



AUGUST 2022

RAGGED SCHOOL SCHOOL STREET, ANCOATS, M4 4HD

HERITAGE STATEMENT

Architecture | Interiors | Master Planning | Landscape | Client Representation

FDG
fairhursts design group

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1.0 INTRODUCTION

1.1 PURPOSE OF THE HERITAGE STATEMENT

The area of Manchester where the Ragged School is located (now named ‘NOMA’) has begun a significant transformation and redevelopment process. As a result, a neighbourhood that has been a part of the Manchester city centre landscape for over a hundred years is being rejuvenated as a place to live, work, create and innovate.

Manchester City Council’s recent refresh of the City Centre Strategic Plan (February 2016), supported by the Co-operative, sets out this vision for this area to become “a distinct new urban neighbourhood that combines a vibrant mix of commercial activity, residential accommodation, recreational amenities and cultural facilities”. The plan goes on to state that “weaving the site’s history, values and beautiful heritage buildings with innovative, state-of-the art new buildings and public realm will create a unique sense of place and character. New companies will be attracted through the creation of a range of offices in both heritage and new buildings and a supportive business ‘ecosystem’. As well as providing high quality business and residential accommodation, the area will offer a distinct experience, based on the exploration of a series of intimate spaces with a range of independent and high-end retail, restaurant and leisure uses”.

Equator currently occupy the Ragged School and are looking to upgraded their current operations. This report will accompany the work of the Fairhursts Design Group to develop the plans for the future of the building whilst enhancing the significance of the Listed Buildings. This report will set out the significance of the building and consider the heritage impact of the proposed design.

1.2 METHODOLOGY

The Heritage Impact Assessment will provide a single resource for understanding the history, significance and impact of the proposals on the heritage value of the Ragged School. The principal sections of this report will encompass:

1 Introduction

This section sets out the basic information regarding the background to the report, such as the scope of the study, existing information and methodology.

2 Understanding

This section provides an understanding of the buildings by setting out the known information about the site. This includes a summary of the statutory designations and legislative frameworks that relate to the buildings and a description of the site.

3 Historical Development

This section provides a more detailed understanding of the buildings through the chronology and interpretation of the history of the area and the buildings themselves.

4 Significance

This section sets out why and to what extent the site is important and valued, both culturally and with regards to its heritage. Four main designations of heritage value are – communal; evidential; historical and aesthetic.

5 Impact Assessment

This section seeks to understand the positive, neutral or negative impacts of the proposed alterations and additions on the heritage values of the site and its wider setting. It first describes the proposals and gives a detailed assessment of these considering the impact of the scheme on significance. Methods for mitigating harm and public benefits of the proposals are also considered.

1.3 AUTHORSHIP

This Conservation Statement has been prepared by the Fairhursts Design Group, a firm of architects, on behalf of Equator. Specifically, it has been prepared by Laura Sherliker BA(Hons), DipArch, Director.

1.4 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

History of the Ragged School, Sharp Street has been well recorded, however there is a limited archive. This information has been consulted prior to this report and is referenced where needed.

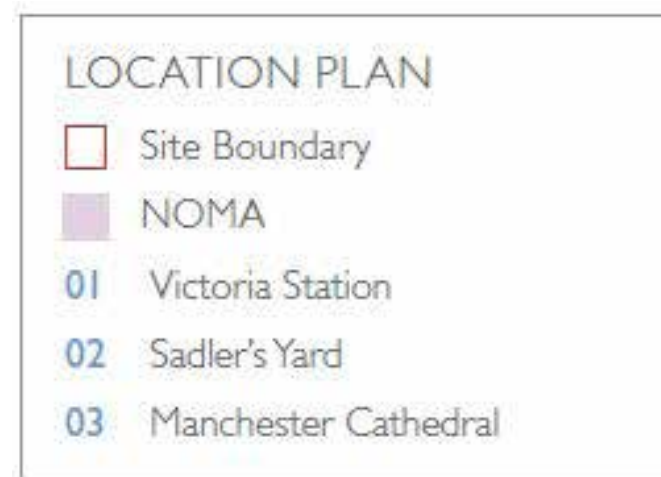
Other sources have also been consulted including the local planning archive, record office, and the Historic Environment Record (HER). A full bibliography is included at the end of this report.

1.0 UNDERSTANDING RAGGED SCHOOL

2.1 SITE LOCATION

Ragged School is a Grade II Listed building located on Sharp Street in the NOMA area of Central Manchester. Situated to the north of the central shopping area, Manchester Victoria Station is to the north-east, and Manchester Cathedral the south-east.

Ragged School has three main elevations, due to the nature of the building, split to provide the separation of boys and girl it does not have a primary elevation. The current entrance is on elevation to School Street, facing south west, this elevation is mirror to Sharp Street, facing north east, this entrance is currently unused. The gable elevation faces north onto Naples Street. All these streets have an equal weighting in terms of pedestrian and vehicle traffic.



1.0 UNDERSTANDING RAGGED SCHOOL

2.2 DESIGNATIONS AND SURROUNDING CONTEXT

DESIGNATIONS PLAN

-  Site Boundary
-  Grade II
-  NOMA
-  Shudehill Conservation Area



1.0 INTRODUCTION

2.2.1 Listed Buildings

Listed buildings are structures of special architectural an historic interest which make up England’s historic environment. They are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and alterations or demolitions require Listed Building Consent from the local planning authority before they can proceed.

Ragged School is listed Grade II and is therefore of national significance. It was listed in 1994 and the description details the little–altered interior and details of the exterior of the building as the reason for its interest. Its connection to the Ragged School Movement is also noted.

The full listing description is included in Appendix A. Surrounding the site there are other listed structures to which Holyoake House is connected in terms of setting and character. The impact of any development on these other listed buildings should also be considered. It is also worth noting the number of buildings within the surrounding area that are also a part of the Co-operative estate.

- A– ASHTON HOUSE, Listed Grade II (List Entry Number: 1197764)
- B– PARKERS HOTEL, Listed Grade II (List Entry Number: 1208963)
- C– COOPERATIVE PRESS, Listed Grade II (List Entry Number: 1291013)
- D– SHARP STREET RAGGED SCHOOL, Listed Grade II (List Entry Number: 1254650) edge, shown red on map.
- E– WAREHOUSE ON WEST CORNER OF JUNCTION WITH SIMPSON STREET, Listed Grade II (List Entry Number: 1270681)
- F– NEW CENTURY HOUSE, INCLUDING ITS ATTACHED CONFERENCE HALL AND ABSTRACT CONCRETE RELIEF WALL IN THE ENTRANCE PIAZZA, Listed Grade II (List Entry Number: 1255052)
- G– COOPERATIVE WHOLESALE SOCIETY BUILDING TO NORTH OF JUNCTION WITH HANOVER STREET, Listed Grade II (List Entry Number: 1197765)
- H– COOPERATIVE SOCIETY BUILDING, Listed Grade II (List Entry Number: 1247472)
- I– CO-OPERATIVE INSURANCE SOCIETY (CIS) BUILDING, Listed Grade II (List Entry Number: 1270494)
- J– COOPERATIVE WHOLESALE SOCIETY, Listed Grade II (List Entry Number: 1025287)
- K– COOPERATIVE SOCIETY BUILDING, Listed Grade II (List Entry Number: 1200849)
- L– VICTORIA BUILDINGS, Listed Grade II (List Entry Number: 1209985)
- M– 29, SHUDE HILL, Listed Grade II (List Entry Number: 1254631)
- N– HARE AND HOUNDS, Listed Grade II (List Entry Number: 1379936)
- O– FORMER WHOLESALE FISH MARKET, Listed Grade II (List Entry Number: 1282996)
- P– 10–20, THOMAS STREET, Listed Grade II (List Entry Number: 1270655)
- Q– 75 AND 77, HIGH STREET, Listed Grade II (List Entry Number: 1200814)
- R– CITY BUILDING, Listed Grade II (List Entry Number: 1380200)
- S– FORMER CORN AND PRODUCE EXCHANGE, Listed Grade II (List Entry Number: 1282970)

2.2.2 Conservation Areas

The site is not located within a Conservation Area of Manchester City Council. Development within and around the area are encouraged to enhance the prosperity of the area. There are several plots of land awaiting redevelopment, and reuse and revitalisation of the underused existing structures is also encouraged providing that plans consider their context and take account of the character of the surrounding area. The character of the area is largely created by the unified way in which buildings are designed and grouped together, giving each street coherence and identity. New development should continue to express this individuality and maintain or enhance the street or space. The location of the Ragged School on the edge of the City Centre means that these factors should also be considered, with the site impacting on the appearance of the conservation character areas.

2.2.3 NOMA

NOMA focuses on revitalising and opening the northern area of Manchester city centre which has not undergone the redevelopment seen in other central areas of the city. The development involves the creation of 4 million square feet of office, residential, retail, leisure and hotel space. Driven by the powerful partnership of The Co-op Group and Hermes Investment Management, NOMA combines the enterprising vision of the industrialists and the spirit of community, opportunity and fairness. The name is formed from a convergence of its global geographical location at 53° (used in its logo) North, and its local city location Manchester. The project aims to create a new neighbourhood that regenerates the area using the current buildings and also creates new public spaces and places that can encourage new activity and investment. Proposals do not include the Ragged School, however the revitalisation of the area should be considered in the scheme going forward with the aim in integrate the proposals. Sherliker BA(Hons), DipArch, Director.

1.4 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

History of the Ragged School, Sharp Street has been well recorded, however there is a limited archive. This information has been consulted prior to this report and is referenced where needed. Other sources have also been consulted including the local planning archive, record office, and the Historic Environment Record (HER). A full bibliography is included at the end of this report.

2.3 DESCRIPTION

2.3.1 Exterior

The Ragged School, now office building, was a two-storey Sunday School completed in 1854, rebuilt 1869. Its elevations are constructed with red bricks and the building is a simple rectangular plan. It was awarded Grade II listed status in 1994. The school and the road it stood on were named after Christopher Sharp, a 19th century businessman and philanthropist who set up the refuge in the 1850s.

Sharp Street Ragged School is constructed on an island site bounded by Sharp Street, Naples Street and School Street. The original building is of a modest Victorian style, constructed in red brick, slate roof and is of a simple rectangular plan. Constructed of two storeys with a basement and 8 bays, pilastered, with a corbel table to each bay. the ground floor has a round-headed doorway to the 1st bay, with panelled door and fanlight with semi-circular tracery, a segmental-headed window to the 4th bay with a doorway below the sill, and coupled segmental-headed windows in the other bays; the 1st floor has coupled round-headed windows. the rear is similar. At a later date a single storey toilet block was constructed adjacent to the south west elevation.



