrate that construction work began in 1902,

3.0.4 Charles Heathcote and sons was an architectural practice established in Manchester. It was comprised of Charles Heathcote and his sons Charles, Edgar and Ernest. The practice designed several buildings in Manchester, some now with Listed status. In central Manchester The Alliance Insurance Company also in Cross Street and Royal London Buildings at 196 Deansgate along with the Former Dental Hospital/ Metallurgy Building at The University of Manchester which all now have Grade II Listing status.

3.0.5 Charles Heathcote and Sons relocated to London in 1910



3.1 – St Ann’s Square Conservation Area

3.1.1 The building is located within the St Ann’s Square Conservation Area. The area where St Ann’s Square now lies was originally known as Acresfield and was the site of an annual fair. It was an area which served the local farming community as a market place for cattle, sheep, pigs and horses, and was also used as common grazing land.

3.1.2 The church of St Ann’s was consecrated in 1712, though the building of this church required that a space of 30 yards in width be retained for the holding of the fair. Acres fair continued to serve the community from the St Ann’s Square site for 650 years before being relocated.

3.1.3 The buildings around the St Ann’s Square developed into the most fashionable shopping district in Manchester and now forms the commercial heart of the city.

3.1.4 A typical Manchester building characteristic is the acknowledgement of corners of buildings, with many entrances being located on the corner, this is true of the application building with both ground floor retail units being entered on the corners.

3.1.5 Development in the St Ann’s Square area encourages the placement of shops on the ground floor as this maintains the area character.



3.2 – Surrounding Listed Buildings

3.2.1 The application site has a number of Listed Buildings in close proximity. The St Ann's Square Conservation Area predominantly contains Grade II listed buildings, though St Ann's church is Grade I listed and Bartons Building and 25 St Ann Street have Grade II* Listed Status.

