

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.



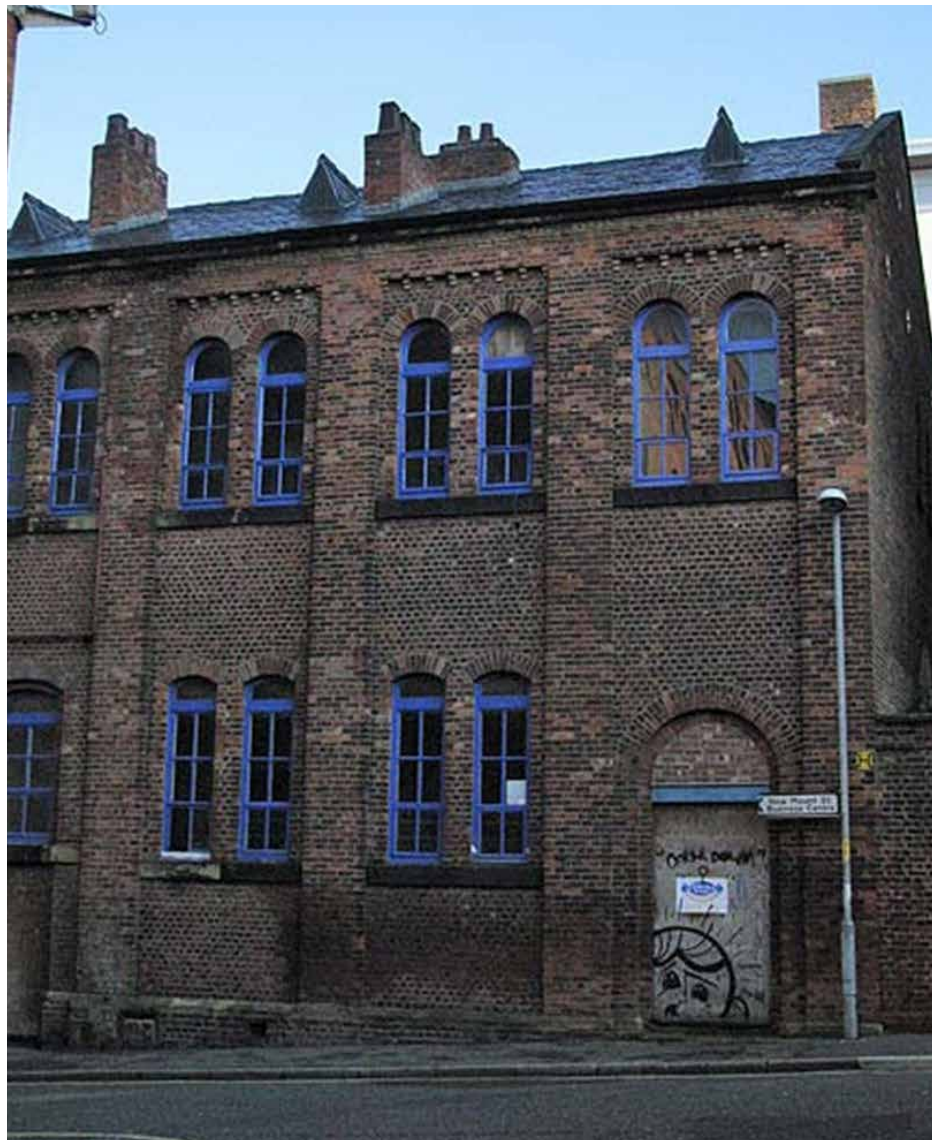
Sharp St Ragged School from the North showing the original building pre 2010 (before previous planning application and conversion to office)

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.



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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.



