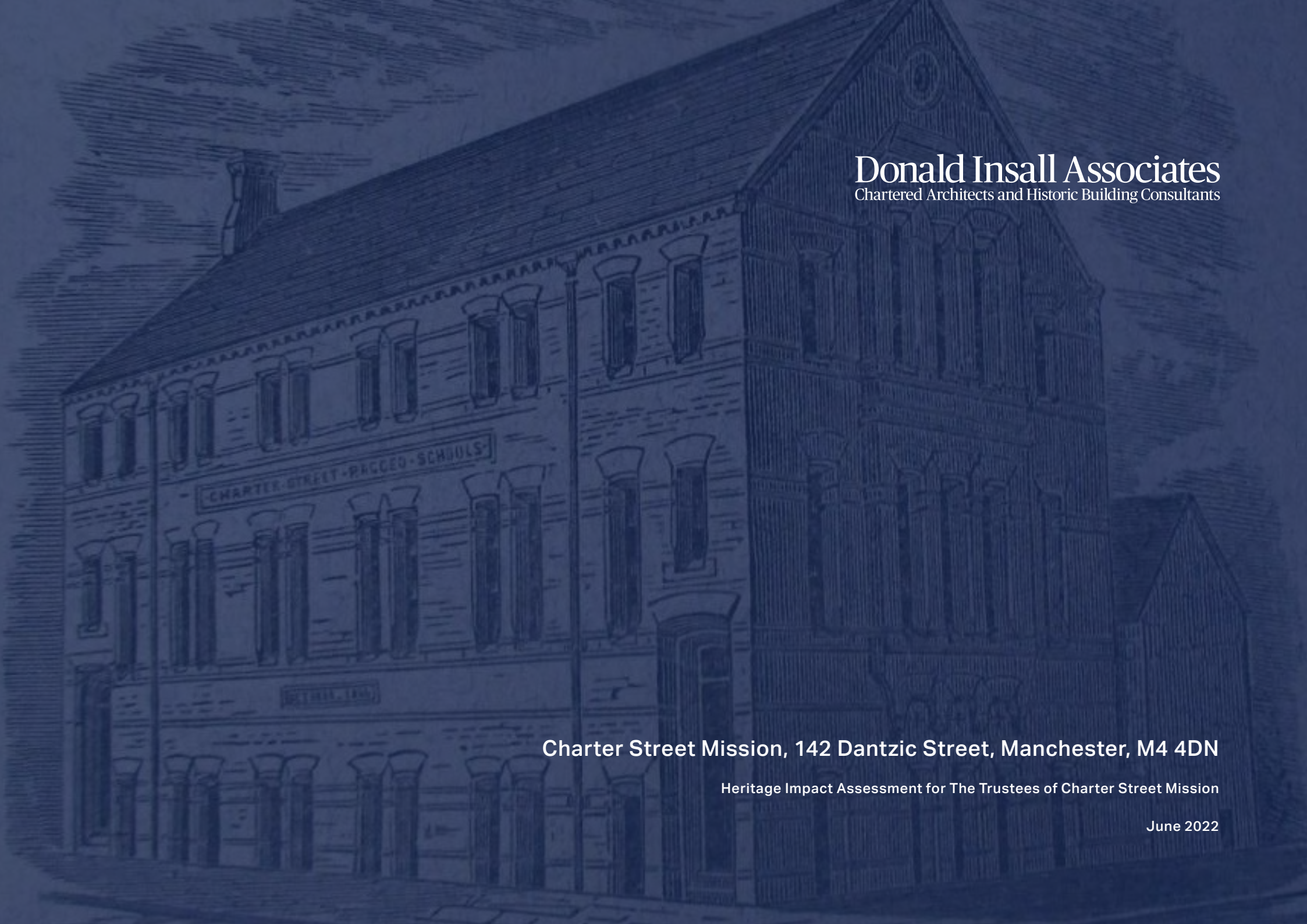




Donald Insall Associates
Chartered Architects and Historic Building Consultants

Charter Street Mission, 142 Dantzic Street, Manchester, M4 4DN

Heritage Impact Assessment for The Trustees of Charter Street Mission

June 2022



Contact information

Vicky Webster (Associate)

E: vicky.webster@insall-architects.co.uk

T: 0161 359 4326

Alison Montgomery (Assistant Researcher)

