

leftcity



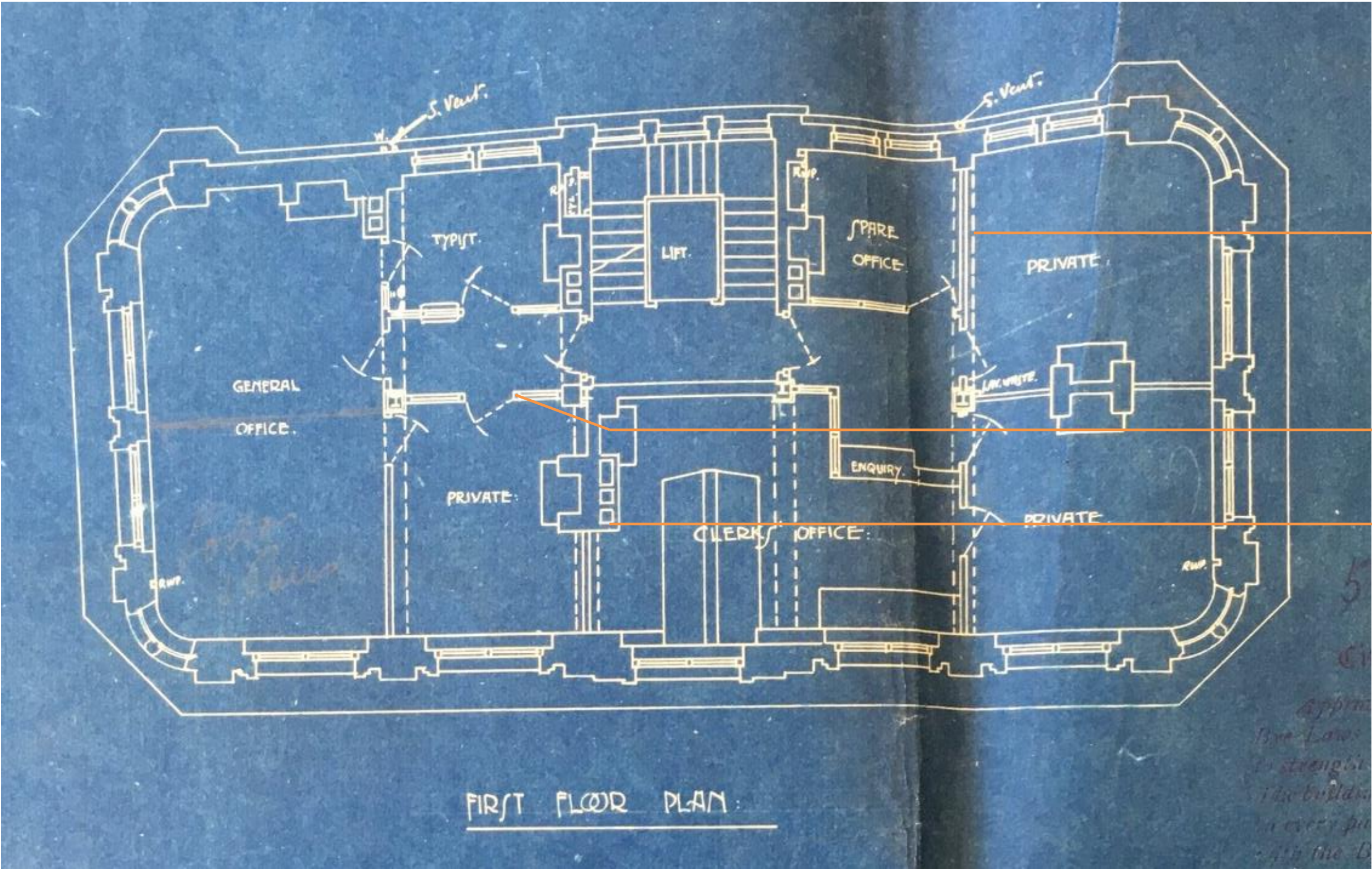
Eagle House, Manchester
Original building study
June 2023

This document has been compiled to show the historical record of the building at 62-68 Cross Street, as intended by the architect Charles Heathcote. The original drawings were obtained from the Manchester City Archive, and show the original construction, and alterations which were deemed necessary to the third floor during the construction of the building. These blueprints are all signed by the architect Charles Heathcote and therefore are the most accurate record of the architects intentions for the building and also of the original construction.

The document shows original blueprint for each floor of the building followed by a comparative plan of what exists in the building at present. At the end of the document are photographic evidence of all of the drawings of the building along with correspondence.

It is with reference to these original building plans that detailed proposals for the refurbishment of the building have been developed.