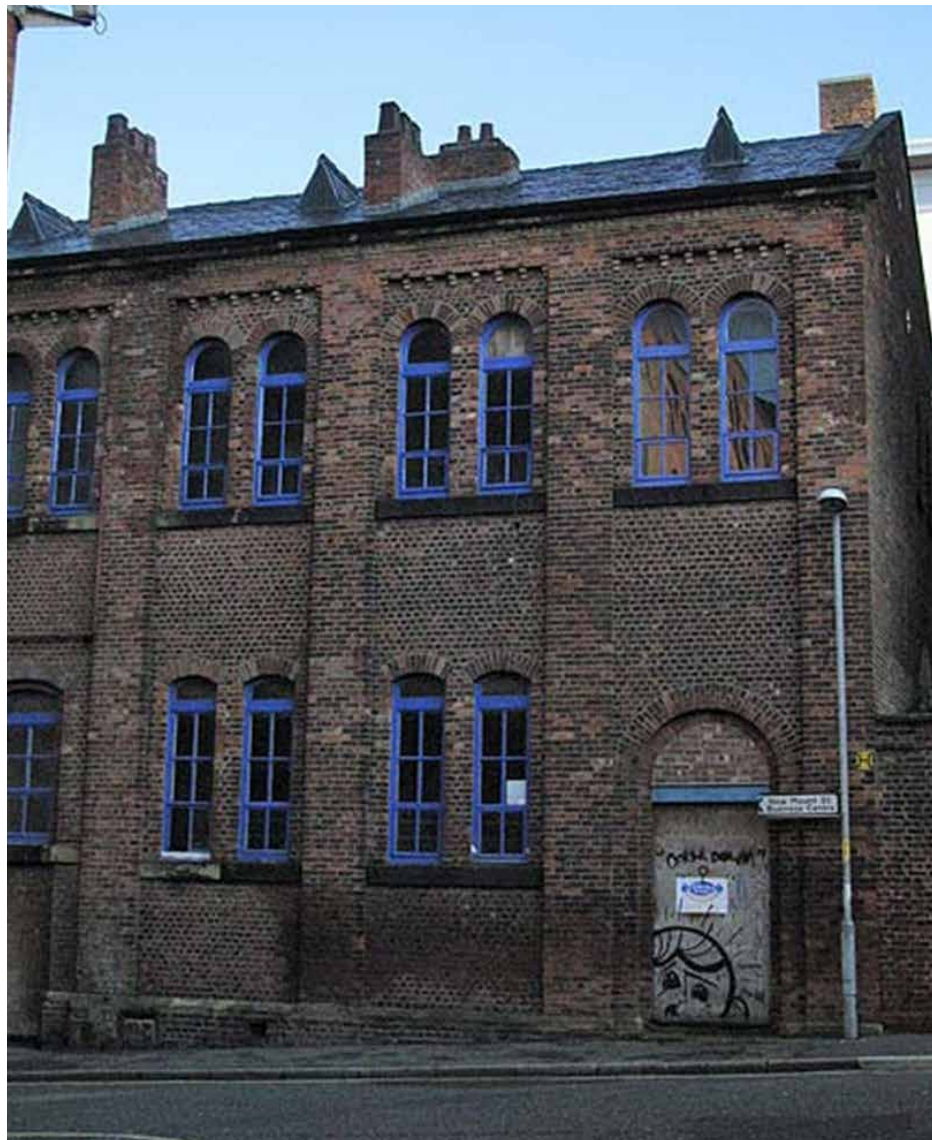
Sharp St Ragged School from the North showing the original building pre 2010 (before previous planning application and conversion to office)

In 2010 a planning application was made to convert the vacant building to office use. At this time the south gable wall evidenced to be unstable and subsequently rebuilt from first floor up to ridge level.



1.0 INTRODUCTION

The gable wall was reinstated as an insulated cavity wall with reclaimed bricks, it is clear to read these rebuilt elements. Two timber entrance door on Sharp Street together with a further two on School street where largely reconstructed. The main roof was rebuilt installing 200mm of insulation and modern plasterboard, and the single storey extension received a new insulated and ventilated roof. All exterior walls where repointed and windows refurbished and repainted. All external doors were reinstated as original including forming the glazed arch overhead panel to the new entrance door on School Street which became the main entrance to the building, this was selected due to the minimal transition required from an accessibility point of view. In addition windows where reinstated to the basement on the gable elevation to Naples Street, to create additional office accommodation.



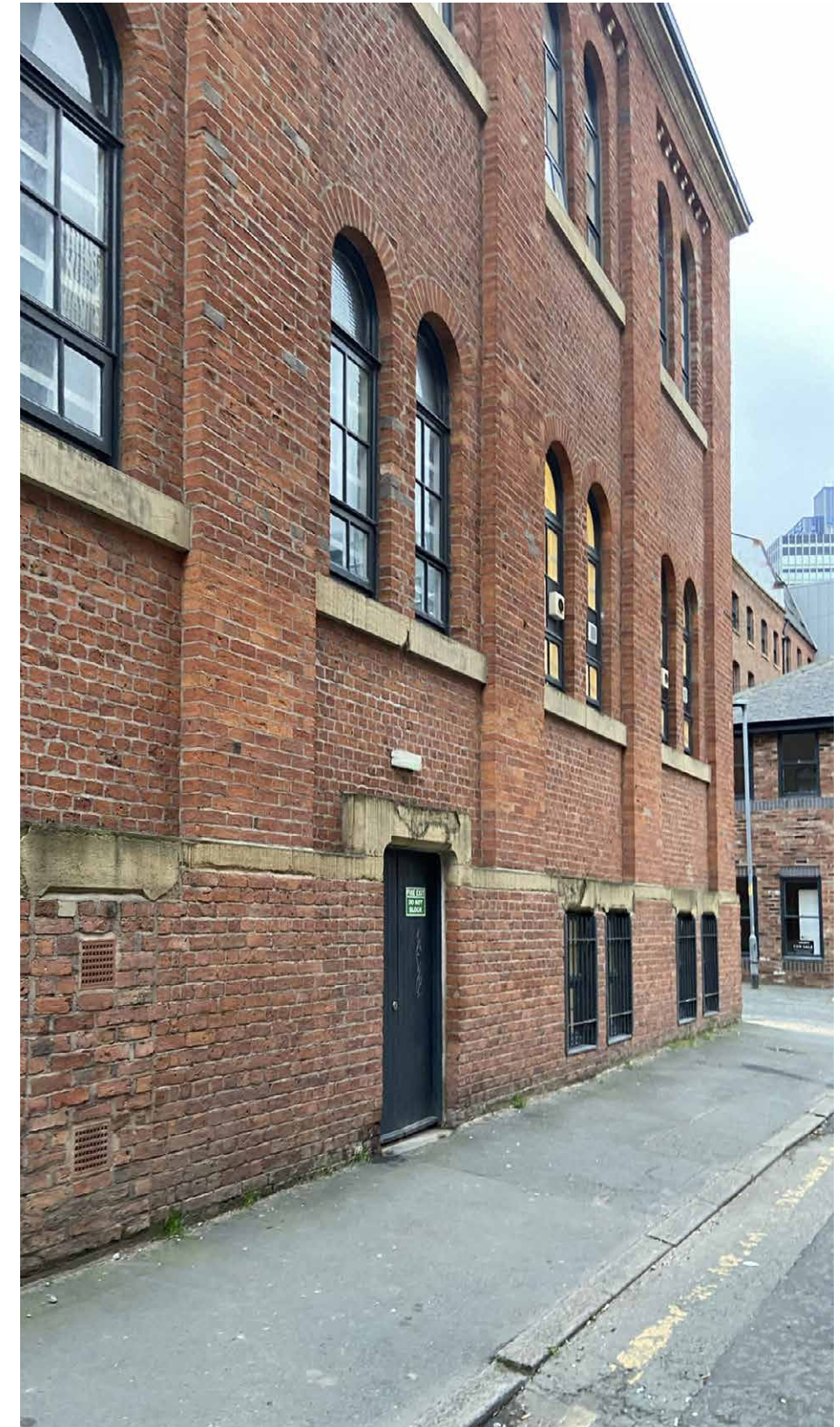
The original Ragged School south east elevation, prior to reinstatement of door



North east elevation overlooking School Street, prior to 2010 refurbishment, showing historic girls entrance.



South East elevation, showing entrance on School Street, post 2010 work. New door/signage, windows and sill treatment.



North elevation post 2010 works

1.0 INTRODUCTION



Approaching from the north (Naples Street), the red brickwork stands out, though the building is lower and less dominant in appearance.



View looking south along Sharp Street showing the dominance of the taller surrounding buildings



Main Entrance on School Street

1.0 INTRODUCTION

2.3.2 Interior
BASEMENT

It is unclear what the basement to the original building was designed for perhaps to house large storerooms, and kitchens. Today the spaces are used to house staff in a design studio, as well as a variety of meetings rooms, storage, some toilets and kitchen space. The two sides of the building are very similar in character, with the original structure constructed of brickwork that is painted, with a concrete floor. Pipework and modern lighting is exposed on the ceiling and the exposed brickwork walls give the spaces an industrial character. At the north end of the of the space there is a corridor that leaded directly on to Naples Street, there a two back staircases also has a very industrial character, the right hand stair is in use with the left stair blocked at Ground Floor, the staircase is being used as a storage area.

The male and female toilets are located next to the main staircase, with the larger rooms designed as a design studio and props store, a kitchen area, and further storage spaces sit along-side these room. The principle layouts have changed little, however there is some subdivision of space with a few inserted partitions and removed walls. The room have no skirting or have modern coved skirting. Some original timber doors have survived , however they are many modern additions to comply with Building Regulations. There is a modern inserted ceiling lowering the corridor height throughout with modern lighting fitted behind.

Inside the design studio there are modern finishes. Other spaces still used as storage, however have some surviving features, original columns etc. Some evidence of later alteration within this space can also be seen with the insertion of contemporary partitions and doors.



Historic columns to Props Store



Modern finish breakout space



Modern finish to design studio



Modern WC facility



Modern kitchen facilities

GROUND FLOOR

The main entrance on School Street (historic boys entrance) leads into a small lobby with an accessible toilet to the side that gives access into the original building and the later extension. As you enter along the corridor the first room has been repurposed for a reception, this room is largely in tacked with exposed brick walls, no skirtings and an existing timber floor that has been carpeted. The building is split central, historical one side or boys, the other girl, to each side are the main central staircases to the first floor, the staircase to School Street is in use, the stair on the Sharp Street side has been closes off and is currently used as storge from the half landing. The central staircases have stone steps and a simple painted iron handrail. The entrance space has a high ceiling and a timber floor that that is carpeted .also Modern lighting is generally wall mounted with exposed conduit. The original girls entrance to Sharp street is currently only used as a means of escape. Off the entrance space are male and female toilets that site within the 1869 extension, this have a dated yet modern finish, no historic features are visible.

In the School Street side of the building (north west), you walk along the original corridor, the first door historically lead to the basement, this has been closed off at floor level to create a store. The corridor then leads into the man boys hall space or turns onto School Street with an escape door. The original design housed a large open space for boys, today, a corridor has been created within the space with several room divisions these modern insertions, have created a series of design studios and kitchen. Historic brick work is exposed in these spaces, with modern decorative schemes to contemporary fabric; however, the main space has some features such as fireplaces along the outer wall and likely the original ceiling heights that retain some character.

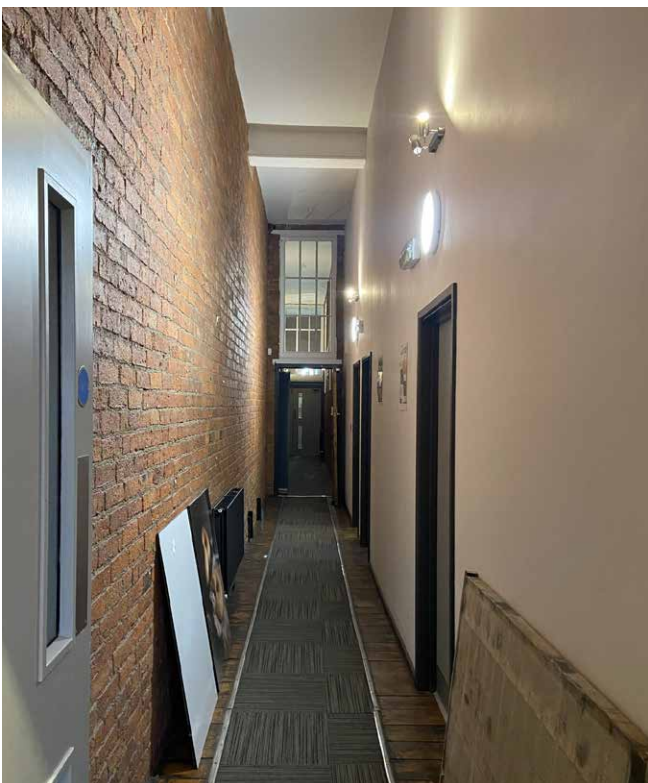
In Sharp Street side (originally girls space), much of the original layout has been retained with large meeting rooms off the main entrance currently in use as a boardroom. Along the corridor the staircase leads to the basement, beyond this the historic exit on to Sharp Street has been converted to a store room and the floor level has been lifted as you stepped down to exit. This is main alteration to this side of the building. The larger girls space at the end of the corridor is largely in tacked, with historic features such as timber floor, fire places and exposed red brick retained, the main alteration is the introduction of low level boxing to the head of the stair for the basement that exits to Naples street to comply with Building Regulations for head room. Lastly the store room / boiler room within the extension have be altered with a new dividing wall inserted to separate the space.

The ground floor generally has no skirtings. The high ceilings have been retained, but in 2010 where replace with modern plasterboard to create a compartment floor. Though the layout of the rooms has been largely retained along with some historic doors, there are modern doors inserted, and some later room partitions. The rooms have modern decoration. The red bricks of the internal elevations are visible, with shaped brick sills.