E: alison.montgomery@insall-architects.co.uk

T: 0161 359 4326

Manchester Office

221 Ducie House

Ducie Street

Manchester

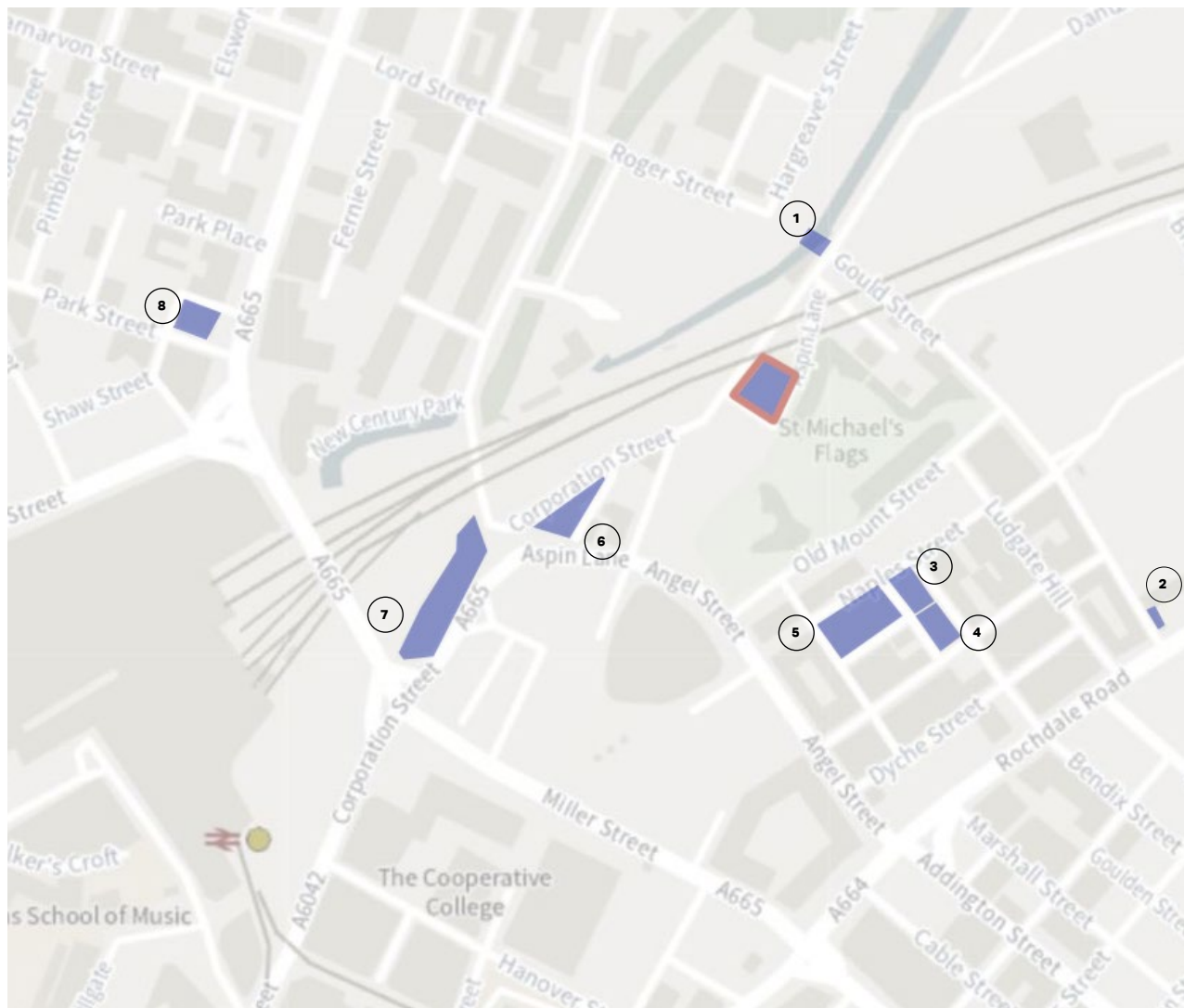
M1 2JW

www.donaldinsallassociates.co.uk

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates or the client. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form without the prior written consent of Donald Insall Associates or the client as appropriate. All material in which the intellectual property rights have been licensed to Donald Insall Associates or the client and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein. Checked by KXM.

Contents

1.0	Summary of Heritage Impact Assessment	1
2.0	Historical Background	2
3.0	Site Survey Descriptions	33
4.0	Assessment of Significance	63
5.0	Description of the Proposals	65
6.0	Commentary on the Proposals	67
Appendix I - Statutory List Description		69
Appendix II - Planning Policy and Guidance		75
Appendix III – Images of Completed Works		81



- The site
- Listed buildings
1. Union Bridge, GII
 2. Marble Arch Inn, GII
 3. Sharp Street Ragged School, GII
 4. Warehouse on west corner of junction with Simpson Street, GII
 5. Co-Operative Press, GII
 6. Ashton House, GII
 7. Parkers Hotel, GII
 8. Former synagogue, GII

Heritage assets map

1.0 Summary of Heritage Impact Assessment

1.1 Introduction

Donald Insall Associates was commissioned by the Charter Street Mission in February 2022 to assist them in undertaking electrical works at the Charter Street Mission, 142 Dantzic Street, Manchester, M4 4DN. The investigation has comprised historical research, using both archival and secondary material, and a site inspection. A brief illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; the site survey findings are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below.