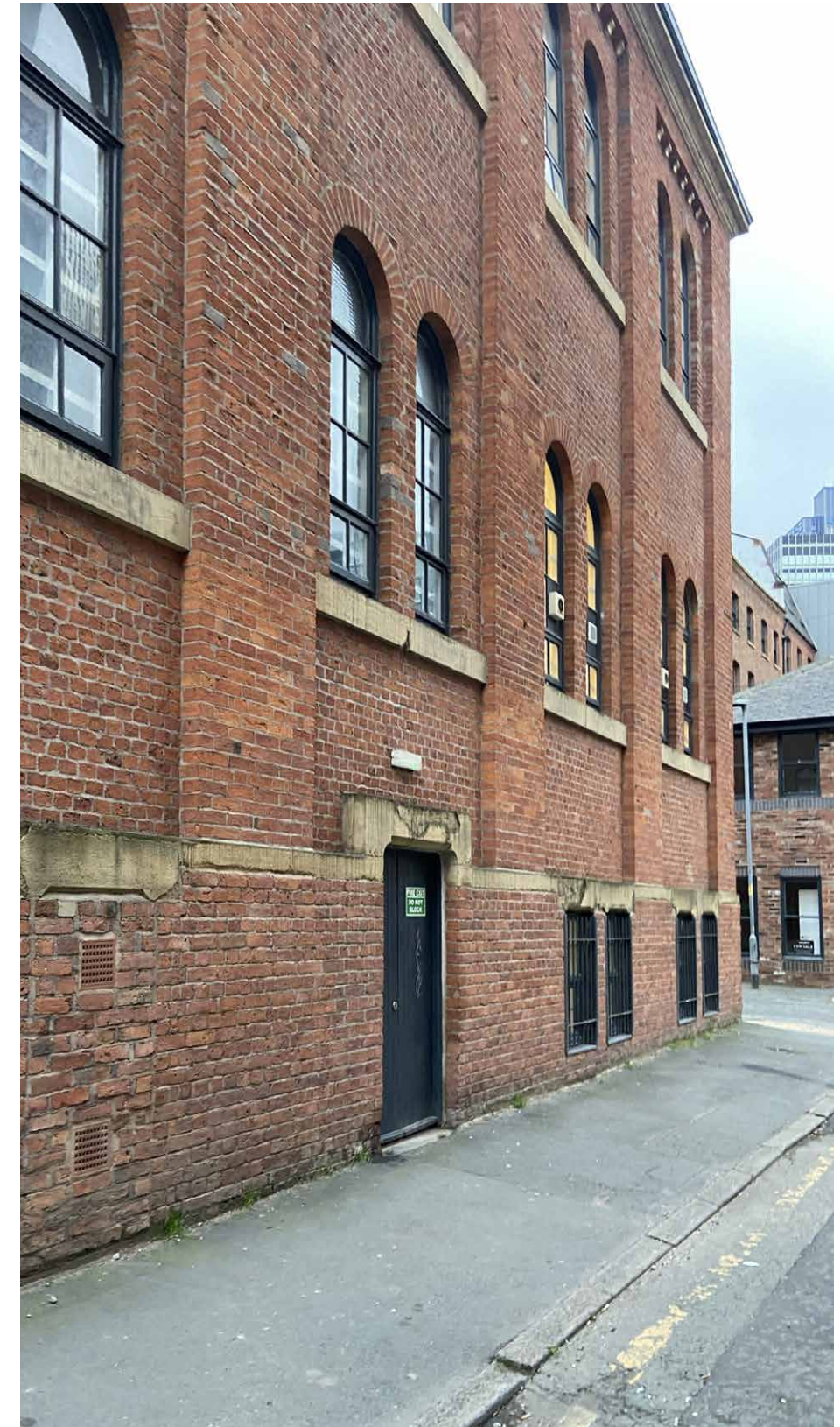
The original Ragged School south east elevation, prior to reinstatement of door



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

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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

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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.