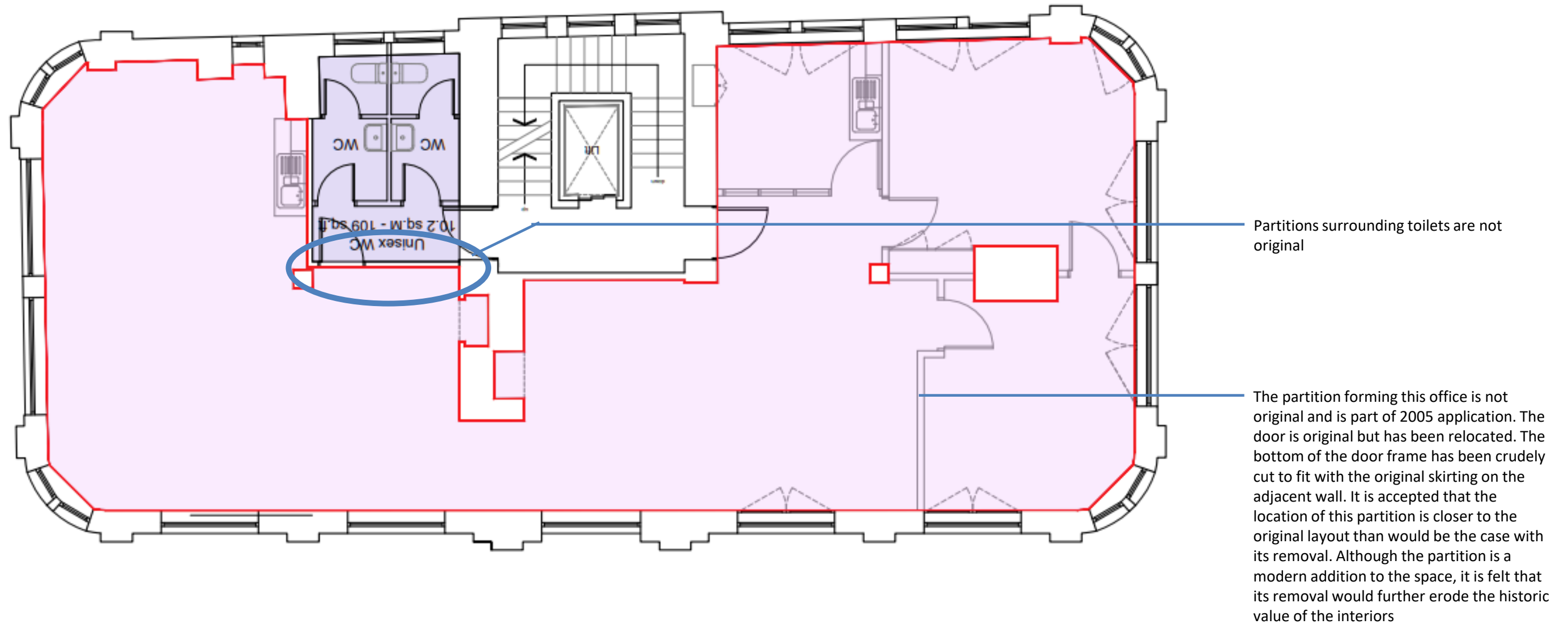
This report should be read in conjunction with the existing and proposed drawings, along with the Planning, Design and Heritage Statement and the photographic survey of the building.