The specific constraints for this building are summarised below. Section 5 summarises the works to the building, installed by W Group electrical engineers and drawn up by Donald Insall Associates. Section 6 provides a justification of the scheme according to the relevant legislation, planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

Charter Street Mission is a Grade II-listed building located in the City of Manchester. Alterations to a listed building generally require listed building consent. The statutory list description of the listed building is included in Appendix I and extracts from the relevant legislation and planning policy documents are in Appendix II.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 16 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have: *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'*.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the site is the *Manchester City Council Core Strategy* (adopted in July 2012). Citywide Development Control Policies from the *Unitary Development Plan*, 1995 (UDP) remain in force, including Policy 19 Listed Buildings; which states that: *'in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.'*

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2021 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section

38(6). The key message of the NPPF is the concept of 'sustainable development' which for the historic environment means that heritage assets 'should be conserved in a manner appropriate to their significance'.

The NPPF recognises that, in some cases, the significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF therefore states that any harm or loss to a designated heritage asset 'should require clear and convincing justification' and that any 'less than substantial' harm caused to the significance of a designated heritage asset should be weighed against the benefits of the proposal including, where appropriate, securing its optimum viable use. A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.0 Historical Background

2.1 The Surrounding Area

2.1.1 Early Development

The area that we now know as Angel Meadow is bound to the north by the River Irk. By 1282 the barons of Manchester were operating a water-driven cotton mill somewhere on the banks of the river but its valley remained picturesque with the area to its south still being undeveloped agricultural land. One of these fields was known as Angel Meadow.

2.1.2 The Post-Medieval Period

In 1700, Angel Meadow was still a semi-rural area on the edge of Manchester, looking out over the surrounding hills and traversed by trout streams. Thomas Tinker's map of 1772 shows it located on the very edge of Manchester. A single road, leading to the small settlement at Blakeley, ran through the area in part roughly along the course of present-day Aspin Lane. It was itself entirely undeveloped beyond Mill Gate [Plate 2.1]. The few houses in this area, believed to have dated from the Georgian period, were occupied by the affluent of the city.

Manchester was early to industrialise and in 1780-82 Richard Arkwright constructed its first powered textile mill to the rear of Angel Street. As the area became more mixed in nature it attracted further industrial sites, their workers and the tradesmen who supplied their needs, prompting the retreat of the former affluent occupants of the Georgian houses. Some of these were subdivided, whilst others were demolished and replaced with densely-packed dwellings, often built by speculative builders.

The population of Angel Meadow grew rapidly but the area still contained a number of large open spaces in the 1780s. This made possible the laying out in 1787 of what was at the time Manchester's largest burial site. The church of St Michael and All Angels followed in 1788-89, to designs by Humphrey Owen, and had space for 1,000 worshippers. Development was, however, spreading quickly. Union Bridge (Grade II) is likely to have been built at this time (or very early in the 19th century) and by the end of the century development was expanding along Back Lane and around the new burial ground.

2.1.3 The 19th Century

By 1810 the road to Blakeley had been renamed Ashley Lane and development was spreading to the northeast, away from the city [Plate 2.2]. At the west, the Walker's Croft pauper's graveyard was opened in 1815 and by the 1820s the space between Ashley Lane (the precursor to Aspin Lane) and (New) Blakeley Street (the forerunner of Dantzic Street) was almost filled with buildings, whilst a gasworks had emerged in the southeast [Plate 2.3].

Industrialisation and urbanisation continued to accelerate and by the mid-19th century Angel Meadow was reputed to be one of England's worst slums. By the 1840s up to 30,000 people were living in the dense mass of terraced and back-to-back houses, lodging and boarding houses, and cellar residences contained within a 33-acre area bound by Rochdale Road (then St George's Road), Miller Street, Cheetham Hill Road and Gould Street. Many residents were believed to be impoverished Irish, forced out of Ireland by the Great Famine. This gave rise to the area's new name

of 'Irish Town', which had a strong reputation (perhaps in part due to xenophobia) for crime, prostitution, violence and immorality. Housing density increased, and the environment deteriorated, when a link station (a predecessor to Victoria) was built at Hunts Bank in 1844 and the viaduct through Angel Meadows erected [Plate 2.4].

'[T]he frightful condition of this Hell upon Earth' was famously referred to by Friedrich Engels in *The Condition of the Working Class in England* (1845):

Such is the Old Town of Manchester [Angel Meadow], and on re-reading my description, I am forced to admit that instead of being exaggerated, it is far from black enough to convey a true impression of the filth, ruin, and uninhabitableness, the defiance of all considerations of cleanliness, ventilation, and health which characterise the construction of this single district, containing at least twenty to thirty thousand inhabitants. And such a district exists in the heart of the second city of England, the first manufacturing city of the world.

If any one wishes to see in how little space a human being can move, how little air -- and such air! -- he can breathe, how little of civilisation he may share and yet live, it is only necessary to travel hither. True, this is the Old Town, and the people of Manchester emphasise the fact whenever any one mentions to them the frightful condition of this Hell upon Earth; but what does that prove? Everything which here arouses horror and indignation is of recent origin, belongs to the industrial epoch.