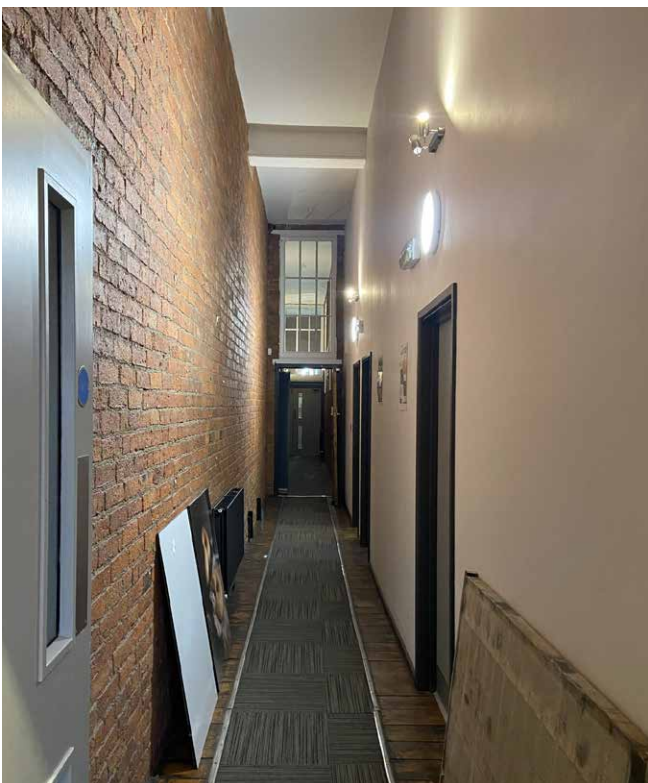
In Sharp Street side (originally girls space), much of the original layout has been retained with large meeting rooms off the main entrance currently in use as a boardroom. Along the corridor the staircase leads to the basement, beyond this the historic exit on to Sharp Street has been converted to a 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.

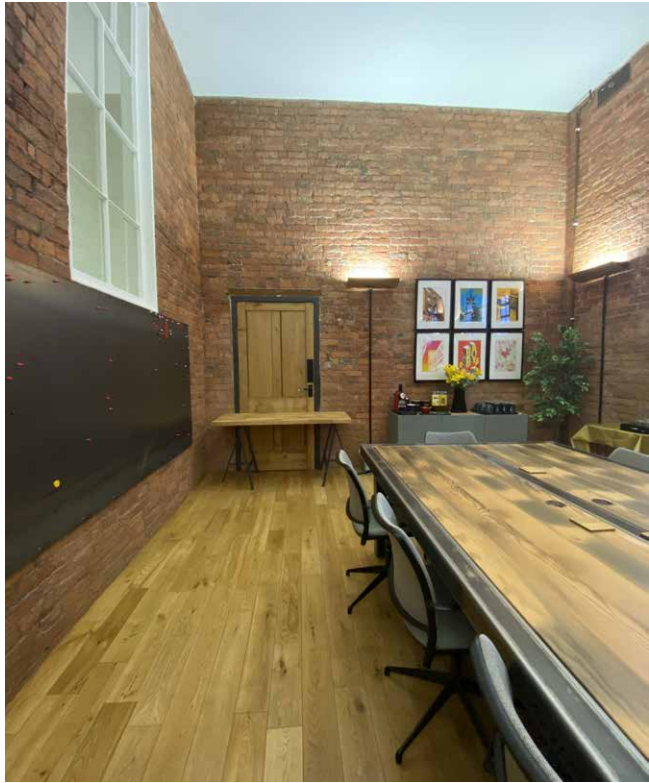
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Entrance hall and central staircase



Connecting corridor with changing floor levels.