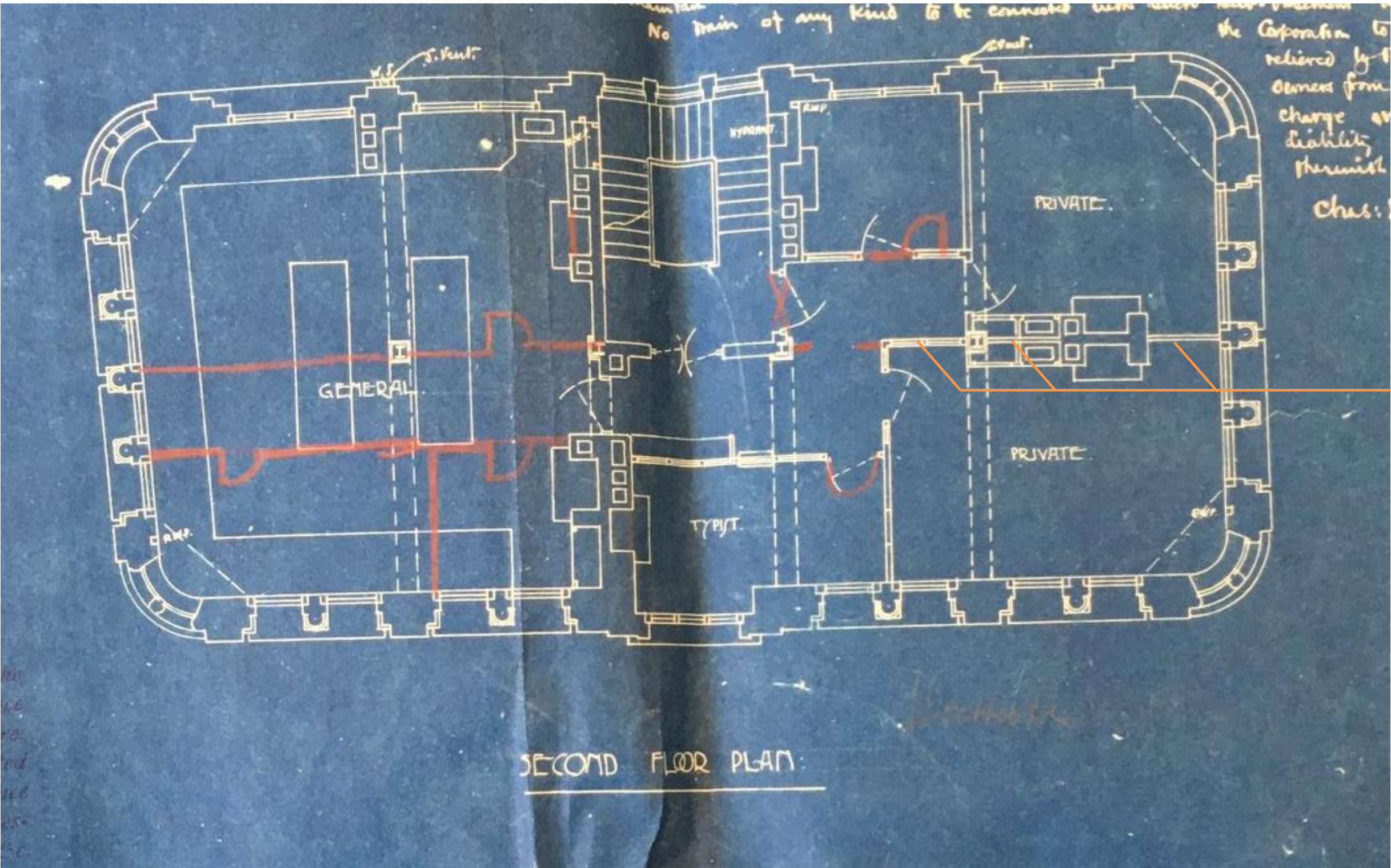


Surrounding partitions to office and spare office are all that remain of the original partitioning on the first floor level

Partition to what is now toilet accommodation was originally the glazed frontage to an office, not a solid partition as it is now