2.1 A Plan of Manchester and Salford, 1772, R. Tinker (DIA)



2.2 Manchester and Salford, G. Roper and J. Cole, 1808 (Historical Maps)



2.3 Manchester and its Environs, W. Swire, 1824 (Historical Maps)



2.4 Ordnance Survey, 1848 (surveyed 1845) (NLS)

A journalist visiting in 1849 similarly reported that:

The lowest, most filthy, most unhealthy and most wicked locality in Manchester is called, singularly enough, 'Angel-meadow.' It is full of cellars and inhabited by prostitutes, their bullies, thieves, cadgers, vagrants, tramps and, in the very worst sties of filth and darkness, by those unhappy wretches the "low Irish".¹

Deprivation, overcrowding, lack of sanitation, poverty, crime and industrial pollution all had an impact, resulting in death rates of around 40 per 1,000 per year in the mid-19th century. The New Burial Ground, by this time known as St Michael's Burial Ground, is estimated to have contained some 40,000 bodies, in mass graves, upon its closure in either 1815 or 1854.² It was later paved over to prevent the theft of bones, leading to a new name, St Michael's Flags (or simply The Flags).³ As recorded in the 1881 census, the area now had 257 registered lodging houses (and presumably others operating unofficially) and it was reported in 1897 that some 7,000 people lived in its 33 acres, creating a density comparable with the slums of Soho and Whitechapel. Its resultant mortality rate was over 50 per 1,000 per year – at a time when the national average was only 19 [Plate 2.5].⁴ Consequently, it was



2.5 Map of Manchester, G. W. Bacon, 1884 (Historical Maps)

no coincidence that Manchester's first Ragged School was established at Angel Meadow, opening on a site on Charter Street in 1846 or 1847.

1 Angus Reach, a London-based journalist, cited in BBC Manchester (2009).

2 Both 1815 and 1854 are given as dates for its closure.

3 Dates for this are variously given as 1855, 1867 and the 1890s.

4 Friends of Angel Meadow [undated]; Rev. J. R. Mercer, speaking to the Manchester Statistical Society (28 April 1897), cited in Brown (2005).

2.1.4 The 20th Century

By 1909, Victoria Railway Station (1844) was being expanded and a number of high-quality offices (such as the Parkers Hotel, c.1900-10, Grade II) and warehouses were in operation **[Plate 2.6]**. To its east, however, the area's reputation remained unchanged. Such were the believed moral and physical threats posed by the boarding and lodging houses that in 1910 the Corporation erected Ashton House, providing accommodation for 222 women (Grade II) **[Plate 2.7]**.

The Flags and St Michael's were depicted in L. S. Lowry's works even after the church was demolished in 1935 **[Plates 2.8a, 2.8b and 2.9c]**. The area was hit heavily during the Manchester Blitz (1940) and post-war slum clearance resulted in the loss of large amounts of the earlier densely packed terrace housing **[Plate 2.9]**. Many of the cleared sites were reused as parking areas or converted to uses such as motor repairs (as at Aspin Lane) and light industry. In 1998, however, the conversion of the Co-Operative Society's tobacco warehouse for residential use began. This is often cited as the starting point of the regeneration of the area.



2.6 Ordnance Survey, 1909 (surveyed 1905-06) (NLS)



2.7 Kelly's Map of Manchester, 1920 (Historical Maps)



2.9 Ordnance Survey, 1956 (surveyed 1948-56) (NLS)



2.8a *The Flags*, L. S. Lowry, Study for *The Playground*, 1927 (FOAM)



2.8b (Imagined) View from Corporation Street towards the entrance to *The Flags* at the corner of Aspin Lane and Angel Street, L. S. Lowry, 1941 (FOAM)



2.8c *Steps into The Flags*, L. S. Lowry, 1928 (FOAM)