3.2.2 The proposed works to the Eagle Building will have no detrimental effect on the surrounding listed buildings



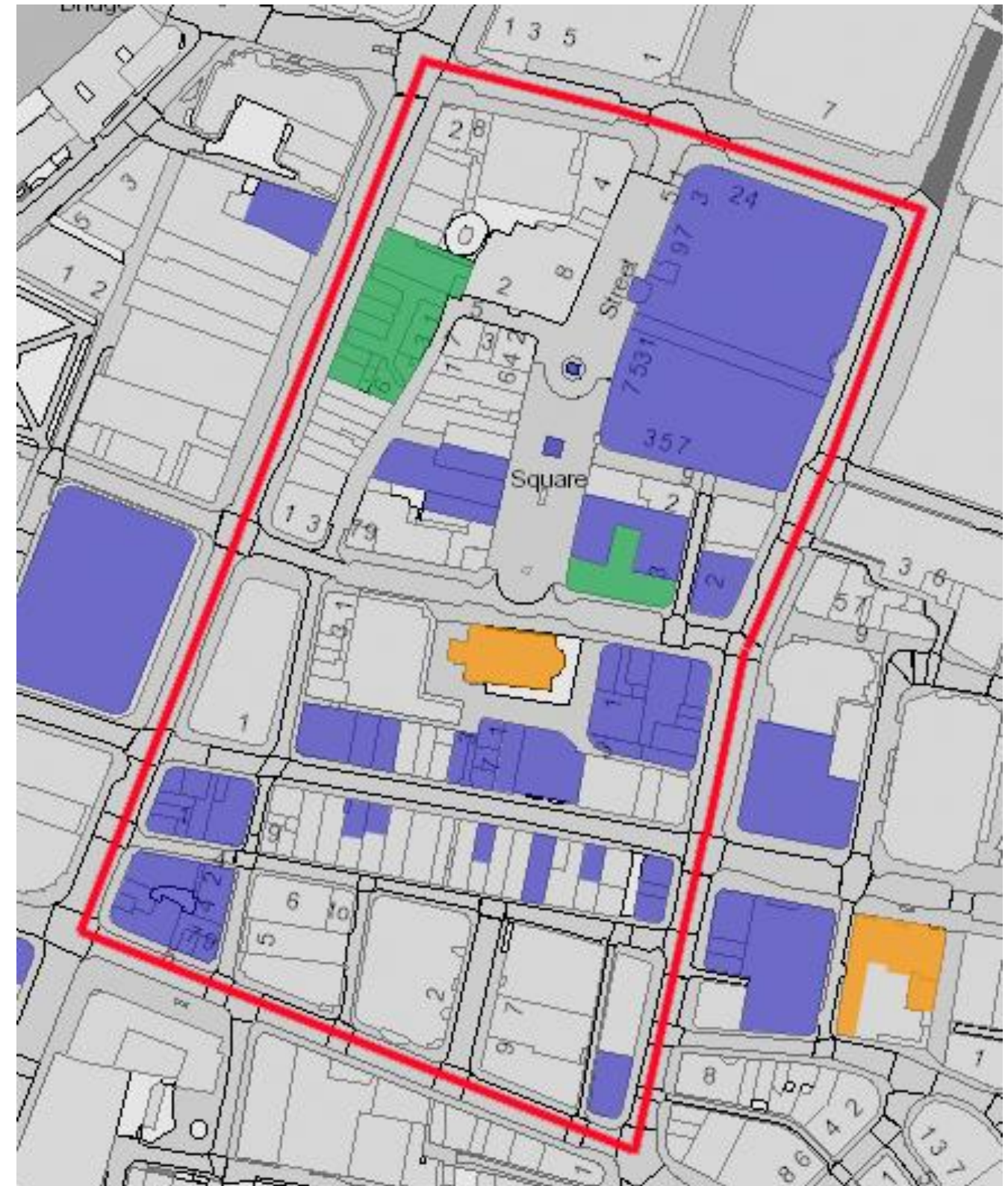
Grade I Listed



Grade II* Listed



Grade II Listed



4.0.1 There have been various applications for Full Planning Consent and Listed Building consent on the building over recent years. The applications are listed below. The applications most relevant to the current proposals are 075013/LO/2005/C1 for fit out works to the first floor and 082545/LO/2007/C1 for fit out works to the third floor

4.0.1 135570/LO/2022 – External and internal alterations to facilitate use of premises as café (class E) and installation of new signage

4.0.2 135693/AO/2022 – 2 no internally illuminated fascia signs, 1 non-illuminated street number.

4.0.3 103624/FO/2013/C1 – Elevation alterations to include the installation of flues at roof level.

4.0.4 115569/FO/2017 – Placement of 3 tables and 6 chairs and canvas barriers on the pavement in front of the existing shop

4.0.5 075013/LO/2005/C1 – retrospective listed building consent for internal alterations to first floor offices

4.0.7 082545/LO/2007/C1 – retrospective listed building consent for internal alterations/ refurbishment and part restoration of third floor.

4.0.8 047524/LO/CITY1/95 – Listed Building Consent for internal alterations and new fascia signs

4.0.9 047322/AO/CITY1/95 – 2 non-illuminated fascia signs on Cross Street elevation of shop and one non-illuminated fascia sign on King Street elevation.

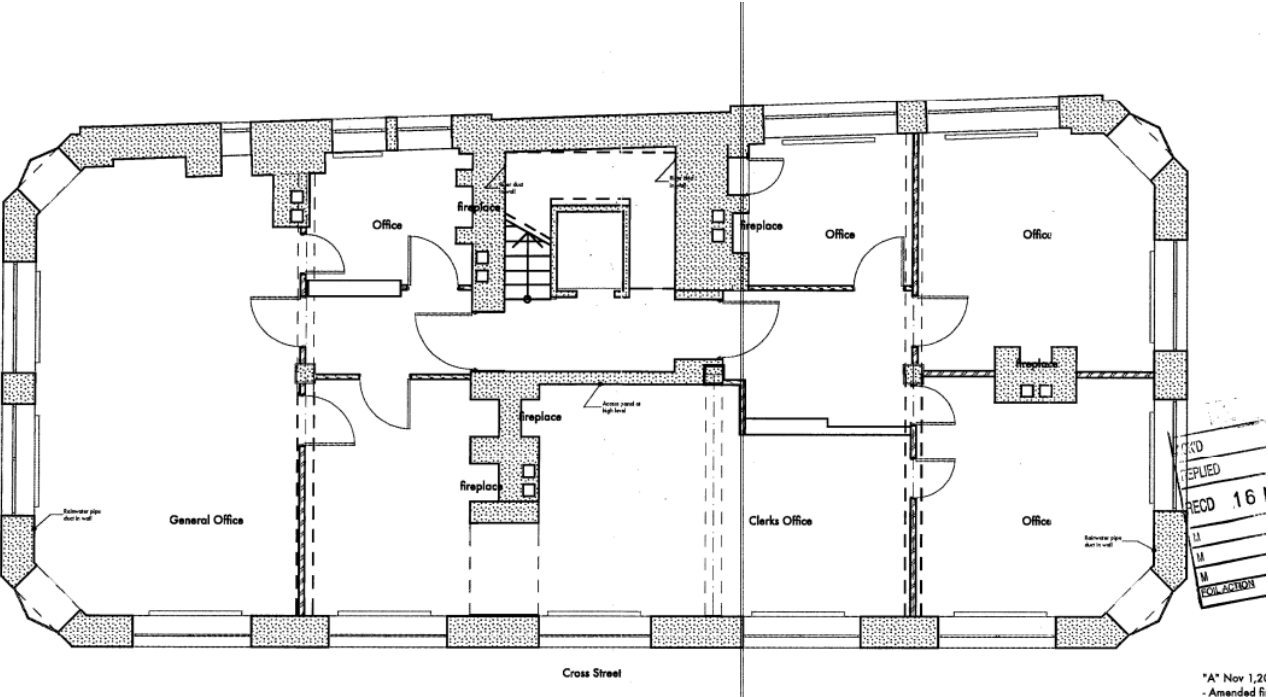
4.0.10 38515 – a) illuminated fascia sign on Cross Street elevation (b) illuminated fascia name sign on South King Street elevation.