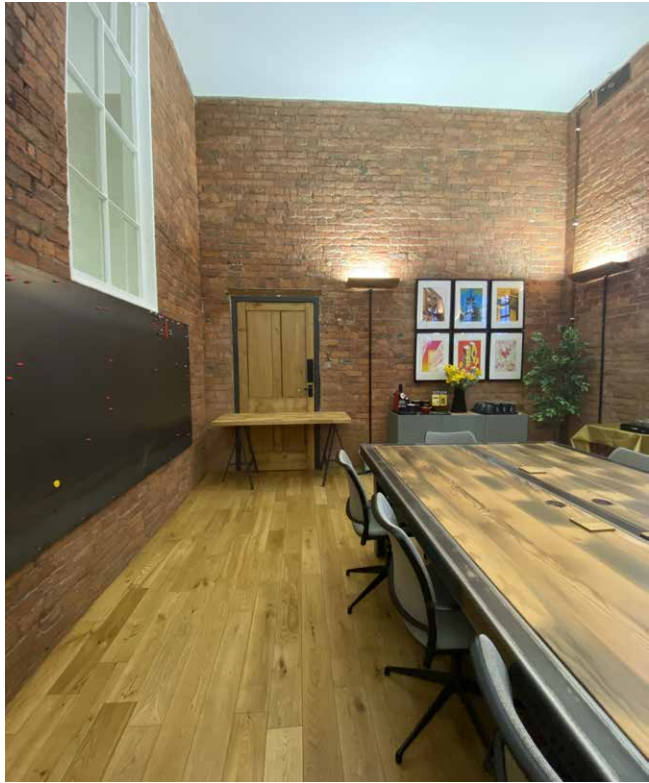
1.0 INTRODUCTION



Entrance hall and central staircase



Connecting corridor with changing floor levels.



Board room



Secondary staircase, currently blocked off



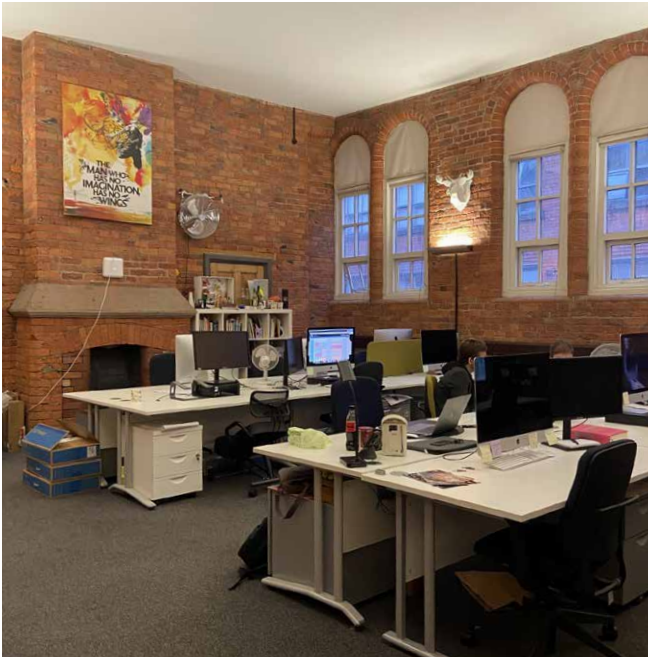
Some visible features from original design.



Wall mounted lights, exposed conduit and retained high ceilings



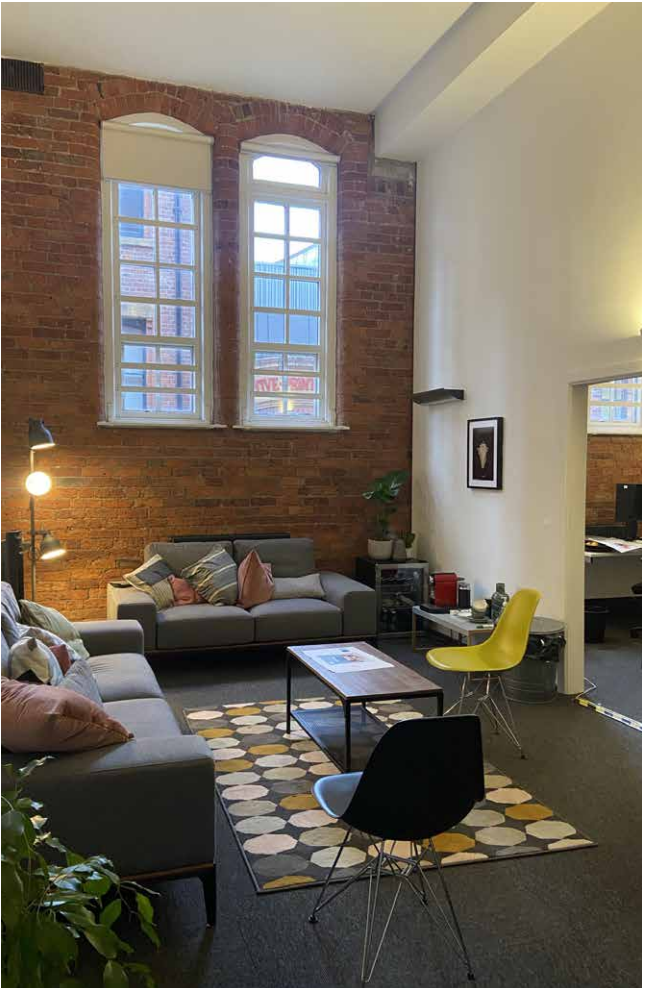
Wall mounted lights, exposed conduit and retained high ceilings



Modern office fit out but some retained character features

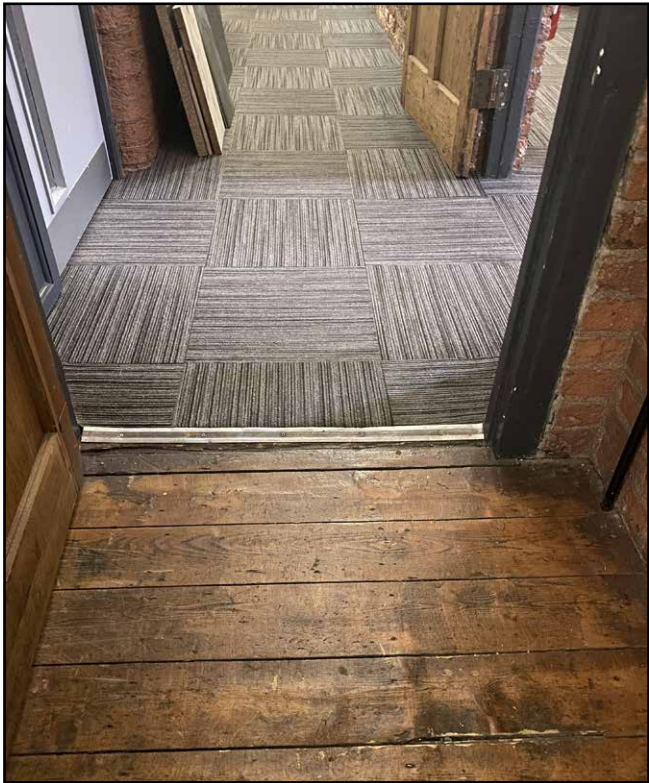


Photographic Studio



Modern office fit out and later wall divisions and openings

1.0 INTRODUCTION



Historic floor with carpet overlay



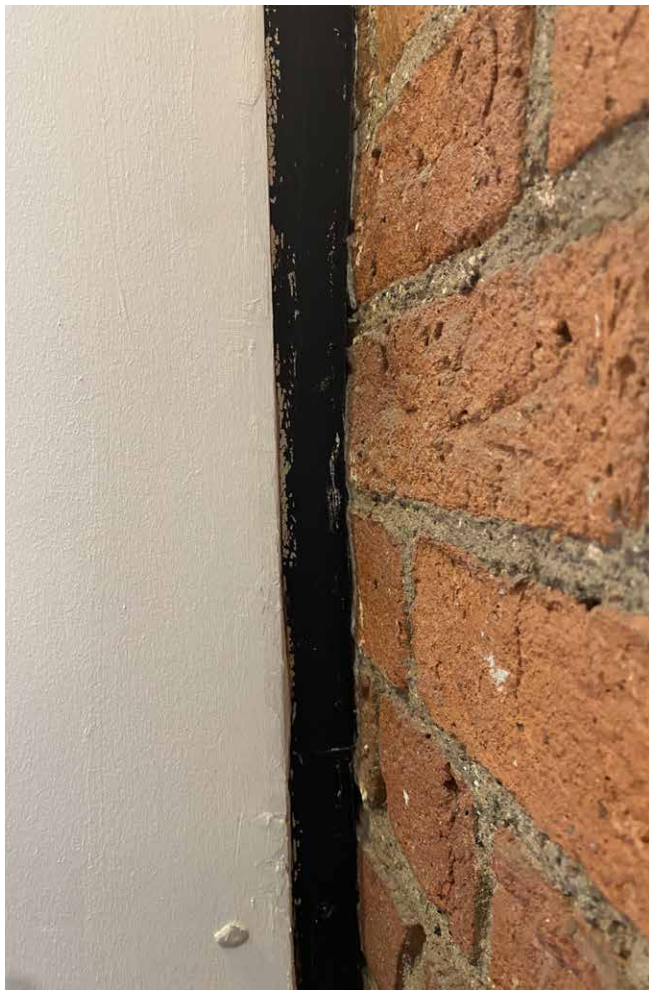
New fire doors to corridor



Remodelled boiler room and store



Under stair store



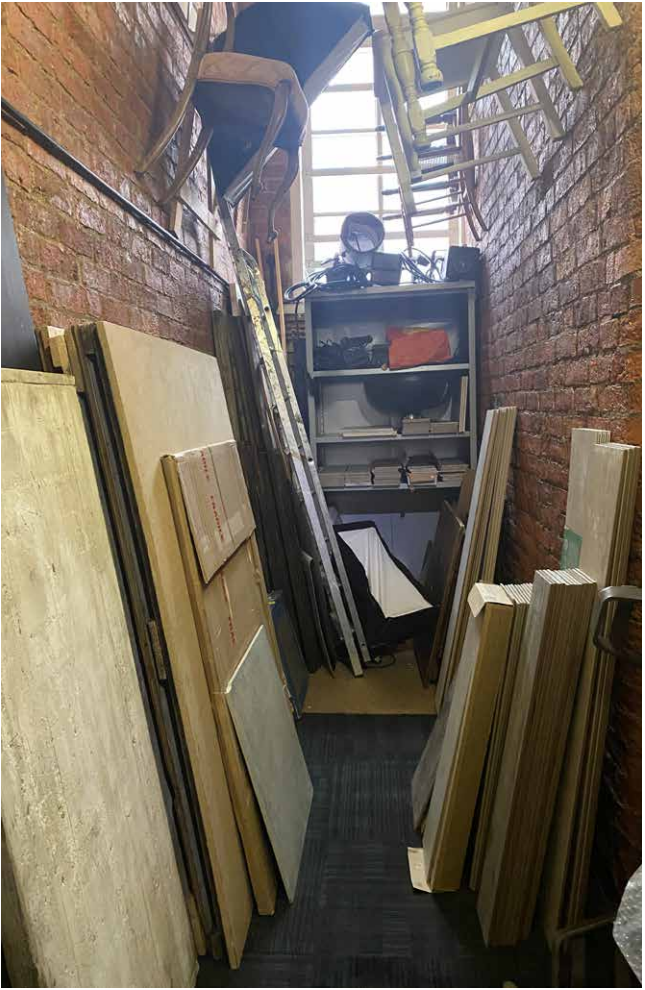
Modern partition interface to historic wall



Modern partitions



Stepped exit to school street



Store room in infilled corridor, floor levelled, historic exit to Sharp street no longer in use

1.0 INTRODUCTION

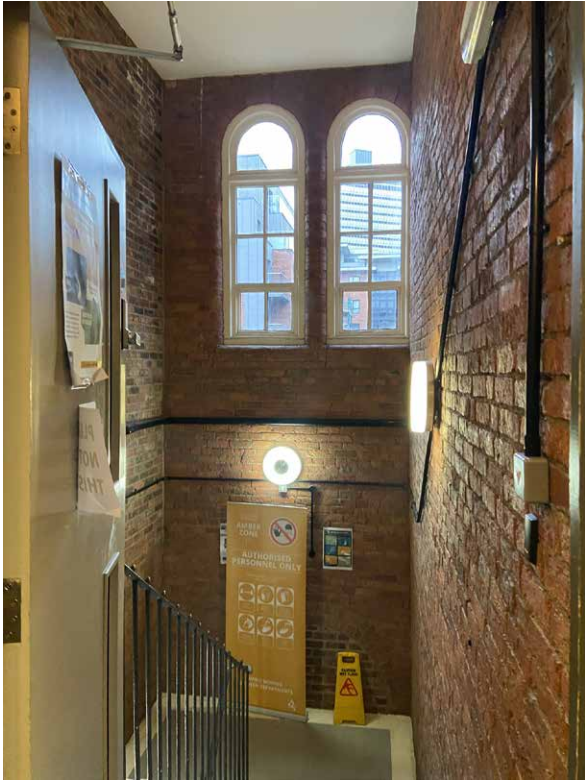
FIRST FLOOR

The main staircase access to the first floor also has a large half-landing, this retains the exposed red brick, stone steps and painted iron handrails. At the head of the stair a new door is inserted into a contemporary brick infill panel.