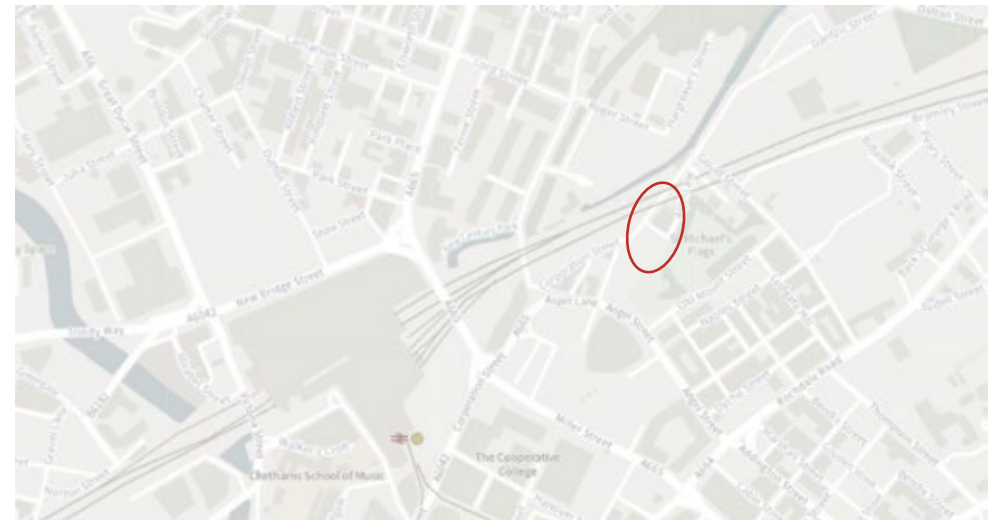
2.1.5 The 21st Century

The first of several phases of renovation of The Flags and the churchyard began in 2001 and the area was reinvented as the Green Quarter. In 2004, Manchester's biggest-ever housing development – led by Crosby Homes – was granted planning permission, creating an extensive mixed-use development that transformed the area's skyline. The use of many of the area's older, often large, buildings also began to change. The Sharp Street Ragged School was converted to offices after 2005 and nearby Ashton House to student accommodation.

A number of subsequent developments have introduced other tall buildings offering apartments, business accommodation and leisure facilities. These include One Angel Square – the head offices for the Co-Operative Group – built in 2010-13 to designs by 3DReid. The NOMA masterplan is well underway in delivering a 20-acre mixed-use redevelopment scheme of new and refurbished offices, retail and leisure space, homes and hotels and is the northwest's largest current development project.⁵ Other developments under construction include the 17- and 22-storey apartment buildings (The Gate and The Stile) on Aspin Lane [Plate 2.10]. The area has a large number of further construction sites and cleared gap sites (some used as surface level car parks) [Plate 2.11].



2.10 CGI showing the Gate and Stile developments, with Charter Street Mission at the side



2.11 Wider area, 2022 (MappingGM)

⁵ Hermes Investment Management, [undated].

2.2 Charitable Provision for Children around Angel Meadow: Precursors to The Charter Street Mission

As deprivation and overcrowding grew it was recognised that children were suffering from malnutrition, poverty, neglect and abuse (and even abandonment), were exposed to corrupting influences and, with no or limited educational provision, had little hope of offering better prospects to their own children. A number of institutions emerged in and around Angel Meadow (also known as Angel Meadows), whilst Reverend Mercer of St Michael and All Angels was one of the key figures in the early history of the national Prevention of Cruelty to Children Society (founded in 1884).

The Ragged Schools were one type of such establishments. They were part of a much larger number of charitable groups and societies providing 'refuges' (or children's homes), food, Sunday School and 'three Rs' education, clothing and financial support to children and their families. Support could also be provided for adult men and women and included food, basic education, clubs and recreational facilities (seeking to distract men in particular away from public houses) and clothing. When school attendance became compulsory for ages 5-10 in 1870 (by 1899 extended to the age of 12) many such organisations also became daytime providers of elementary education.

The Ragged Schools were typically associated with more evangelical Christian denominations. Many were part of the Ragged School Movement, in 1914 renamed the Shaftesbury Society & Ragged School Union (surviving today as Liveability, the Ragged School Charity).

In 1846 it was decided to establish a Juvenile Refuge and School of Industry in Manchester that would accommodate children for 12 hours a day, not only catering for their education and moral welfare but also providing food. This is commonly regarded as the birth of the Ragged School Movement in Manchester. The resultant Manchester Juvenile Refuge and School of Industry was established in Angel Meadow in 1846/47 at a site on Charter Street. There is some confusion over the location of this school, some modern accounts stating that it occupied the area that now houses the Charter Street Mission and others referring to a site at the corner of Charter Street and Nelson Street. It appears likely, however, that it was situated in what Joseph Adshead's map of 1851 called a Temperance Hall, located on Nelson Street at the west of Crown Lane on land that was later absorbed into Corporation Street (see below, Plate 2.18).

The school had, however, relocated to St John's Parade (Byrom Street) in or before 1851. It moved to Ardwick Green in 1857 and in 1859 became a certified Industrial School, known as the Manchester Ragged and Certified Industrial School. The building

that it occupied may have started its life as the aforementioned Temperance Hall, becoming a dancing saloon at some time after 1851.⁶

By 1878 the members of the Manchester and Salford Ragged School Union were operating 28 Sunday evening schools – attended on average by 6,453 children per month – and weekday evening schools with an average 804 children participating each week.⁷ In Angel Meadow, Sharp Street Ragged School was founded in 1853. It subsequently moved into a building that had previously been used by a Wesleyan Sunday School, before having its own purpose-designed building constructed on Sharp Street in 1869. The nature of its services changed radically in 1870 when it stopped providing school-age education, this now being delivered by the School Board newly formed under the 1870 Education Act. Sharp Street School closed in the 1960s, as a result of local population decline, but remained a community centre until the organisation was wound up in the 1990s.

Information on hostels and refuges for working girls – which included comparatively young teenagers – is provided in the listing text (Appendix I).

6 As some modern texts merge the history of this school and the Charter Street Mission – and, indeed, suggest that the Charter Street Mission is still located on the site of this first school – it is difficult to detangle the chronologies.