Board room



Secondary staircase, currently blocked off



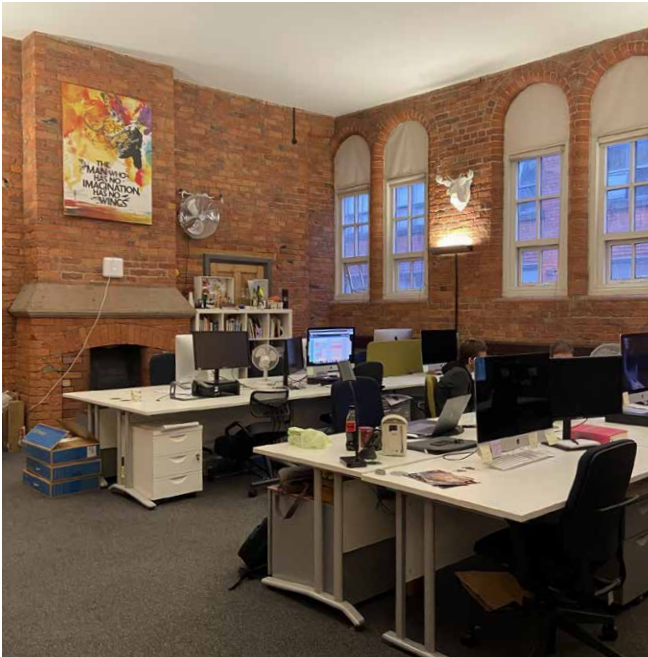
Some visible features from original design.



Wall mounted lights, exposed conduit and retained high ceilings



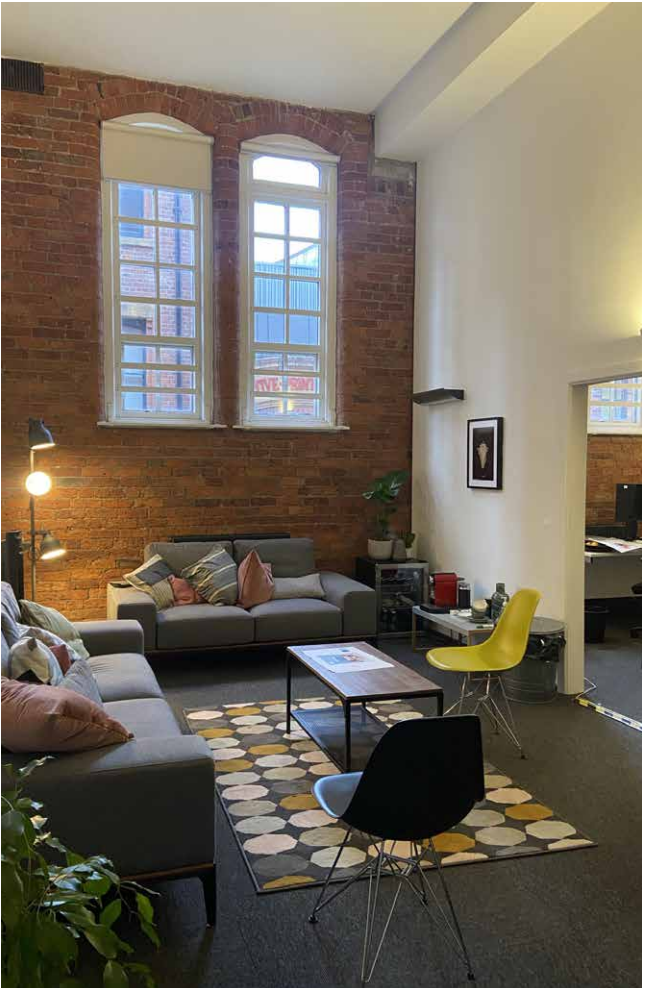
Wall mounted lights, exposed conduit and retained high ceilings