4.0.11 32654 – Listed Building Consent for alterations to shop front

4.0.12 32655 – (a) 4 illuminated fascia signs (b) one illuminated double sided projecting sign

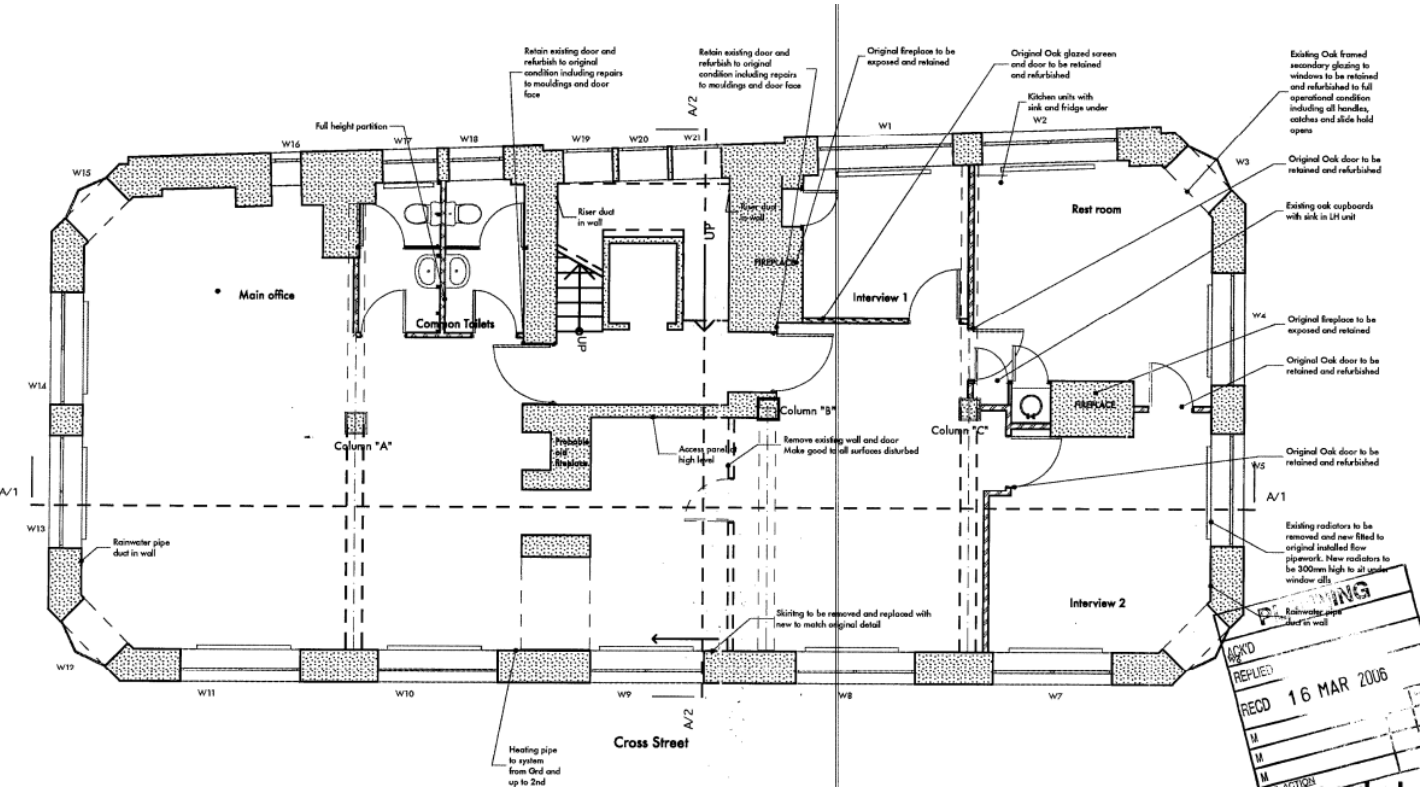
4.0.13 32747 – Installation of new shop fronts