7 Guardian Archive (2018/1878).

2.3 The Building: The Charter Street Mission

This section of the report draws on an earlier heritage statement prepared for Manchester City Council by The Architectural History Practice Ltd (AHP) in 2016. Some of the plates are also reproduced with their kind permission.

2.2.1 Earlier Use of the Site

Tinker's map of 1772 suggests that the entirety of what is today Aspin Lane was undeveloped at this time (see above, Plate 2.1). By the time of the map of 1808, the Church and the burial ground existed on the high land on the immediate south of present-day Aspin Lane. Aspin Lane itself, however, remained undeveloped and what is now Dantzic / Charter Street was yet to exist (see above, Plate 2.2). This remained the case in maps of the 1810s.

By the time of Pigot's revised map of 1821 Dantzic Street (called Blakel(e)y Street) had been developed and structures existed along the northern side of what is today Aspin Lane (at this time part of Ashley Lane). The exact positions of these buildings relative to the modern day street layout cannot be established with certainty but it is possible that the middle group or row sat roughly on or near to the site of the present-day Charter Street Mission [Plate 2.12].⁸ By 1824 a forerunner of Little Nelson Street had formed to the of the site west and further buildings had been constructed on both sides of Ashley Lane [Plate 2.13].

On the site, this group of buildings, with further additions to the rear, was seemingly still in situ in the late-1840s, when it was depicted as rows and courts of terraced houses. Adshead's map of 1851 shows the block between Charter Street, Little Nelson Street and Ashley Lane occupied by a mixture of terraced houses and what the key termed 'warehouses and places of business'. The southern part of the frontage to Charter Street was undeveloped and was likely a yard serving the site's largest manufactory [Plate 2.14]. The block was still occupied by buildings in 1860, now with the viaduct at their immediate west [Plate 2.15].

8 The end of the street was later truncated by the arrival of the railway and the remaining road widened in c.1900.



2.12 J. Pigot, 1821 (Historical Maps)



2.13 W. Swire, 1824 (Historical Maps)



2.14 Future site of the Ragged School, J. Adshead, 1851 (Mapping Manchester)



2.15 J. Rapkin, 1860 (Historical Maps)

2.2.2 Origins of the Organisation and Construction of the Building of 1866

The first Ragged School building on this site was constructed in 1866. Extensions were built around it in 1892 but the building of 1866 was later demolished, leaving the extensions (to which further ranges were added). No plans of this building are known to have survived.

The origins and chronology of this building are not entirely clear. However, it appears that in January 1861 it was decided to establish a ragged school in a room in the Temperance Hall building at Crown Lane/ Nelson Street that had been occupied by the Juvenile Refuge and School of Industry in 1846/47-1851 (see below, Plate 2.16). It seems that by this time the hall was also housing a dancing saloon, described in the school's minutes as a 'den of iniquity and a breeding ground for thieves and prostitutes'. The school itself had only a single classroom, partitioned into a schoolroom and a workshop.

There is some uncertainty in the chronology, possibly because its two sites have been confused. However, it seems that in 1862 the new school, then known as Angel Meadow Ragged School, paid £400 to purchase the Temperance Hall (possibly also known as the Bricklayers' Hall). This seemingly allowed it to add residences for the master and mistress and a

board room (and to force the closure of the corrupting saloon). Working with the committee of St Michael and All Angels, and with the Cotton Famine Relief Committee, the organisation used this building to operate a soup kitchen, campaign for the closure of local pubs and beer houses and save individual girls from (what it regarded as) the risk of prostitution. In 1866, plans were developed for a replacement building that, it was claimed, would be capable of accommodating 250 infants, 250 older children and 250 adults. A site (covering 2,897 square yards) was acquired at the corner of Charter Street and Little Nelson Street. This occupied only a small section of the block – the remainder of which was occupied by industrial buildings – and may initially have been intended as an annexe to simply supplement the existing school premises on nearby Nelson Street [Plate 2.16].⁹

Designs for the new building were produced by William Hayley and William Dawes of Manchester but it is not clear when construction started.¹⁰ As announced in the press in 1866, the buildings were to be three-storeys (including lower ground floor), built in red brick with bands of blue. At ground floor was to be an infant classroom, dining room, kitchen and teachers' room, with four WCs. The ground floor was to be a mixed

schoolroom, with partitioned spaces and a movable screen to divide the boys and girls, and the first floor a lecture room.¹¹

The foundation stone was laid by the Earl of Shaftesbury (founder of the Ragged School Union) in October 1866. The charity's deeds were signed in February 1867, suggesting that it was now operating independently. However, the building may have been paid for retrospectively, as in 1868 the building fund was still active, and now stood at £1889.4.6.12 Construction was carried out by Mr Davison of Cheetham Hill and the total cost is believed to have been £2,030.

The resultant three-storey building of red brick – having lower ground, ground and first floors – was constructed facing onto Charter Street [Plate 2.17].