Modern office fit out but some retained character features

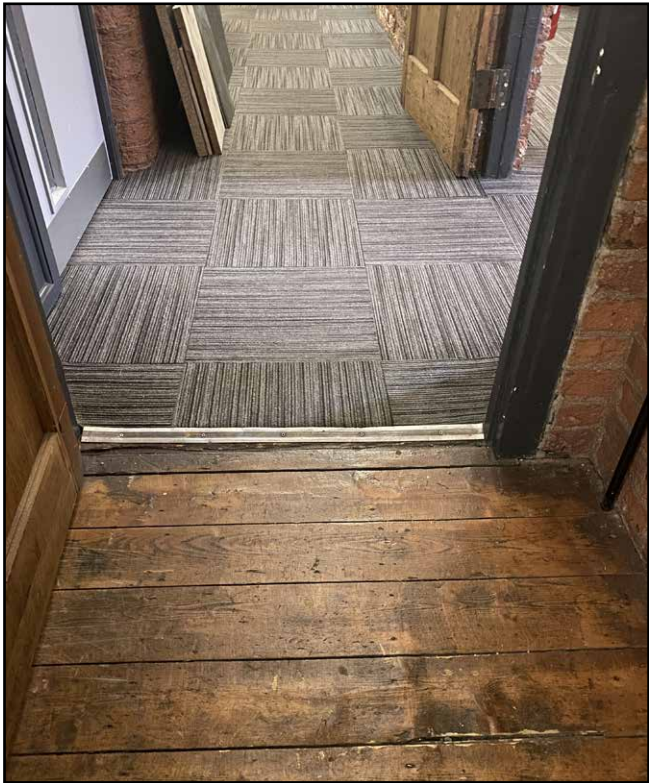


Photographic Studio



Modern office fit out and later wall divisions and openings

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Historic floor with carpet overlay