4.1 – Planning History – previous works to first floor



2005 application for works to First Floor – Existing Layout

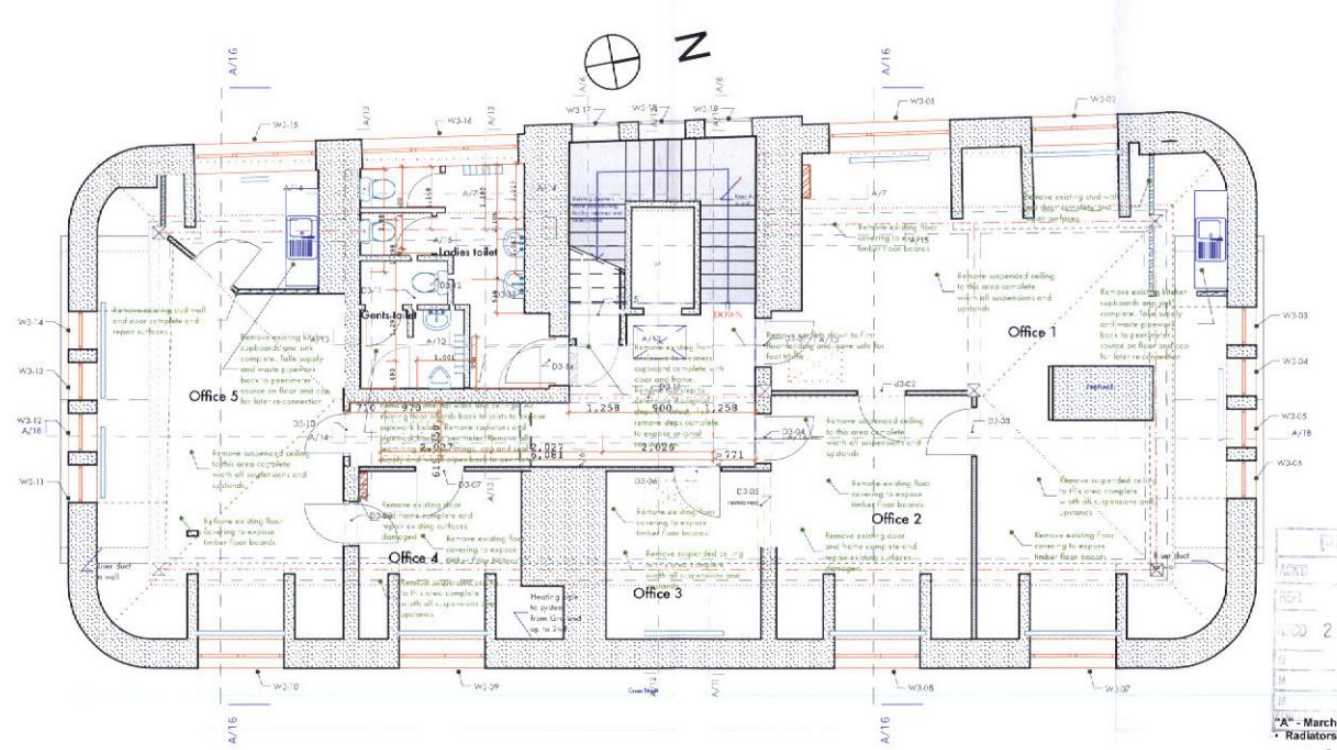
4.1.1 Drawings from application 075013/LO/2005/C1 show a number of partitions removed from the floorplate, the installation of toilets, and alteration to partitions surrounding the existing fireplace (right hand side of drawing)