By the 1870s the organisation was operating a Band of Hope, Sick and Benevolent Society, infant day school, library sewing class, Bible class, Sunday afternoon school, mothers' meeting, 'old folks' treat' and a gymnasium for men, with additional seasonal trips and treats. Individuals were found work, and girls and women saved from alleged immorality, whilst clogs and clothes were provided. It also provided daytime secular education for children until 1888, and later operated a men's club.¹³

9 W. Jones (2006). *Different Times: A View of Life in Inner Manchester during the first decades of the Twentieth Century*, cited in *The Ragged University* [undated].

10 The partnership existed only from 1865 to 1869.

11 Darlington and the Manchester Group of the Victorian Society (2022).

12 *The Ragged University* [undated].

13 *Ibid.*

In 1888 the minutes reported that there were now 4,000 people living in the local area and the Ragged School building had become inadequate.¹⁴ There was also increasing recognition of the moral threats faced by the many girls and young women who had moved to Manchester to work in the factories or as servants and were living unaccompanied in the common lodging houses. Others, locally born, were at risk of being forced into prostitution by family members. There thus emerged a growing desire to provide a safe, single-sex, 'hostel', where the girls could be supervised and supported into self-improvement and modest habits. A separate need for rooms for a Sunday school was also noted. This does not, however, seem to have been acted upon and the Ordnance Survey map of 1891, surveyed in 1889, shows the external footprint of the Ragged School to be unchanged. It remained a single rectangular building, occupying less than a quarter of the block and seemingly devoid of any playground or yard. To its rear (south-east) was a court of terraced houses on Bone Street, beyond which further terraced houses lined Ashley Street (now Aspin Lane). Further terraced housing (some back-to-back) adjoined it to the north-east [Plate 2.18].



2.18 Ordnance Survey, 1891 (surveyed 1889) (NLS)

14 Ibid.

2.2.3 The 1892 Extension: The Working Girls Home

The building of 1866 was retained on the west side of the site and a small playground (bound by a new WC block) added to its north. Further buildings were then built to the east, to fill the entirety of that area previously occupied by housing.

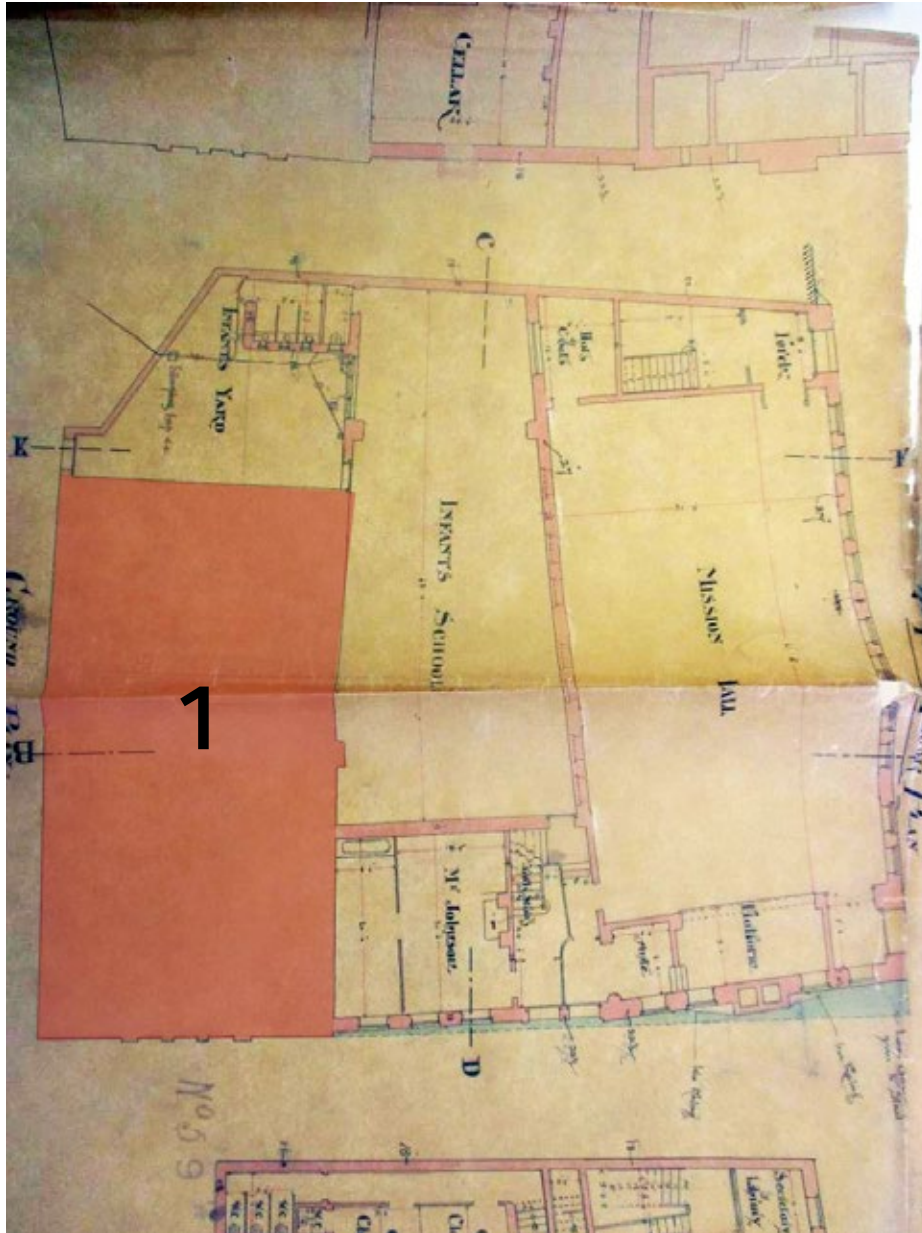
A committee to establish a hostel was formed in 1888 and it was resolved to erect this as an extension to the existing Ragged School. At his own cost (some £1,650), the committee chairman, Sir William John Crossley (a local philanthropist and industrialist), purchased the land at the immediate east and southeast of the 1866 building and a smaller strip at its north. This allowed the school to extend across the area formerly occupied by Bone Street.