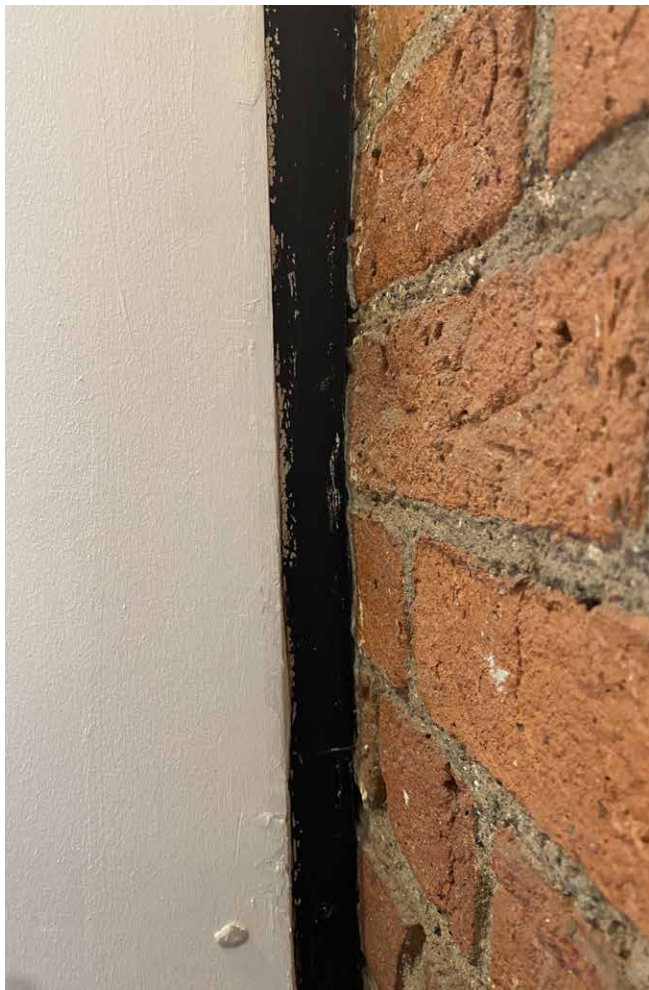
New fire doors to corridor



Remodelled boiler room and store



Under stair store



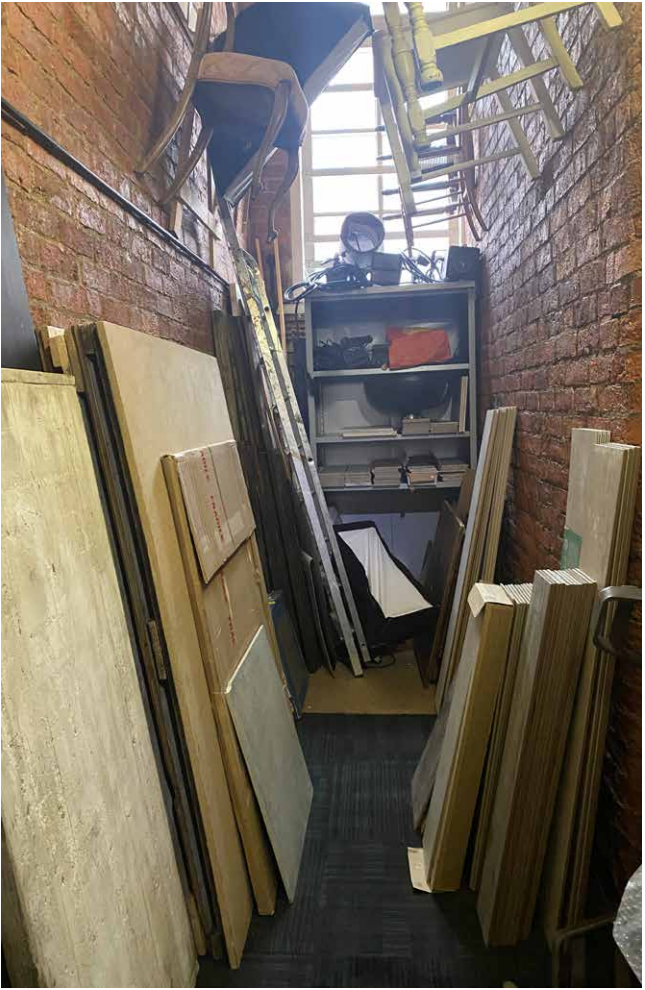
Modern partition interface to historic wall



Modern partitions



Stepped exit to school street



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

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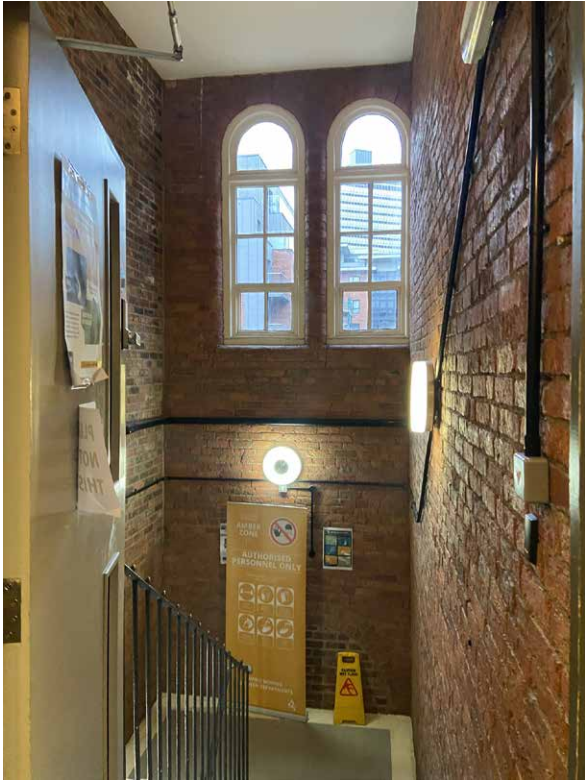
FIRST FLOOR

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).