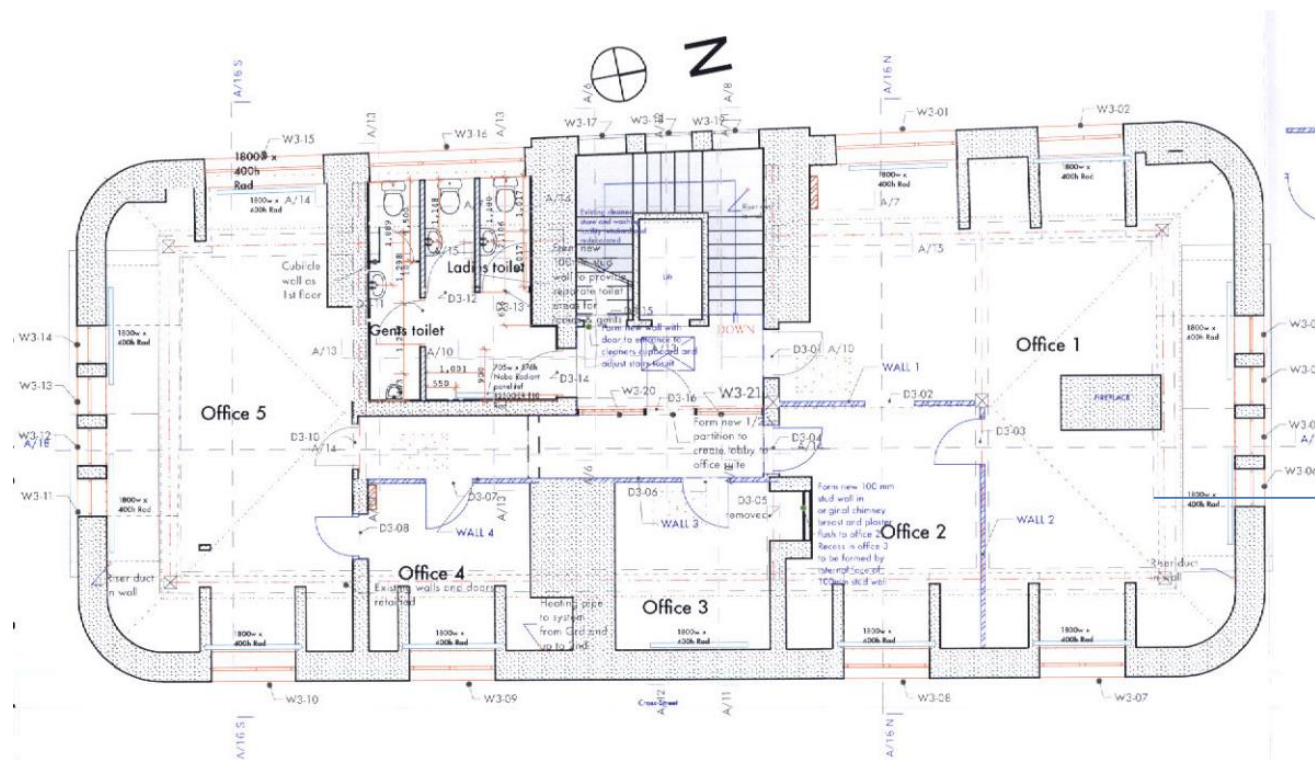
2005 application for works to First Floor – ‘proposed’ Layout (now current layout)

4.2 – Planning History – previous works to third floor

4.2.1 Drawings from application 082545/LO/2007/C1 show a number of partitions removed from the floorplate, the and the installation of glazed screen to form a lift lobby



2007 application for works to Third Floor – Existing Layout



Drawing shows partition surround to office 2 to be removed and front of offices 3 and 4 also to be removed

2007 application for works to Third Floor – 'proposed' Layout (now current layout)

Summary

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.

6.1 Application Proposal

6.1.1 Photographic record of all floors are contained within separate documents. The below description of works should be read in conjunction with these documents

6.1.2 The fit out of the office space to the second and third floors involves the installation of lightweight plasterboard and glazed partitioning to form meeting rooms of varying sizes along with fixed joinery to form tea prep areas to replace the existing installations which are now dated and damaged. Archival research has been carried out on the building and detailed consultation with Manchester Planning Department to ascertain the acceptable levels of downtakings. Several of the partitions to the second floor were shown to be modern installations and the proposed layouts look to remove these on the South side of the building. Archive research showed that partitions to the northern side of the building were original, but openings had been created at low level. It is proposed to retain this partition and use it within the new layouts. Another partition has been identified to the Southern side of the building which is of historic value, again it is proposed to retain this and utilise it within the new layouts

6.1.3 On the first floor, although alterations have been made to the Northern 'insurance' side of the building with a partition being relocated as part of the 2005 works, it is proposed to retain this partition so as to not cause more alteration of the volume of the spaces.