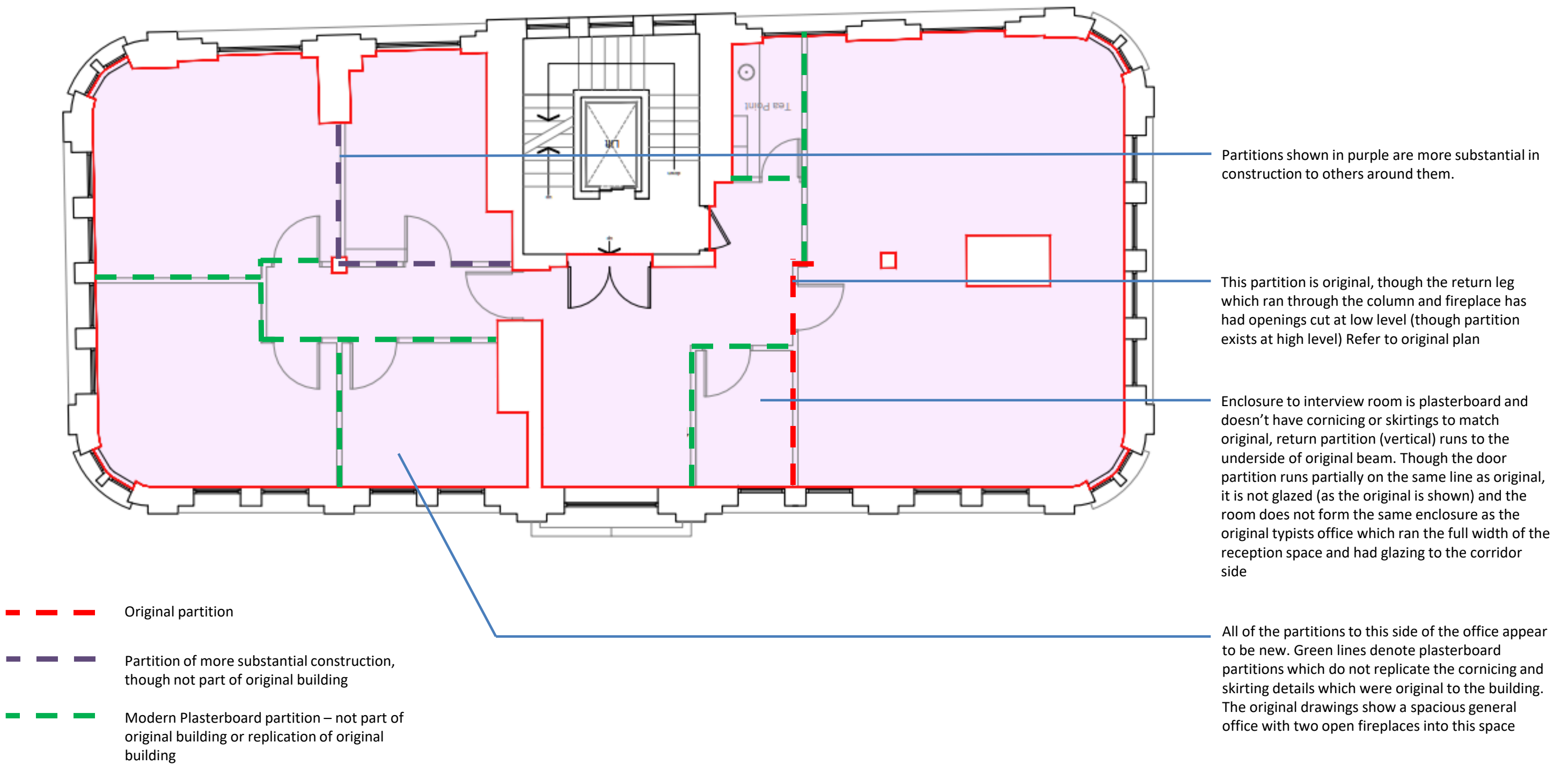
Fireplaces remain in original location

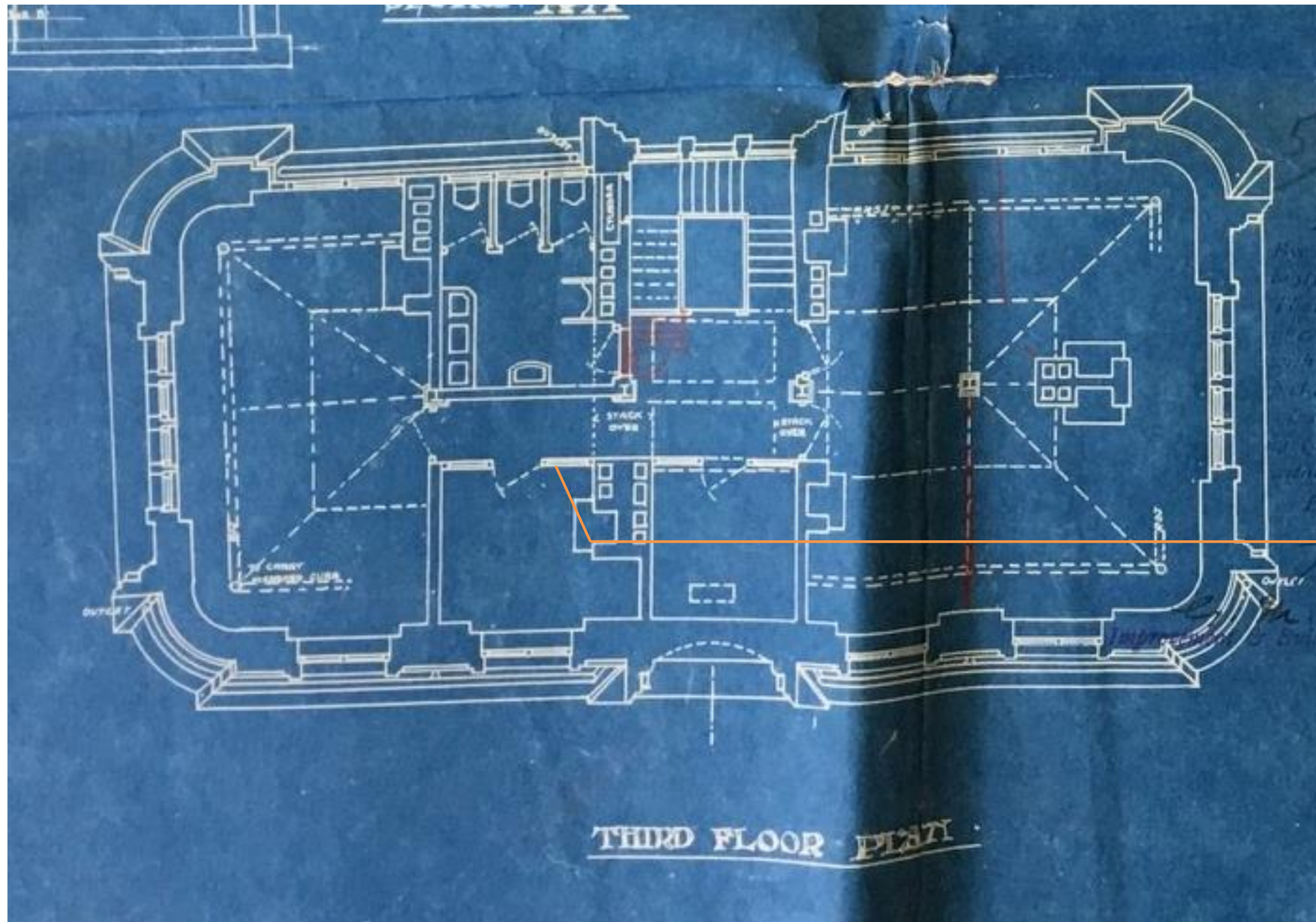




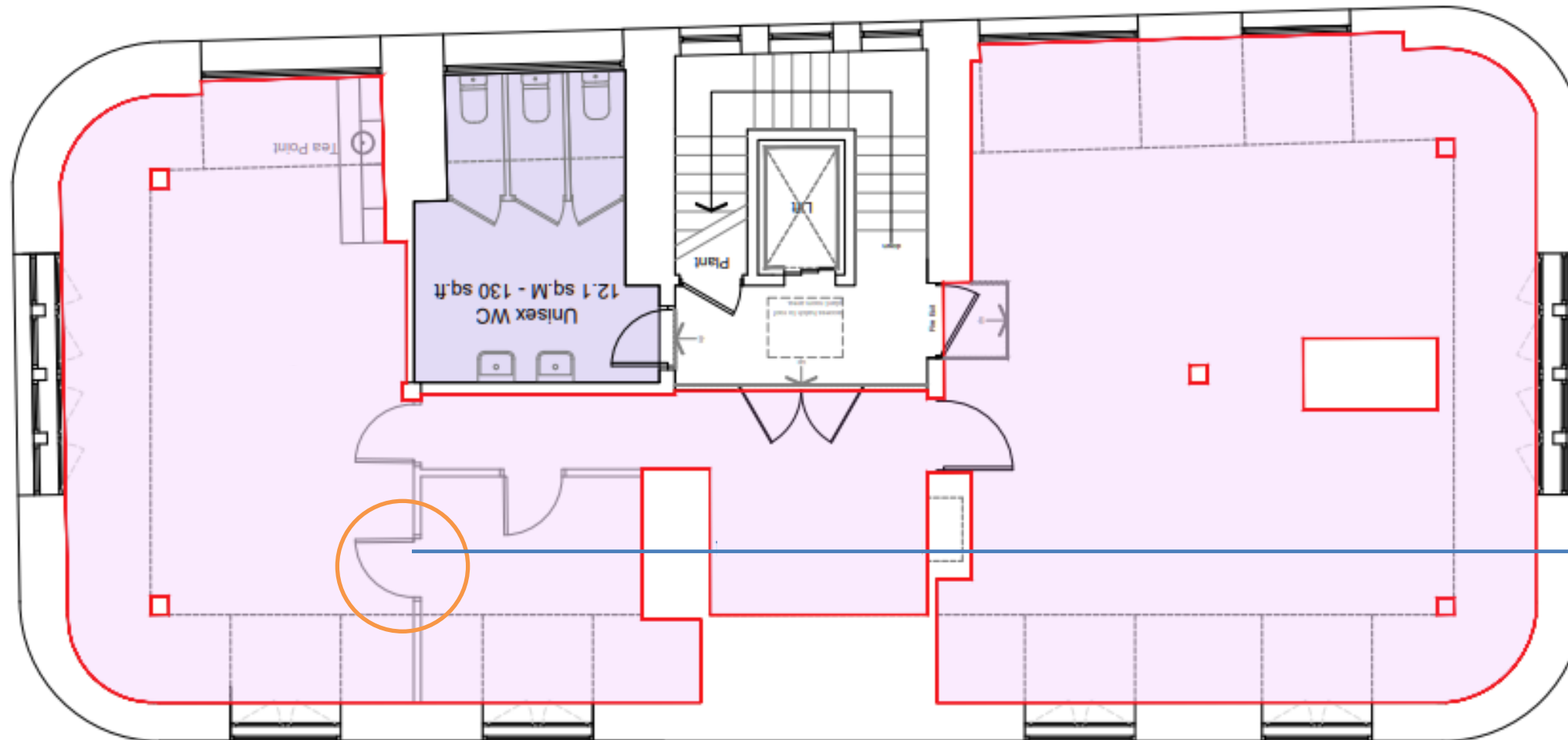
Second floor plan clearly shows the architect's design for the original building with a large open plan general office with two open fireplaces to the South side. The pencil overmarks are of unknown origin, but they do not reflect the current installation. It is noted that where even moderate alterations were made to the building, Heathcote submitted signed amended drawings. See page 8 for amended layout to third floor toilet.

Partition in this location has been cut to allow openings through. Partition exists only at high level