The end of the corridor on the first floor is a small tea point, the upper floor appears to retain its original layout, despite having been converted to offices. The corridor decoration is very simple with a plasterboard ceiling and exposed red brick. Within the rooms currently in use as offices / design studios there is exposed red brick walls with wall mounted light fittings and a modern plasterboard ceiling. Some historic features are retained such as fireplaces, original doors and frames and existing timber floors this can be seen in the photographs. All principle rooms are in tacked with minimal interventions, largely new fire doors.

The room layout to this level has been principally retained with offices to either side of the corridor still in use. There is no skirting details survives to all spaces, though the new plasterboard ceiling has been added to all rooms. Despite a modern finish throughout the offices on this floor, there are several surviving features throughout from, some timber doors, and timber flooring, to the historic plaques on the wall (see photos).

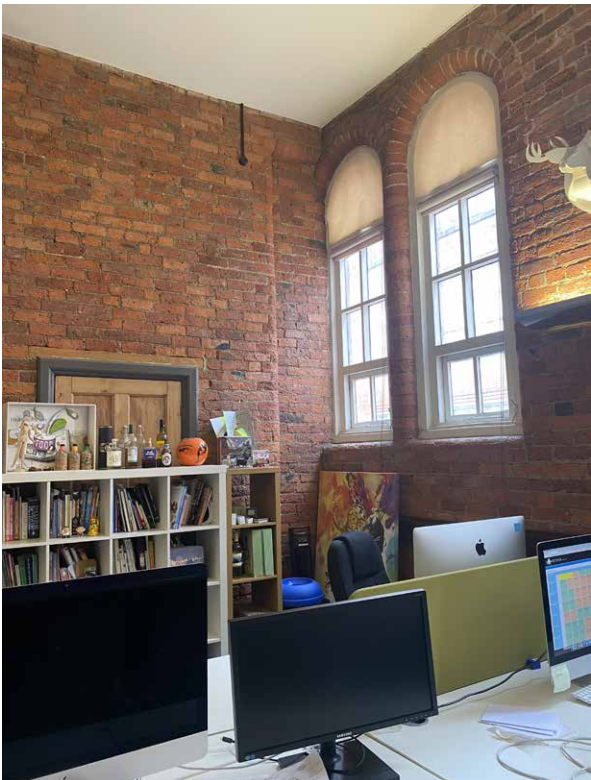
This floor is made up of much larger open plan spaces reflective of the needs of the time.



Half-landing , central staircase, modern door & brick-work. Staircase handrail detail



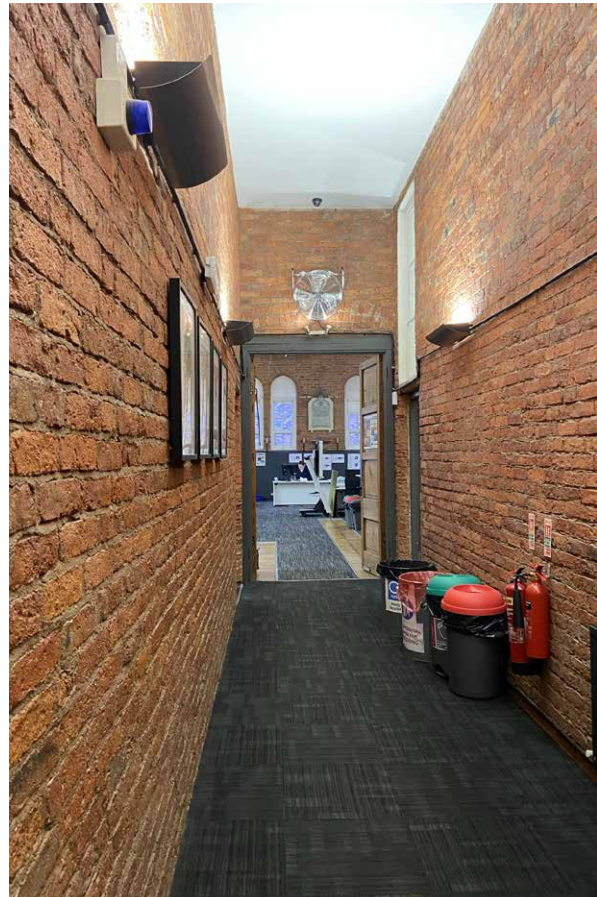
Kitchenette to main first floor corridor, showing modern infill brickwork



Stepped wall to window reveal



Large first floor office



The corridor has a simple modern finishes



Lartge design studio. Modern office fit out but some retained character features

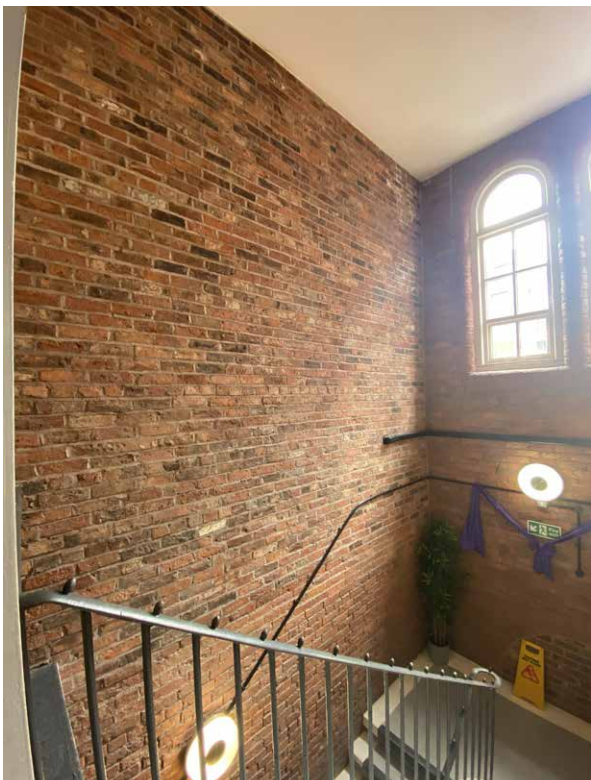


Stairhalf landing

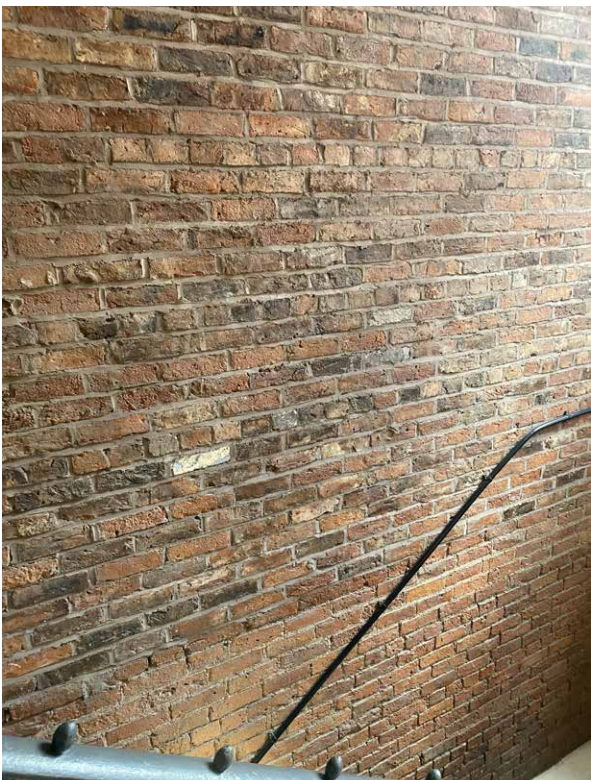
1.0 INTRODUCTION



Stone stair to first floor



Rebuilt gable wall



Rebuilt gable wall



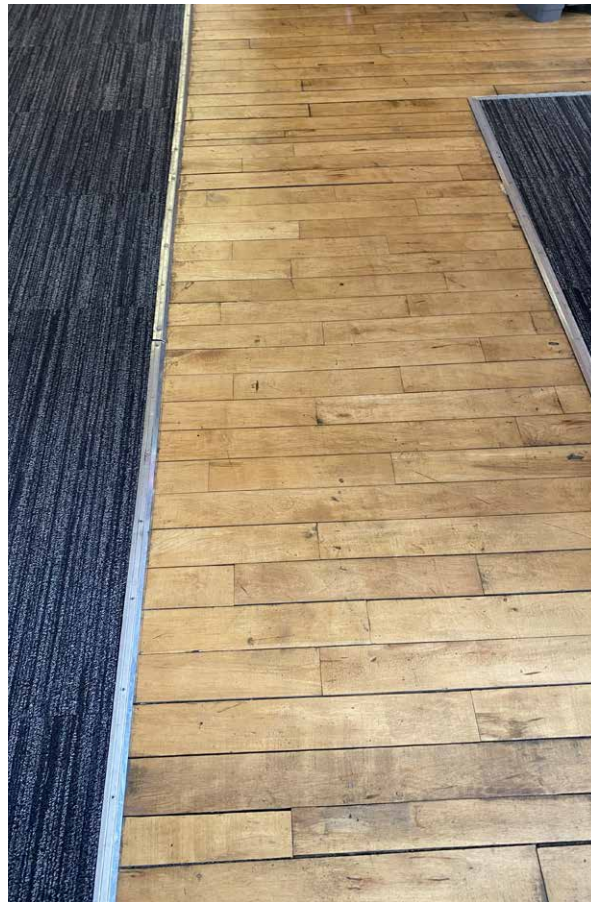
Small cellular office



Water ingress to first floor



Water ingress to first floor



Some modern spaces with timber flooring detail



Comms room, modern infill

1.0 INTRODUCTION

2.4 SETTING AND VIEWS

2.4.1 Building Setting

Most of the surrounding buildings make up the Angel Meadows area, in 2004 FOAM (friends of Angel Meadows) was formed to regenerate the park and research the local area, this sits directly adjacent to the NOMA regeneration area. The buildings surrounding are made up historic and new build schemes, all predominantly converted for residential use. To the north of the Ragged School is Angel Meadow, it is an attractive green space which has some historical significance. Its topography varies with lower levels in the north west and higher levels in the south east. The park is a former burial ground for St Michael’s Church which occupied the end of the park. The Church was demolished in 1935 following which the site and the burial ground where formed into the Angel Meadow Park.

The park was upgraded and regenerated during the 1990’s and is an important resource for local residents. This would provide funding for the continued restoration of the park to ensure it forms part of a thriving community.

The Co-operative Group Headquarters building is a major development at the heart of the NOMA regeneration area. It is surrounded by major investments in public realm such as Angel Square together with new road infrastructure. Recent planning permission at Angel Gardens will see the development of new apartments together with commercial space and new public realm. There are a number of residential properties in the surrounding area. The majority of these are apartments including the Tobacco Factory. There are 3 Conservation Areas within 500 metres of the site and a number of listed buildings and non-designated heritages assets. The most notable of these is the Cooperative Press and Holyoake House located.