6.1.4 Works are currently ongoing to repair the external envelope of the building as there has been significant water ingress in recent years. The walls and ceilings are to be repaired as required.

6.1.5 Where existing partitions are proposed to be removed, cornicing, skirtings and picture rails are to be patched to provide continuous features, as was previously carried out in the ground floor fit out.

6.1.6 There is no proposal to make any changes to the landlord areas as part of the works

6.1.7 Electrical services are predominantly provided via trunking to the perimeter of the office, with some floor boxes within a shallow raised floor. It is proposed to renew the current installation taking into account the new partition arrangements. As can be seen from the existing photographs, much of the existing installation is untidy. It is proposed as part of the fit out works to tidy up the installation

6.1.8 As the building has a relatively shallow floor plate, ventilation is currently provided via opening windows to the perimeter. There is no proposal to change from this set up and therefore there will be no mechanical units installed as part of the present works,

6.1.9 Flooring – some areas of shallow raised access floors are present within the existing building. These are to be retained. The existing floor finishes are contemporary carpets and vinyl on plywood base. It is proposed to replace floor finishes with new carpet and vinyl finishes. This replacement will have no effect on the historic significance.

6.1.10 Wall finishes – the majority of wall finishes relate to new partition installations. Paint finishes are to be used as per the existing condition.

6.1.11 Ceiling – Existing ceilings are to remain with repairs to the finishes and cornicing as required due to downtakings of existing partitions

6.1.12 Timber work – it is proposed that all existing window frames and surrounds receive new paint finishes. It is also proposed that existing timber facings to columns will be repaired as required where they have been damaged by previous fit out works.

6.1.13 The works will effect the internal spaces of the building, and will have no impact on the external appearance of the building.

7.1 Access

7.1.1 The works do not propose any alterations to the landlord areas and therefore do not alter the main access and circulation throughout the building.

7.1.2 The works have been designed incorporating all requirements of the Building Regulations and relevant disability accessibility guidance.

8.0.1 Eagle House is an important building within the context of the St Ann Square Conservation Area and within the context of the development of Manchester as a whole. The links to a local architect who was prominent at the time of the construction adds to the interest. It is important to note that the primary focus and interest on the building lies in the external appearance of the building. Indeed it has been discussed that the majority of the upper floors of offices were constructed speculatively, as office space to be rented out as a further source of income for the insurance company owners.

8.0.2 The impressive nature of the building can be partly derived from its size and therefore the add on functions of rentable office space and retail units which formed additional space above and beyond the requirements of the Eagle Insurance Company will certainly have helped to promote the importance of the owners, even if this was primarily manifest in the view from the outside.

8.0.3 Detailed discussions and site visits have been held with Manchester City Council and consultation has been ongoing during minor exploratory works agreed and carried out on the building. Much care has been taken to identify areas of the building which have historic significance and adapted layouts to incorporate these into plans to prevent the historic significance of the building being further eroded

8.0.4 The works proposed in the fitting out of the office space do not affect the external fabric of the building and will not be visible from outside the building and will therefore have negligible effect on the building.

8.0.5 It is clear that the building has suffered from water ingress in recent years, leaving finishes damaged, this along with the dated appearance of some of the present installations mean that internally the building is in desperate need of updating. It is proposed that the finishes to the building be updated as part of the works as discussed and agreed with City of Manchester planning, and that all areas of making good will be carried out in materials to match original.

8.0.6 It has been outlined previously that the best way to retain Listed Building is for them to be in use. The proposed fit out works will give the office spaces a fresh and contemporary feel which will increase the desirability of the building to potential tenants.

9.0.1 Eagle House has been in office use since its construction. It is proposed only to remove partitions which are modern additions to the building. Their removal will have little impact on the heritage value of the building. It is recognised that the first floor has more character and historic value, and therefore the works proposed to this floor are minimal to preserve the remaining historic value

9.0.2 The proposals will not cause any harm to the historic nature of the building and will have no notable effect when viewed from outside.

9.0.3 In summary the proposal as demonstrated:

- Does not propose a change in use to the existing office space
- All proposed works do not affect the historic fabric of the building and can be reversed without further damage to the remaining original fabric.
- The works will have no negative effect on the external appearance of the building, There will be no adverse impact on the Listed Building or the St Ann Conservation Area.

9.0.4 We would therefore encourage City of Manchester Council to grant Listed Building Consent for the works