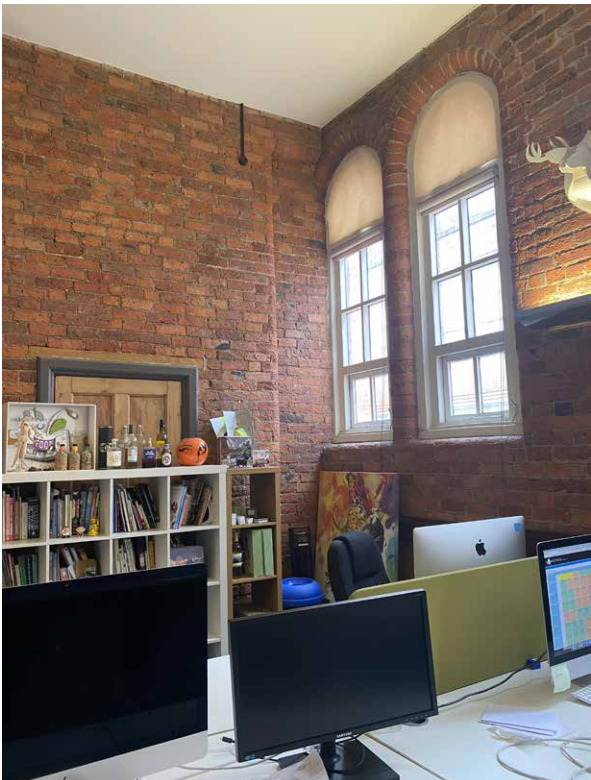
This floor is made up of much larger open plan spaces reflective of the needs of the time.



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



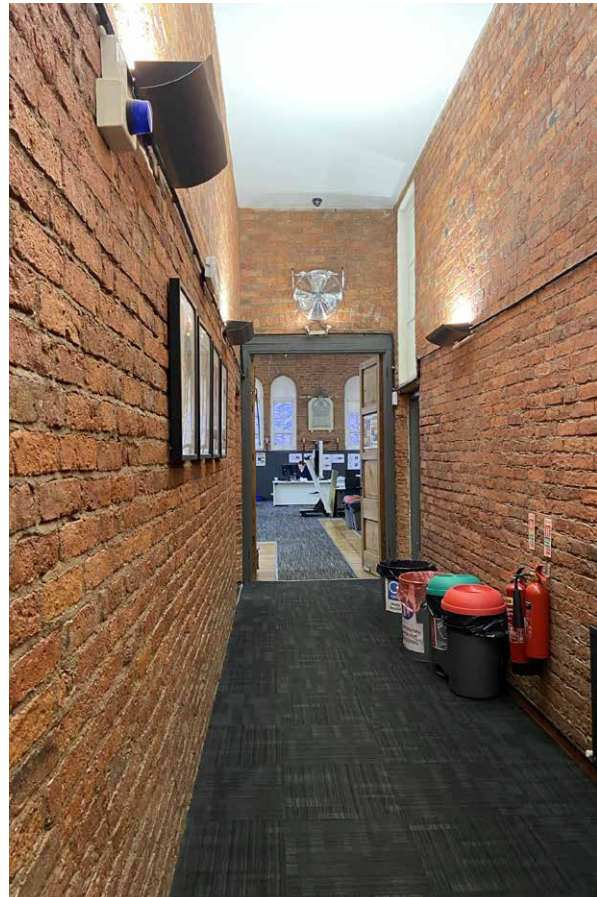
Kitchenette to main first floor corridor, showing modern infill brickwork