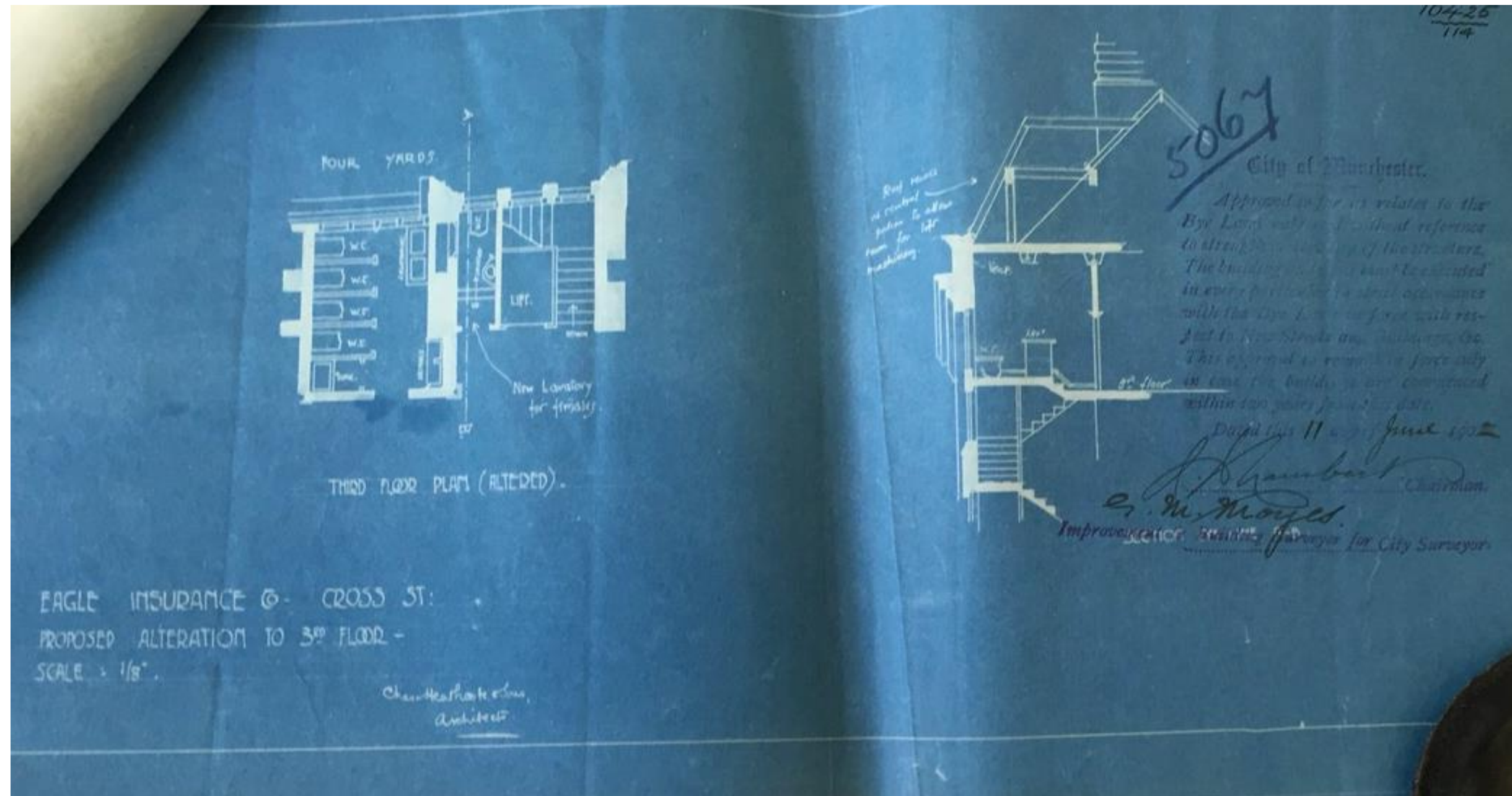




This partition to the third floor is currently of solid construction, though in the original plan is shown as being a glazed installation



This door is been added since the original construction.