The site is highly sustainable with access to a wide range of public transport. It is within a short walk of Victoria Train Station where there is access to rail, tram and bus services, Shudehill Interchange and Piccadilly Gardens. Piccadilly Station is 1.5 km to the south east of the site and provides regional rail connections as well as regular routes to the south of the UK including Euston.

2.4.2 Views of the building

Sharp Street Ragged School is situated within a tightly built-up area of the City and is therefore visible only in tight local views. The layout of the building over the corner of Sharp Street, Naples Street and School Street, makes this the most prominent view of the building. However the main approach is from the city centre down Simpson Street and on to School Street where the main entrance to the building is located.

The building is constructed over three floors (one the basement partially out of the ground along Naples Street) making it of a smaller size for the City Centre location. It is therefore not visible from a distance, with the lower pitched roof, preventing any features from appearing over the roofs of neighbouring buildings.

The red brickwork of the building, and its regular and interesting design, makes it an interesting feature on the street scene and eye catching to the viewer when one passes from the north.

2.5 MANAGEMENT AND USE

2.5.1 Ownership

Sharp Street Ragged School is built upon land that is owned by three ex-company directors. There are terms written in the deeds that allow Equator to occupy and manage the property, however if they were to vacate the premises, any property would revert back to them.

In its current use, the ownership of Sharp Street Ragged School does not cause an problems Equator can continue to operate within the premises.

3.0 HISTORIC DEVELOPMENT

3.1 HISTORIC DEVELOPMENT

3.1.1 Summary Timeline

- 1853 School started by local businessman & philanthropist Christopher Sharp.
- 1870 The School was taken under School Board control following Education Act
- 1895 School besieged by starving mothers. Basket making and artificial flower making introduced (encouraged by John Groom Society)
- 1900 Mothers class introduced
- 1914 No mention in the school minutes of impending war
- 1915 School disrupted by war with 49 serving and four killed
- 1916 Fifty serving and four killed
- 1918 By the end of WW1, 65 members of the school had served their country
- 1919 School affected by staff shortages due to the war and classes cancelled
- 1924 Pupils experiencing poverty with high unemployment and high cost of living
- 1931 Swimming club former
- 1936 Clothing parcels distributed to the poor
- 1939 No Children attended services due to evacuation
- 1940 School suffered substantial damage in an air raid
- 1942 Attendance increased by cinema shows after the service. 40 school members serving in the forces
- 1943 Staff shortages due to the war and female staff working in munitions
- 1960 Became a registered charity
- 1961 Falling numbers due to demographic changes & slum clearances
- 1969 Christmas Fairs became a popular event with many celebrities invited to open them including Dusty Springfield
- 1970 Coronation St actress Violet Carson (Ena Sharples) becomes president and an association with the soap begins. Several actors including William Roach, Pat Phoenix and Michael Le Vell also opened the Fairs in subsequent years
- 1976 School role helps tackle delinquency including muggings & football hooliganism
- 1978 Local Comedian Les Dawson opened the 150 anniversary Christmas Fair
- 1990 School building restored
- 2005 Eventually sold by Manchester Cathedral following years of inactivity
- 2012 Converted into private offices but retains a Community Theatre Space in the basement under a condition of sale

- O- FORMER WHOLESALE FISH MARKET, Listed Grade II (List Entry Number: 1282996)
- P- 10-20, THOMAS STREET, Listed Grade II (List Entry Number: 1270655)
- Q- 75 AND 77, HIGH STREET, Listed Grade II (List Entry Number: 1200814)
- R- CITY BUILDING, Listed Grade II (List Entry Number: 1380200)
- S- FORMER CORN AND PRODUCE EXCHANGE, Listed Grade II (List Entry Number: 1282970)

3.1.2 The Ragged School movement

The Ragged School Movement began in Aberdeen under Sheriff Watson in 1844, but Portsmouth cobbler John Pounds is often cited as their inspiration. The Ragged School Movement adopted the name Shaftesbury Society & Ragged School Union in 1914- after significant benefactor and champion



Ragged schools were mainly run on non-denominational lines by evangelical groups. Charles Dickens commented that these schools were “not sufficiently secular, presenting too many religious mysteries and difficulties, to minds not sufficiently prepared for their reception”

Due to the rapid industrialisation and urbanisation in Britain, and in particular Manchester, there was a need for the support structure given by Ragged Schools.

The Charter Street Ragged School and the Sharp Street Ragged School are both situated in Angel Meadow, on the outskirts of the city centre. They provided invaluable support to the poor, some of whom were escaping the potato famine in Ireland.

Adults were also helped with literacy classes and free meals. They were encouraged to stay out of the pubs and beer houses, which were numerous in the area of Angel Meadow, by signing the pledge and being members of the Band of Hope.

The Ragged Schools are an important part of the local heritage of the area. The Kings School is located adjacent to plot 3 and the Sharp Street Ragged School is located adjacent to plot 5. The schools provided accommodation and work to a large proportion of poor and destitute people who lived in the area during the industrial revolution.

3.1.3 Sharp Street Ragged School

This School was established 1853 and rebuilt in 1869, by philanthropist and evangelical Christian Christopher Sharp. It is believed that he was descended from John Sharp who had set up the extant St. George’s Road (now Rochdale Road) Methodist Church and after who the street was already named.

According to the Manchester Geographical Society ‘a “Ragged School” was opened on this site in 1854 by a group of evangelical Christians who wished to raise the spiritual and moral tone of an area which was becoming notorious in Manchester for squalor and vice. The curriculum was of a very basic nature – the teaching of simple arithmetic, writing and reading, along

According to Banks’ map of 1844 a previous Sunday school had operated on the site.

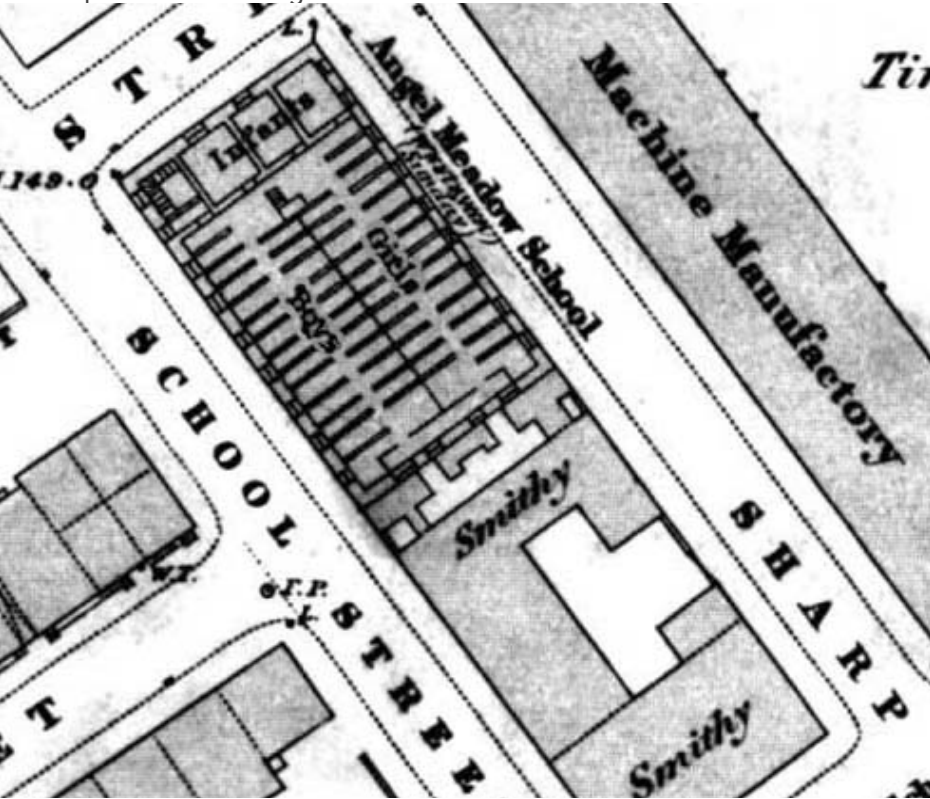
The current building dates from 1869. The ground floor was for the reception class where “wild and subdued children” were separated. The curriculum was of a very basic nature – the teaching of simple arithmetic, writing and reading, along with Bible-based religious and moral instruction.

In 1940, the Sharp Street school was bombed – although the stoic people who ran it still went ahead with the Christmas Treat for the children. In the post war years Sharp Street had strong connections with the cast of Coronation Street and actress Violet Carson, who played Ena Sharples, became President of the school. This was an example of life imitating art as her character was a caretaker in a mission hall just like Sharp Street school.

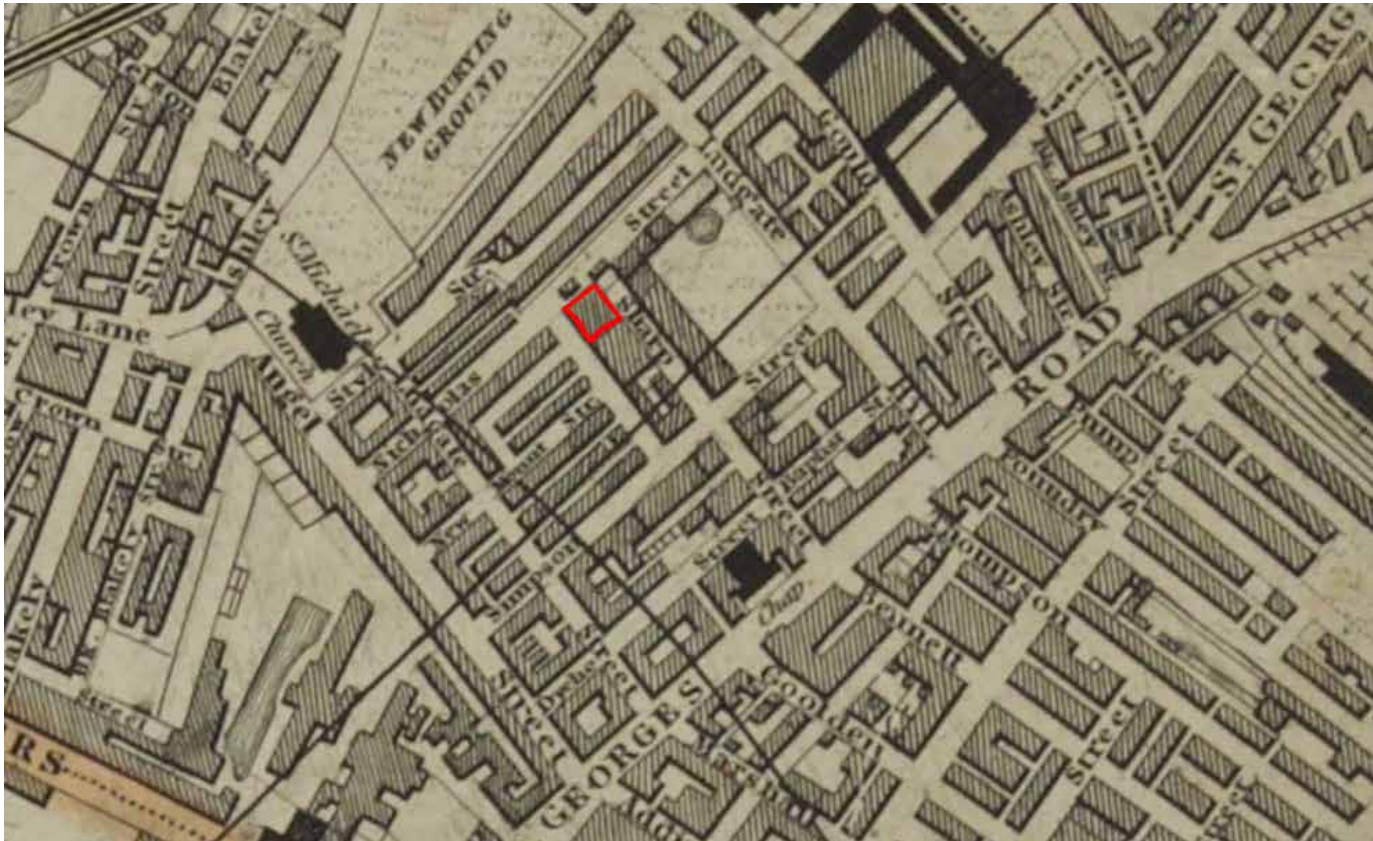
In 1961, the minutes report changes in demographics in the area with only three houses still standing in the vicinity of the school. However, the 1976/77 report highlighted that the School was fulfilling a need to help tackle delinquency in the form of muggings and football hooligans, and highlights how “they didn’t have the excuse of starvation to motivate them into crime like their Victorian counterparts”. The building is now Grade II listed and operates as “independent offices and creative spaces”.