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

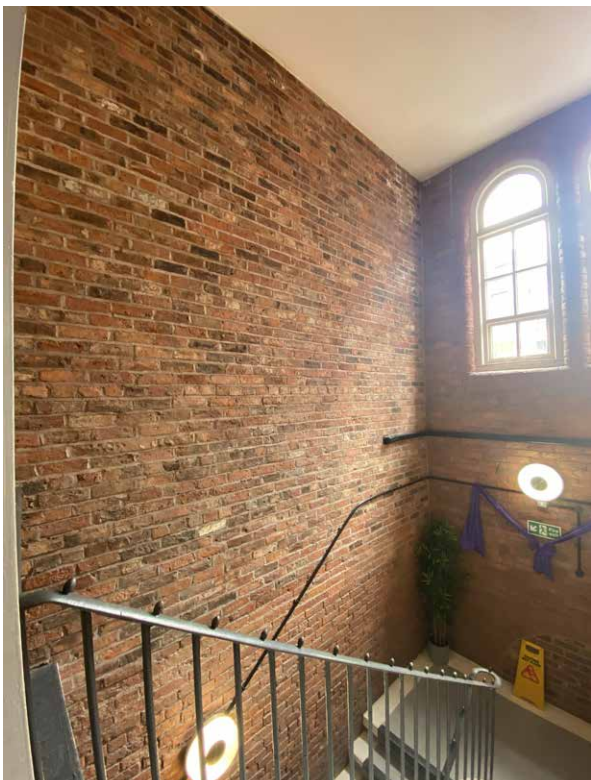


Stairhalf landing

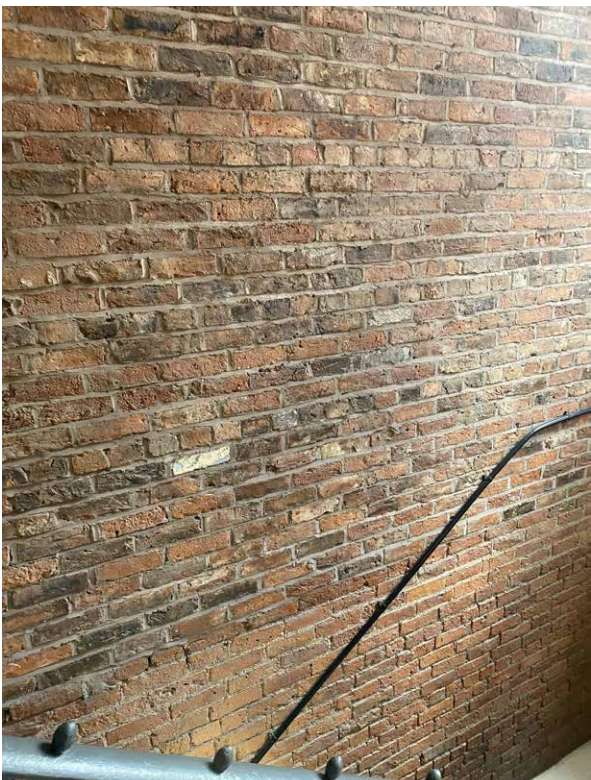
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Stone stair to first floor



Rebuilt gable wall



Rebuilt gable wall



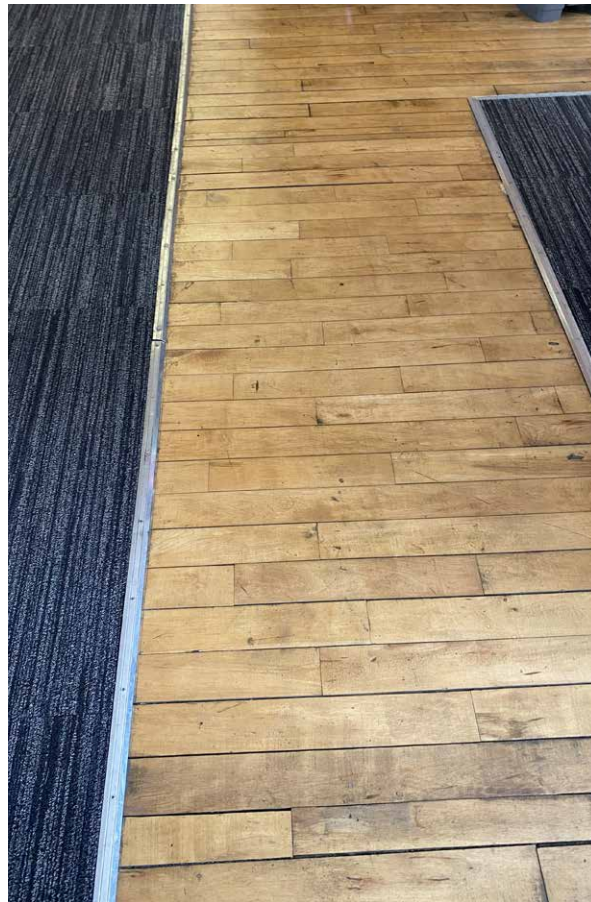
Small cellular office



Water ingress to first floor



Water ingress to first floor



Some modern spaces with timber flooring detail



Comms room, modern infill