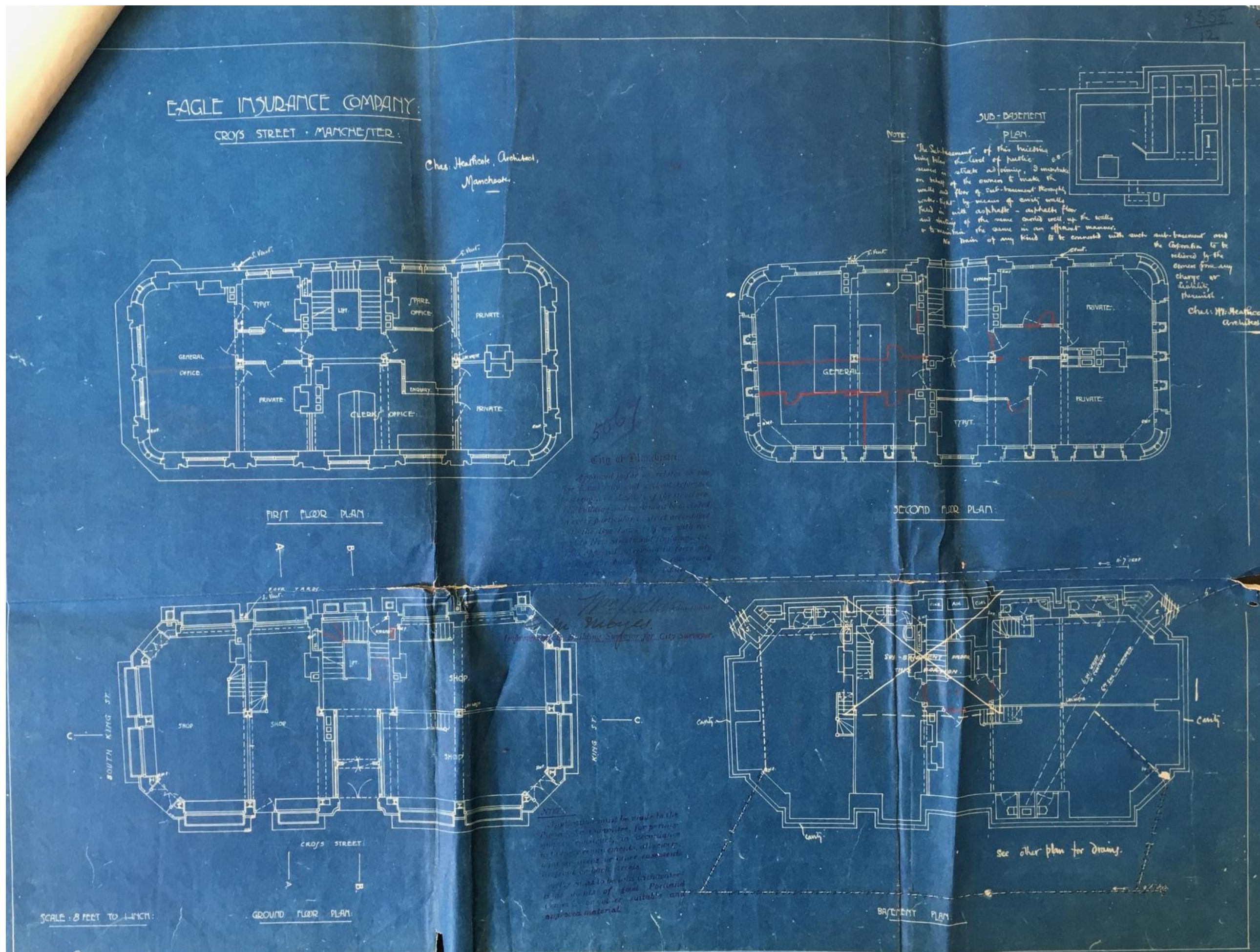
These drawings were part of the original archive and show that changes were made to the layout of the third floor and were detailed and signed off by the city surveyor. The covering letter accompanying these changes is included on page 15. Notice was given to the Council that works would commence 9th September 1901 (see page 14) and these plans for alterations to the third floor were submitted 9th June 1902 and were signed off by the City Surveyor on 11th June 1902, showing documented changes during construction.

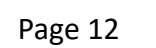
The following sheets contain all the relevant information contained within the City Archive. The Documents provide a comprehensive overview of the building at the time of construction and contains several letters regarding the building and its construction.

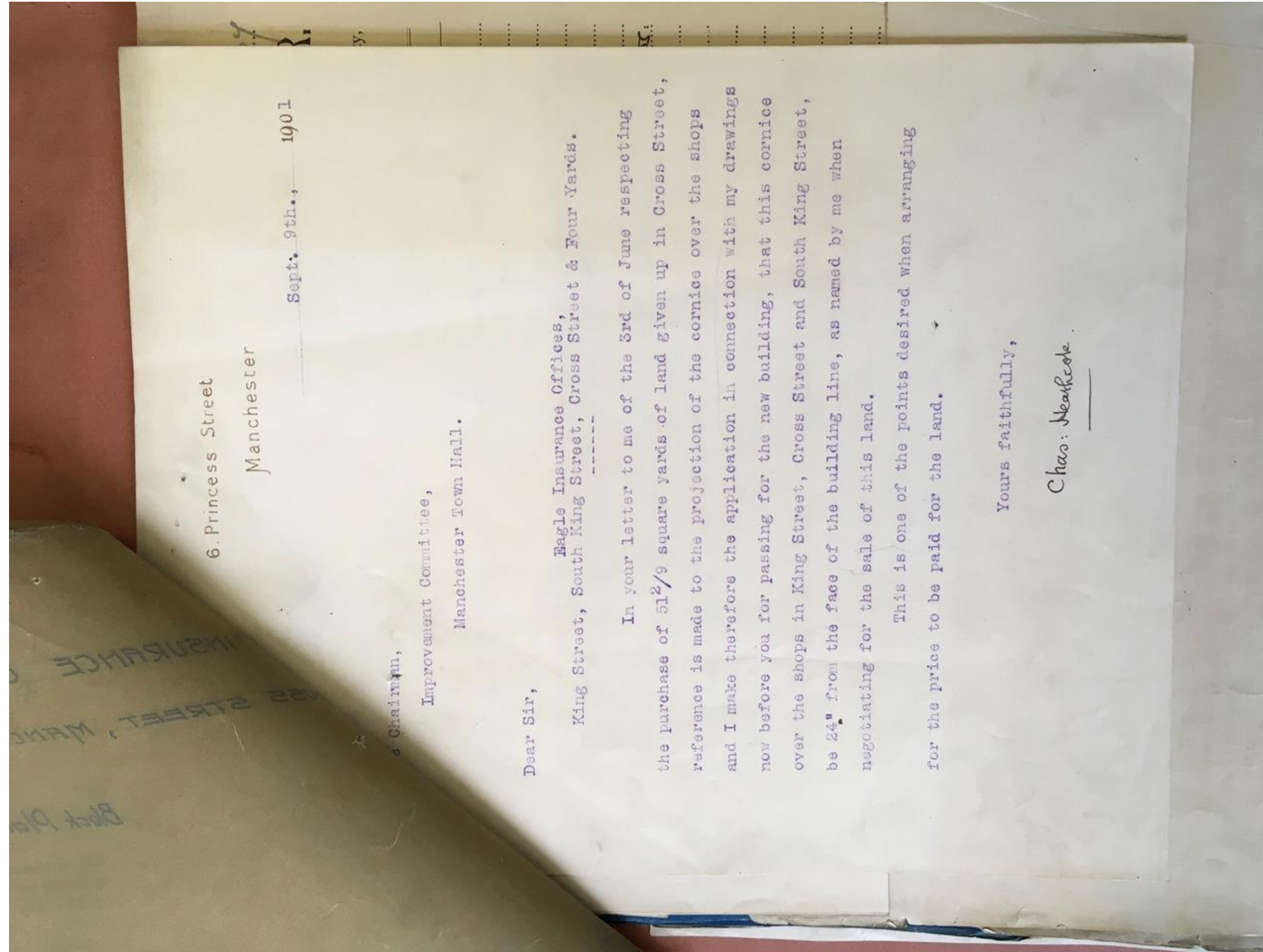
All of the blue print drawings have been signed by both the architect and the City Surveyor.