Both schools met with resistance when they first started, from people with a vested interest in keeping the population of Angel Meadow ignorant and in want. The archives highlight that one group of people offered a higher rent for the original Sharp Street building to try to price out the school.

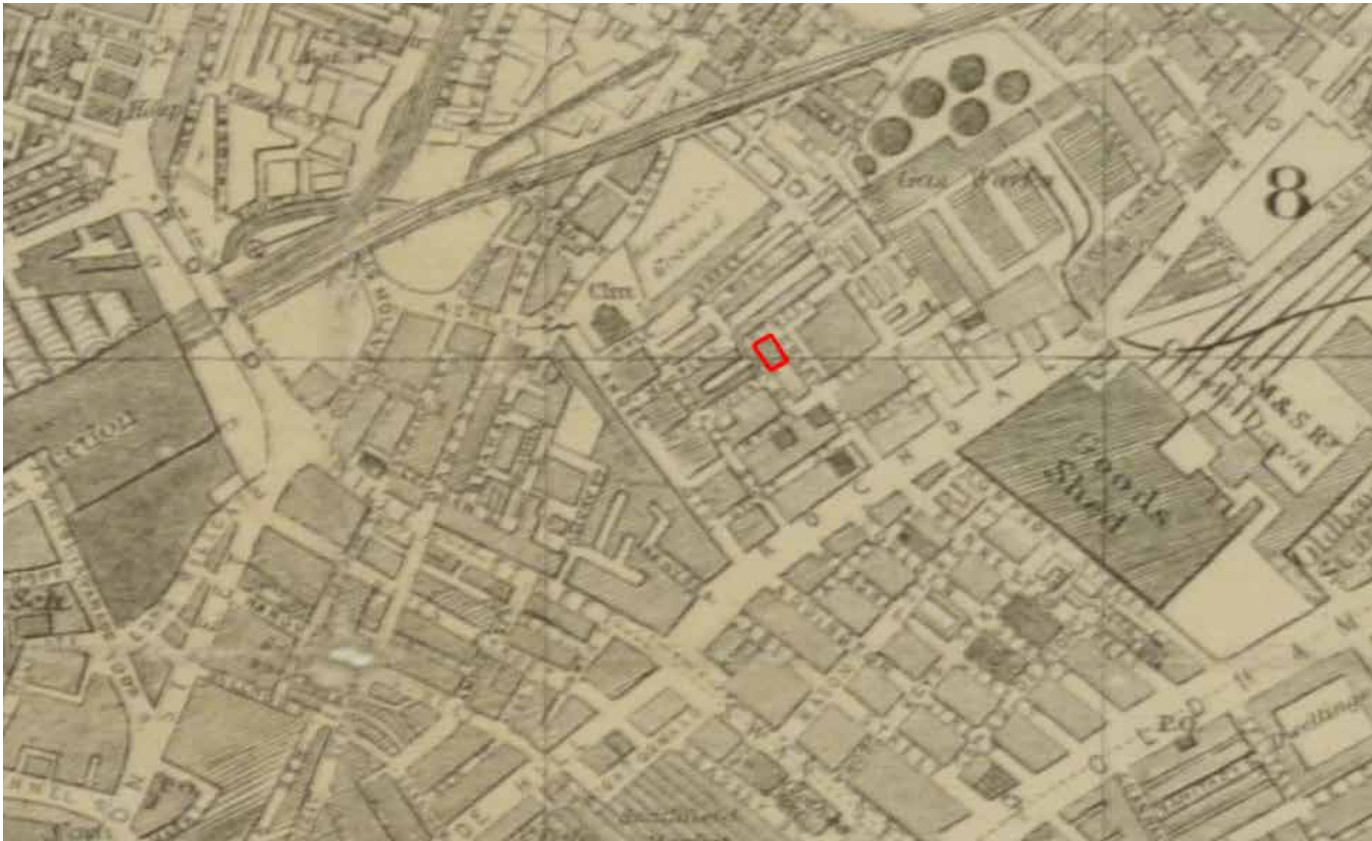
Clare Hartwell in the Pevsner Guide to Manchester says that “it is said to retain a little–altered interior with ground–floor partitions which divided the reception class of wild street children from those who have been subdued.” The map below shows a school on this site but the map was drawn between 1844 and 1847 at least 6 years before the Sharp Street Ragged School was founded and at least 21 before the building above was built. The school on the map is called the Angel Meadow School.



3.1.4 Map Progression



In the Town Plan of 1850 the area is dominated by rows of terraced houses. It can be seen that Sharp Street has been developed by this time to the north of the site, and School Street to the south also.



The OS Plan of 1930



The OS Plan of 1922

3.0 HISTORIC DEVELOPMENT

3.2 HISTORIC AND ARCHITECTURAL CONTEXT

3.2.1 Ragged School Development

3.2.2 Ragged School Building

The original classical design of Sharp Street Ragged School, with its symmetrical façade, and columned decorative detail makes it typical of the early-20th century design. The extension (toilet block) is of a much simpler pattern, also conforms to the changes in design that were seen at this time, reflecting the austere character of architecture.

3.3 HISTORIC DEVELOPMENT PLANS

- KEY:
- POST 2010
 - 1864
 - 1853

- KEY:
- 1: DESIGN STUDIO
 - 2: BREAKOUT
 - 3: PROP. STORE
 - 4: QUIET BOOTH
 - 5: QUIET BOOTH
 - 6: QUIET BOOTH
 - 7: CORRIDOR
 - 8: WC
 - 9: WC
 - 10: MEETING ROOMS
 - 11: CORRIDOR
 - 12: STORE
 - 13: KITCHEN



4.5 SIGNIFICANCE PLANS
GROUND FLOOR

KEY:

POST 2010

1864

1853

KEY:

1: PHOTOGRAPHY STUDIO

2: KITCHEN

3: RETOUCH ROOM

4: RETOUCH ROOM

5: PHOTO STUDIO

6: CORRIDOR

7: CORRIDOR

8: STORAGE

9: STORAGE

10: RECEPTION

11: MAIN ENTRANCE LOBBY

12: CORRIDOR

13: WC

14: WC

15: WC

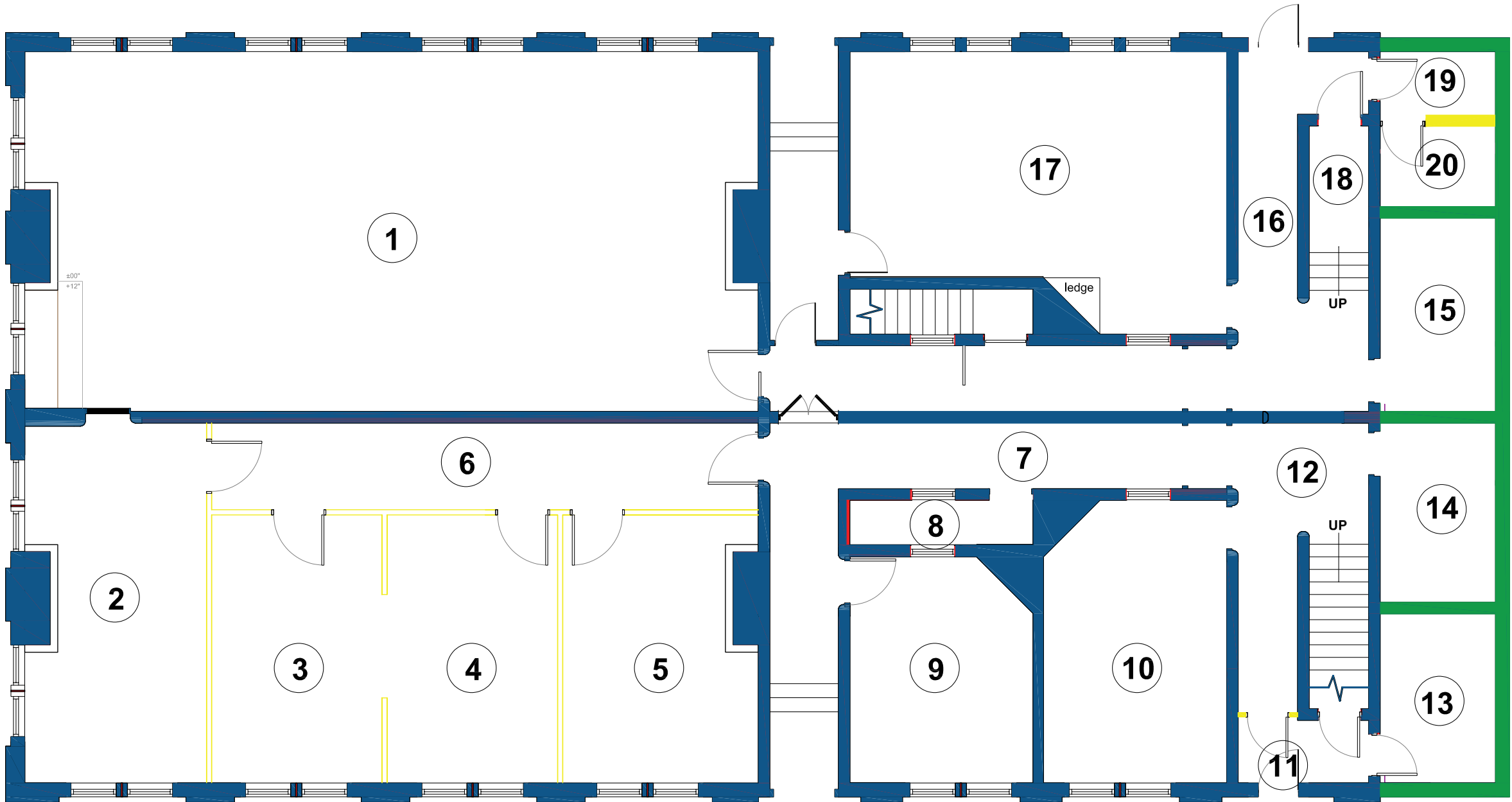
16: CORRIDOR

17: BOARD ROOM

18: STORAGE

19: STORAGE

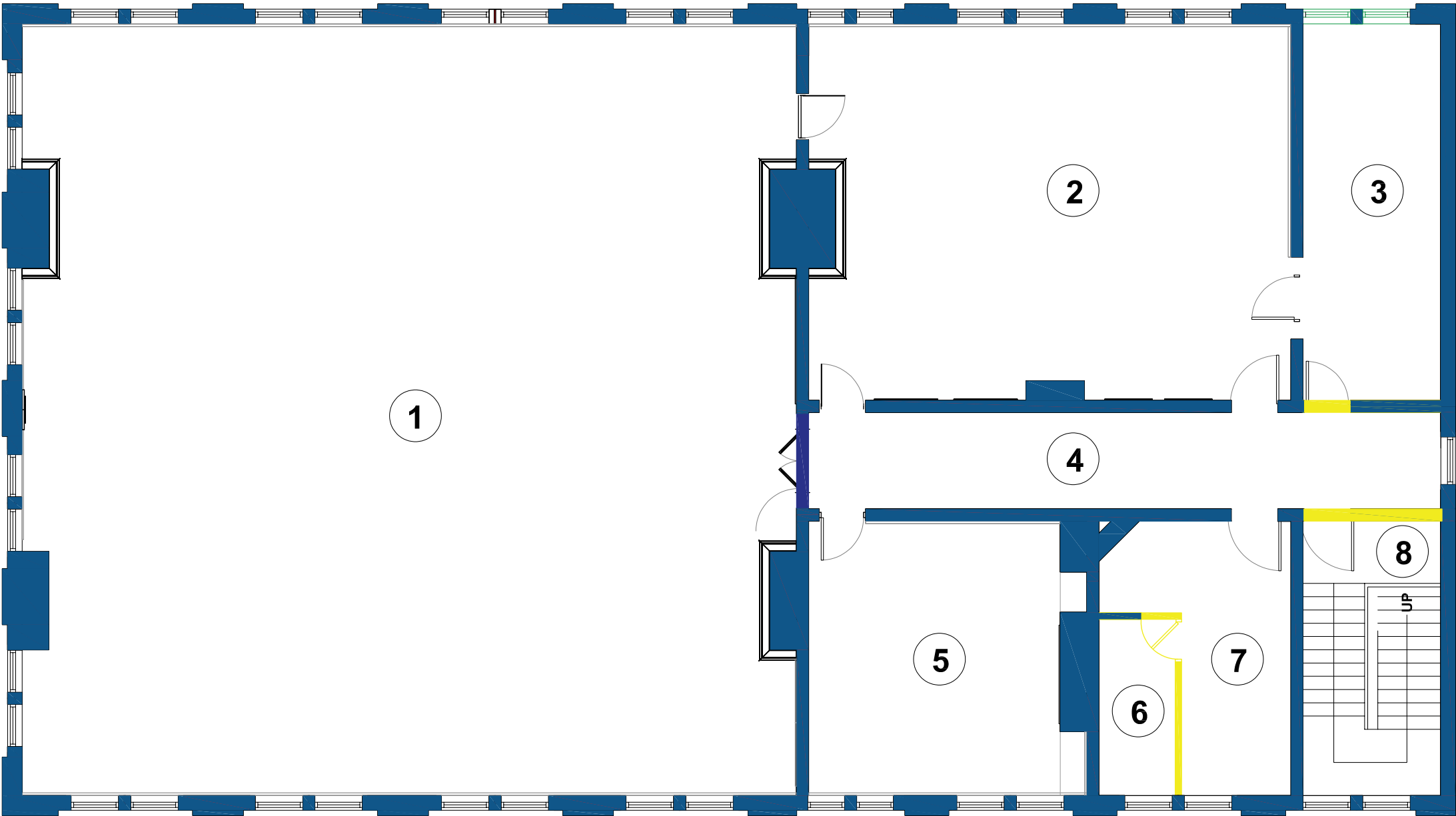
20: BOILER



4.5 SIGNIFICANCE PLANS
FIRST FLOOR

KEY:
POST 2010
1864
1853

KEY:
1: OFFICE
2: DESIGN STUDIO 1
3: OFFICE
4: CORRIDOR
5: DESIGN STUDIO 2
6: SERVER
7: OFFICE
8: STAIRWELL



4.0 STATEMENT OF SIGNIFICANCE

‘People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its roles as a focus of a community.’

4.1 SUMMARY OF SIGNIFICANCE

- The external appearance of the building and its distinctive decorative style gives the building and interesting street presence and adds to its aesthetic significance.
- The historic development of the building can be read in the external architecture of the building and is reflective of the Ragged Schools
- Internally there are several features that survive. The simple detailing including the stone staircases, school rooms, stores, and corridor design scheme should be retained and enhanced.
- The historical value of the building and its long-standing and ongoing connection to the ragged school movement is a key feature of the buildings significance and should be maintained.

4.2 DETRIMENTAL ELEMENTS

- Modern alterations have resulted in the loss of original fabric including stone details and plan form, further evidence may be found below the current decorative finishes, however some detail has been swept away.

4.3 CRITERIA FOR ASSESSING SIGNIFICANCE

Significance can be defined as the sum of the cultural heritage values that make a building or place important to this and future generations. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity.

The range of values that may contribute to the significance of a place can be categorised under the following headings. These values are taken from Historic England’s Conservation Principles (2008).

Evidential Value: This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity.

Historical Value: The ways in which past people, events and aspects of life can be connected through a place to the present. These illustrative or associative values of an historic asset may be less tangible than its evidential value but will often connect past people, events and aspects of life with the present.

Aesthetic Value: The ways in which people draw sensory and intellectual stimulation from a place. This might include the form of an historic asset, its external appearance and how it lies within its setting.

Understanding the aesthetic value of an historic asset will be more subjective than the study of its evidential and historical values and will involve trying to express the aesthetic qualities or the relative value of different parts of its form or design.

Communal Value: This 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 closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects; it can be commemorative, symbolic or spiritual

In order to identify the relative contributions that these values make to the significance of a place and to assist with objective decision-making, the significance of the site and its setting are assessed using a scale of significance ratings ranging from High to Detrimental:

High: An aspect of value that strongly contributes to the significance of a place, forming an essential piece of its history and cultural value.

Medium: An aspect of value that will have some cultural importance and will make a moderate contribution to the significance of a place.

Low: An aspect of value that will make a slight (yet still noteworthy) contribution to the significance of a place.
Neutral: An aspect that has no discernible value that neither adds to nor detracts from the significance of the place. Informed change will be acceptable.

Detrimental: An aspect of the place that detracts from its values and therefore its significance. In material terms, removal or reversal of these aspects should be strongly encouraged.

4.4 ASSESSMENT OF HERITAGE VALUES

The sections below set out the relative significance of the site and the elements that contribute or detract from its heritage value.

4.4.1 EVIDENTIAL VALUE

“This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric. These remains provide the primary evidence for how the asset has changed over time. It is the potential of a place to yield evidence about past human activity”.

The building is now the home of Equator a design agency, however the historic plan remains largely unchanged and the original plan of the Ragged School is visible. There have been several changes to the building over time as the company developed and their requirements changed. These changes can be read in the fabric of the building.

The history of the building is well documented making it possible to pin point the location of such fabric with some further investigations. The building retains many original features.

These areas in particular should be retained in any future plans allowing for these original uses and design to continue to be read. It can also be seen that a large majority of the original design can be seen, with the central corridors leading to rooms either side.

The building has HIGH EVIDENTIAL VALUE.

4.4.2 HISTORICAL VALUE

“The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

The history of the building is well understood and provides a strong connection to the development of the Ragged School from its early beginnings. The alterations to the building that can be viewed in the fabric are illustrative of the development of the organisation over the years, and it subsequent change of use, as the needs and requirements of the building have evolved, the designs have reflected this. Christopher Sharp who is a notable figure in the Ragged School Movement has a strong associative connection to the building and the connection to this key figure in the movement adds another layer to the story, the road on which the building sits is also named after him. The retention of the building name, allows this to be maintained and the plaque on the wall highlights the reason for the naming of the building as such. This helps to share the story with those passing by and anyone visiting the site.

The building has HIGH HISTORICAL VALUE.

4.4.3 AESTHETIC VALUE

“The ways in which people draw sensory and intellectual stimulation from a place.”

Sharp Street Ragged School has considerable aesthetic value in the external elevations with the oldest part of the building designed in a Victorian style constructed with red bricks that are distinctive in their character. The more simplistic repetitive design adds to the character of the area, the façade remains largely in tacked with the reduction and capping of some chimney stacks the most notable alteration. Internally the rooms and proportions are largely in tacked. There is a coherent design that dates from the 1850s that is simplistic in its features.

The building is of MEDIUM AESTHETIC VALUE.

4.4.4 COMMUNAL VALUE

“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”

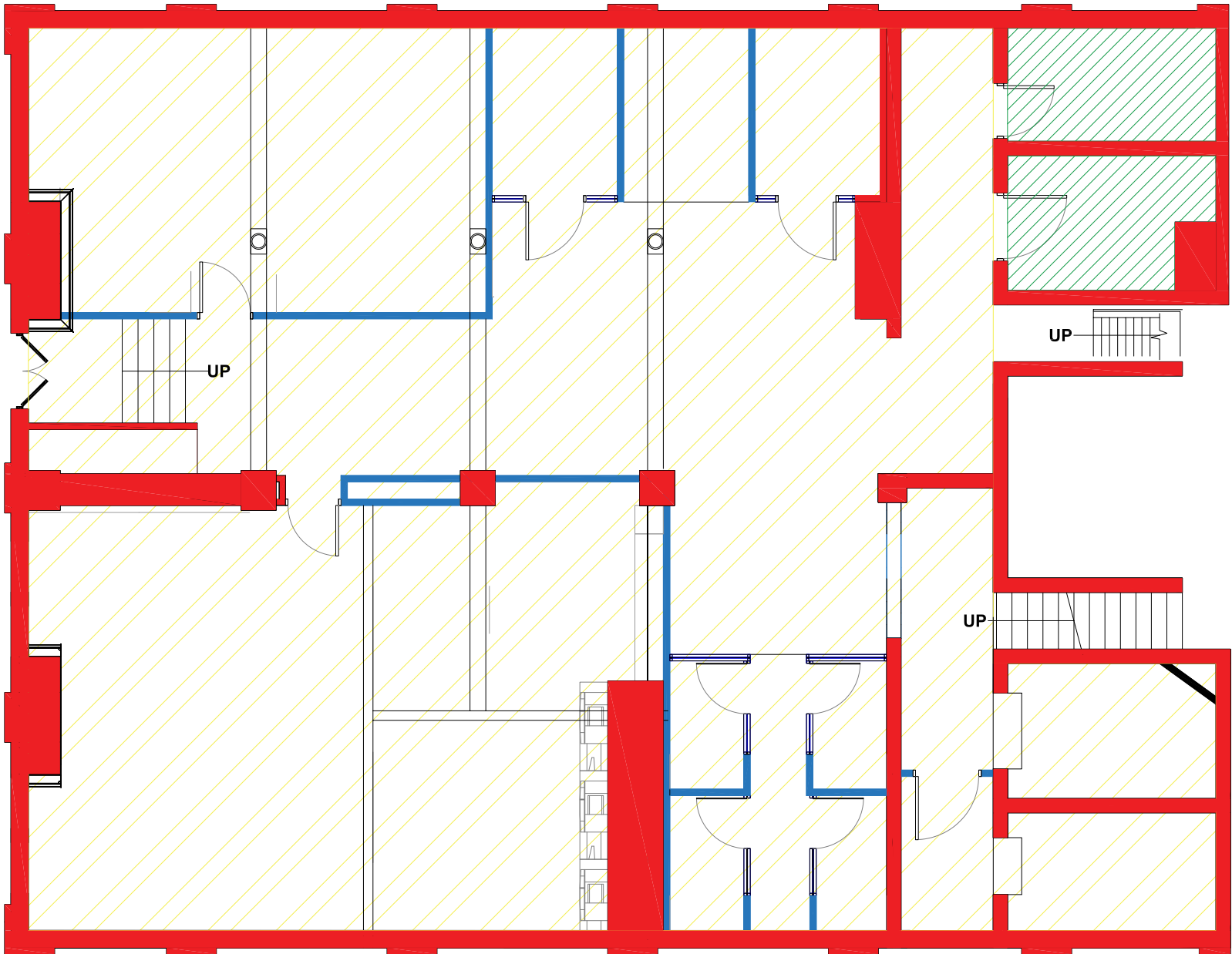
Sharp Street Ragged School was paid for by xxx and is a key part of the ragged school movement. There will be a wealth of people who have worked within the building for the movement, and who have memories of the area and its development. This all adds to the communal value of the building.

As office space it is the exterior in particular that is experienced by the general public. As such the history of the building in the plaque and the building design is key to its significance. The connection of the whole area to the co-operative movement should be explored and possibly shared in the regeneration of the NOMA district. Sharing this connection to the history of the movement could be further enhanced and explored.

The building is of **MEDIUM COMMUNAL VALUE**.

4.5 SIGNIFICANCE PLANS
LOWER GROUND FLOOR

- KEY:
- HIGH
 - MEDIUM
 - LOW
 - NEUTRAL
 - DETRIMENTAL



4.5 SIGNIFICANCE PLANS

GROUND FLOOR

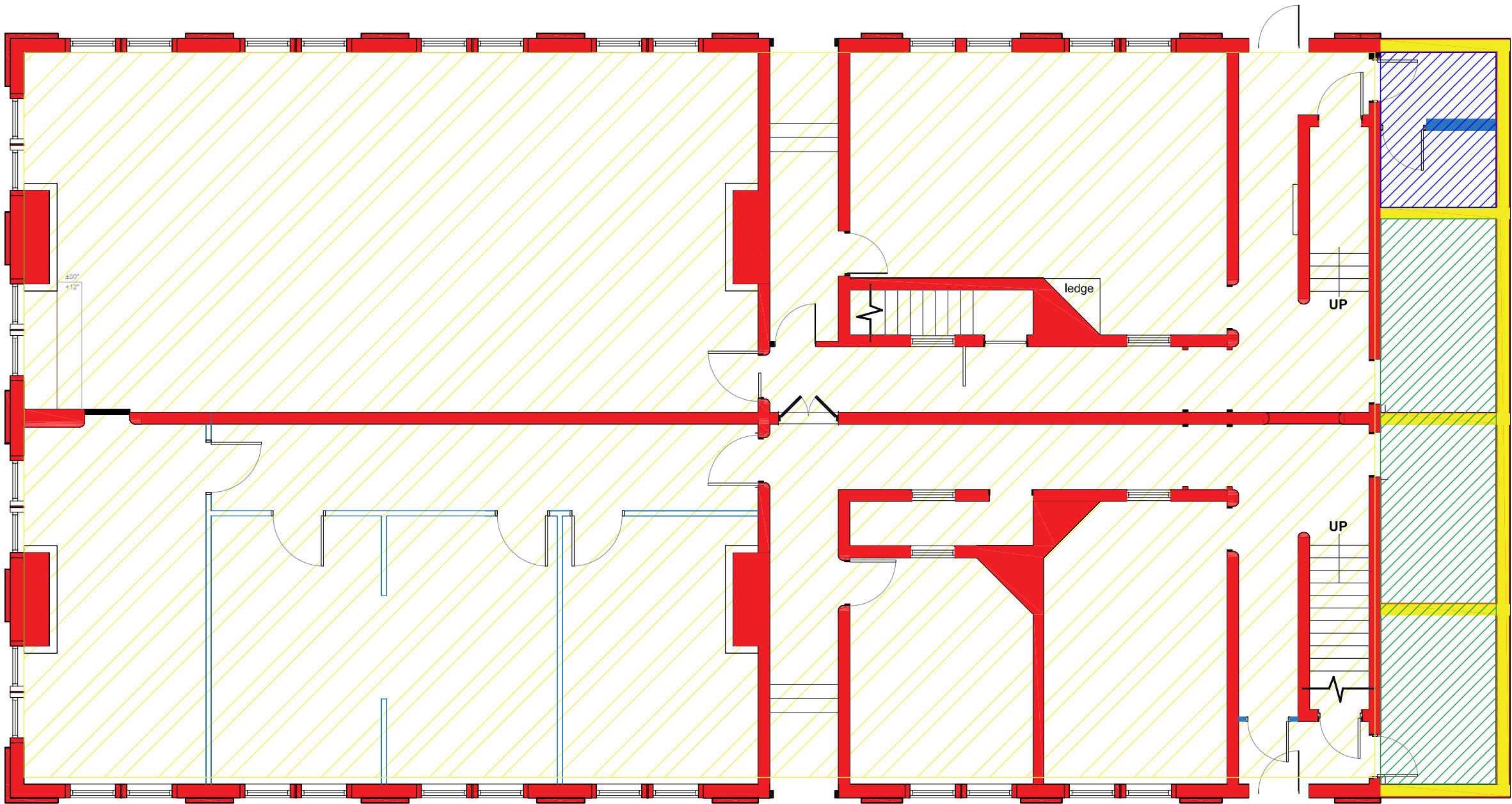
- KEY:
- HIGH

MEDIUM

LOW

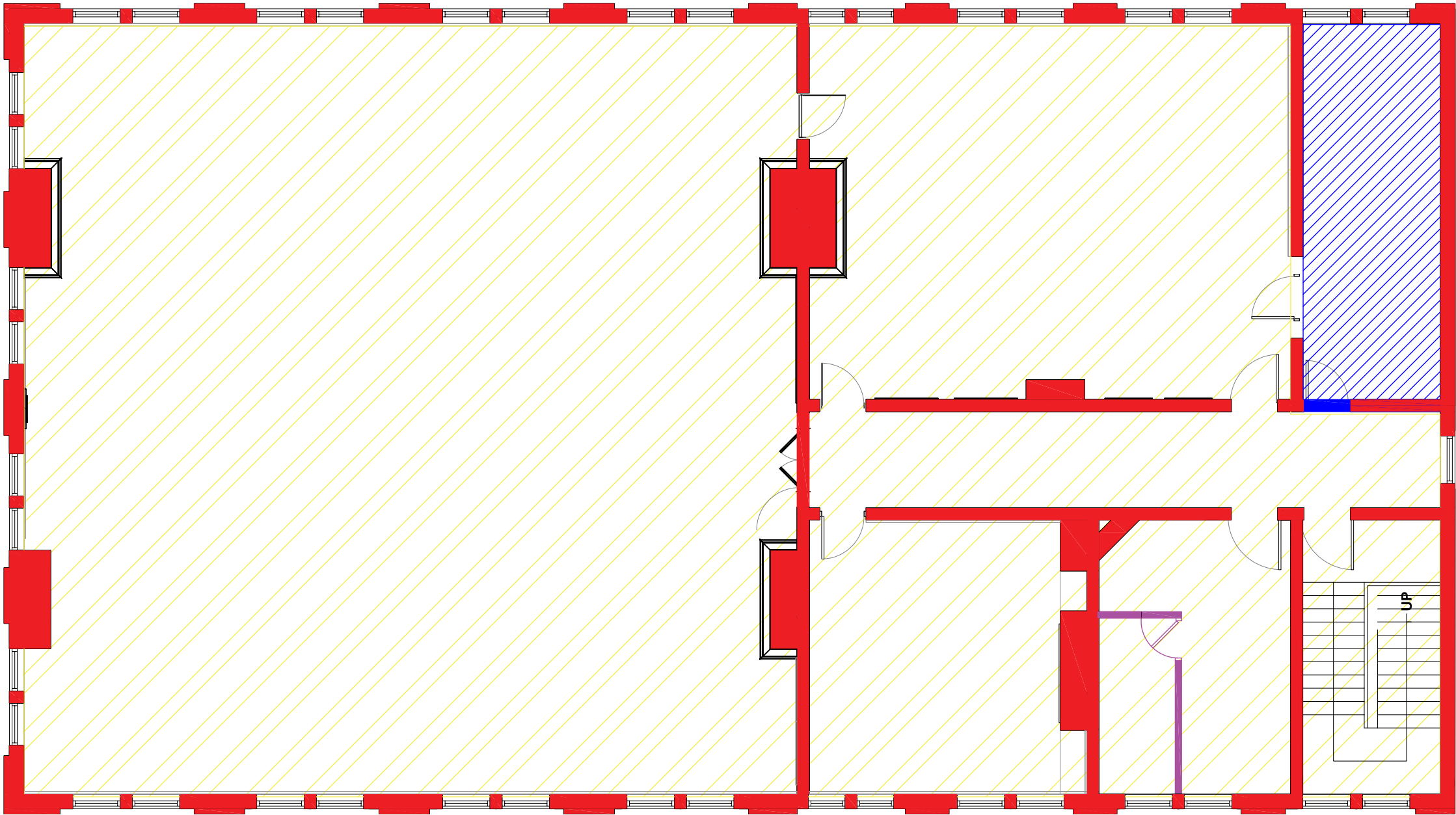
NEUTRAL

DETRIMENTAL



4.5 SIGNIFICANCE PLANS
FIRST FLOOR

- KEY:
- HIGH
 - MEDIUM
 - LOW
 - NEUTRAL
 - DETRIMENTAL



5.0 HERITAGE IMPACT

5.1 CRITERIA FOR ASSESSMENT

The following section is intended to assess the impact of the proposed redevelopment at Ragged School, Sharp Street, to enhance Equators working environment. This assessment is based the initial design proposals. The level of impact will be assessed based on the following criteria:

Level of Impact

High Beneficial - The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

Medium Beneficial - The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance. Low Beneficial The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

Neutral / Negligible - The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

Low Adverse - The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

Medium Adverse - The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance

High Adverse - The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.

5.2 IMPACT ASSESSMENT

Proposal and Area of Impact Commentary Overall Impact and Mitigation

External Elevations:

In order to facilitate the internal works additional ventilation is required to the space, this mean the alteration to 4No window heads at Ground and First floor, this entails the removal of a glazed panel to introduce an overhead louvred panel, these windows are not original. The formation of the new louvres will have a low impact on the significance and history of the building.

In addition to these louvre we will require to add two new air brick to the basement level of the Sharp Street elevation and one to the basement of the School Street elevation. This is neutral / negligible in its impact and is mitigated by the benefit to the building user of having improved modern adequately ventilated toilets and kitchens. On the single storey flat roof some additional AHU's will be placed, these will not be visible from the street, this is of neutral impact to the heritage assest.

Basement:

The redevelopment seeks to refurbish the kitchen and WC's, that are modern yet dated, no historic features remain in these areas, in addition the cubicles do not conform to the current British Standard in terms of space standards. This is of neutral impact to the heritage asset.

Modern doors will be removed. This is of neutral impact to the heritage asset.

First Floor:

The redevelopment seeks to remove a modern server room and convert the space to a staff kitchen. This is of neutral impact to the heritage asset.

The main drawing office will have some contemporary meeting pods placed within the space, these are of lightweight construction with no fixings required to the historic fabric. This is entirely reversible and of neutral impact to the heritage asset.

Linings including: Covering of the historic timber floor with a floating vinyl / LVT floor. The new works will not require the removal of a wall lining or historic flooring. New flooring will overlay the existing timber, such that it is reversible. New wall linings will be fixed at head and base, so as not to damage any historic fabric.

Low negative impact to historic fabric. This is mitigated by the benefit to the building users from the creation of modern facilities.

Doors: All historic doors will remain. Limited impact will occur to historic fabric.

The proposals are to an area of the basement of low significance and do not in any way affect the highly significant principal elevations or interiors on the upper floors. The impact on historic fabric has been kept to a minimum.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the planning authority 'should have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses'. Also, NPPF para 132 states that 'significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.' It is clear the new facilities will not affect the character of the building. There will be no loss of fabric, or changes to any principle space. The perimeter of the space as existing and proposed remains unchanged. The high quality of design and choice of materials in the building also mitigates against any negative impact on the heritage assets.

In summary, it is felt that the impact on historic fabric and on the setting of the heritage assets does not constitute substantial harm, and measures have been put in place to mitigate against any negative impacts which may affect our understanding and enjoyment of the heritage assets.

Summary / Conclusion:

The above appraisal confirms the conversion retains the all external fabric and features of the Ragged School whilst also delivering the accommodation to the correct Building Regulations Standard necessary to permit it use. Internally, the proposals will have a positive impact. The proposals reinstate the large room to the Ground floor and opening up the existing circulation stair, a key feature of the building.

Saved Unitary Development Plan Policy ST15 advises that historic assets that contribute to the character should be preserved and wherever possible and appropriate, enhanced. The heritage appraisal above demonstrates the application proposal will secure the long term preservation of the listed fabric, hence securing the long term future of the asset for the benefits of future generations and complying with policies CH1 and ST15. Subject to appropriate conditions the works identified above will not result in harm to the significance of the listed building.

The works proposed clearly retain the intended external appearance of the building to Sharp, School and Naples Street. On balance of impacts the proposed development may be regarded as a positive conservation proposal. Conditions are expected to be applied to ensure that the works proposed are achieved sensitively and using appropriate materials and construction methods. Building recording is appropriate prior to conversion and may be conditioned prior to any demolition.

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Appendix

Appendix A

APPENDIX A: LISTING DESCRIPTIONDEVELOPMENT

SHARP STREET RAGGED SCHOOL

List entry Number: 1254650
Grade: II
Date first listed: 06-Jun-1994
Statutory Address: Sharp Street Ragged School, Sharp Street
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish

GJ8499 SHARP STREET, Ancoats 698-1/15/468 (West side) Sharp Street
Ragged School

Ragged School, now mission, Sunday School and Boys’ Club. Established 1853, rebuilt 1869. Red brick, slate roof. Rectangular plan. Two storeys and 8 bays, pilastered, with a corbel table to each bay. The ground floor has a round-headed doorway to the 1st bay, with panelled door and fanlight with semi-circular tracery, a segmental-headed window to the 4th bay with a doorway below the sill (perhaps an insertion), and coupled segmental-headed windows in the other bays; the 1st floor has coupled round-headed windows. The rear is similar. Interior: longitudinal partition which formerly divided the school into 2 halves at ground floor, one side reserved for reception classes of children who were so wild and scruffy that they had to be tamed before they could be educated; stone staircase; hall at 1st floor; original fireplaces and other fittings. Still occupied by the charitable institution which established it.



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