Notice is given on the intention to erect the building dated 9th September 1901. Subsequent correspondence shows a submission of altered drawings relating to the toilets on the third floor dated 9th June 1902, and the related drawings stamped and signed by the City Surveyor 11th June 1902. There are no other amendments to the layout of the building registered as part of the original construction.









Prog. No. 5067

CORPORATION OF THE CITY OF MANCHESTER.

I hereby give you notice that it is my intention to erect certain Buildings in this City, that the following particulars relate thereto, namely:—

SUBJECT	PARTICULARS
1 Christian and Surname in full, Address, and Occupation of person for whom Buildings to be erected.	1 The Eagle Insurance Company 79 Pall Mall London S.W.
2 Name and Address of Architect.	2 Chas. W. Heathcote 6 Princess St. Manchester.
3 Description of Buildings and of the Materials to be used in construction of same.	3 Stone faced fire-proof frame
4 Situation of Buildings.	4 Cross St. King St. South King St. Forth St. Manchester.
5 Level or intended Level of Cellar or Ground Floor, with reference to surface or Street	5 Ground level 1 foot above level of Cross St.
6 Intended use of Buildings.	6 Shops & Offices.
7 Width of Street or Open Space opposite Buildings.	7 17 1/2 yards (Cross St.)
8 Size and Description of Drains.	8 Patterned G.P.
9 Inclination of Drains.	9 Good fall to sewer.
10 Description of Outlet to Drains.	10 to Corporation Sewer.
11 How supplied with Water.	11 by Corporation of Manchester.
12 Description of Closet Accommodation.	12 water closet.
13 Intended number of persons to be employed in Buildings to be used as Warehouses, Workshops, &c.	13 Males..... Female.....
14 Intended number of persons to be employed in Factory or Workshops.	14

AND I herewith deliver at the Offices of your Surveyor complete Plans and Sections, duly signed, of every floor of such intended Building, drawn to a scale of not less than one inch to every eight feet, showing the position, form, and dimensions of the several parts of such Buildings, and of every Water Closet, Earth Closet, Privy, Ashpit, and all other Appurtenances; and also a Block Plan, drawn to a scale of not less than one inch to every forty-four feet, showing the position of the Buildings and Appurtenances of the Properties immediately adjoining, the width and level of the Street in front and at the sides, and of the Street or Passage at the rear of such Buildings, the level of the lowest floors of such Buildings, and of any Yards or Grounds belonging thereto. Such Plan also shows the intended lines of Drainage of such Buildings, and the intended size, depth, and inclination of each Drain, and the details of the arrangement proposed to be adopted for the Ventilation of the Drains.

Dated this Ninth day of September 1901.

Signature in full, Chas. W. Heathcote

Address, 6 Princess St. Manchester.

Occupation, Architect.

N.B.—The attention of persons intending to build is particularly directed to the BYE-LAWS with respect to NEW STREETS and BUILDINGS, &c., and to the penalties for non-compliance with such Bye-Laws, which penalties will be strictly enforced.

NOTE.—This Notice, together with the Plans and Sections, to be left at the Office of the City Surveyor, Town Hall, Manchester.

Form A—20/9/05.