New trust deeds were signed in January 1890 and stated that the building was to be used and occupied as a ragged school, to be open every Sunday for religious worship for destitute children and to be available as a meeting place for temperance societies and other religious, moral and educational activities. The plans for the extensions, to be built around the existing building were drawn up that year [Plate 2.19]. Pevsner's *Looking at Buildings* states that they were designed by competition winners Maxwell and Tuke.¹⁵



2.21 Site as extended in 1892, Ordnance Survey, 1891 (surveyed 1889) (NLS)

The cornerstones of the new extension were laid on 27th June 1891, by Crossley and others. The existing building was retained (Building 1) and a new four-storey (plus basement) L-shaped structure of a slightly longer footprint was constructed running along Little Nelson Street and Ashley Lane (Buildings 2 and 3). In the space between this and the building of 1866 a single-storey infants' school with glazed roof was added (Building 4), with the infants' school yard or playground at its northwest. This yard provided access from Charter Street and also housed a toilet block that extended out of Building 4 [Plates 2.20 and 2.21].



2.19 Plans for 1892 extension, ground floor (Manchester Archives, reproduced by AHP)



2.20 Components of the building as it existed after 1892 (drawn on plans from Manchester Archives, reproduced by AHP)

The resultant building was completed in 1892 at a cost of £7,000 (according to the minutes of 1891) and was officially opened on 28 April by Baroness Burdett-Coutts. The additions were not devoid of decorative features, their red brick design with terracotta dressings also incorporating tall, channelled chimneystacks and fourth-floor oriels, with a corner entrance marked 'Working Girls Home'. The roof of Welsh slates included roof lights and ventilation towers, the rainwater goods being in cast iron.¹⁶

The reconfigured and extended building now contained two different sections:

1. Southwest of the site (Building 1):
Building of 1866
 - Fronting onto Charter Street (west)
2. Core of the site (Buildings 2, 3 and 4): The 1892 extension (four storeys)
 - Fronting onto Little Nelson Street (south, Building 2) and Ashley Lane (east, Building 3)
 - In part enclosed within the site (Building 4)

Whilst the extra buildings made possible the addition of a Working Girls Home there was not a straightforward correlation between the new spaces and this new function. On the contrary, the Girls Home occupied the entire third floor of the full site, including the building of 1866. It did, however, have its own entrances, one being an external door on Little Nelson Street and the other accessed internally, from the central staircase. The Girls Working Home, it was claimed, would provide comfortable, safe lodgings

whilst inculcating good habits and standards of living and providing spiritual and moral support and influences. Run by a matron, it had room for up to 50 living-in girls, each paying 1.3.0 per week, although even in 1893 there were still only 19 residents.¹⁷ It contained a sitting room and sleeping cubicles, the girls presumably also having access to the girls' kitchen and girls' classrooms on the first floor and the bathrooms on the second floor.

The construction of the extension also provided additional space for the site's other activities, leading to claims that 50 infants and 1,200 older pupils could now be accommodated. Information provided by AHP mentions the following uses:

3. Ground floor

- Building 1: unstated
- Building 2: master's office
- Building 3: mission hall with space for 500 people (with its main entrances on Ashley Lane)
- Building 4: infants' school with glazed roof (with its own entrance, accessed from Charter Street)

4. First floor

- Mixed-sex school, kitchen (girls) and two classrooms (girls)

5. Second floor

- Two classrooms (boys) and bathrooms

6. Third floor

- Working Girls Home

In the 1890s the organisation was providing a series of community events and classes including its old folks' treat, a total abstinence society, sewing classes, a Whit week trip, Christmas meals, a Christmas treat for the elderly, evening classes and drill, a Band of Hope (temperance society) and Sunday breakfasts (serving 60,000 of the latter in 1893 alone). Attendees were able to take advantage of the newly created public playground on The Flags, which was accessible via a set of steps on present-day Aspin Lane.

16 AHP (2016), p. 9.

17 The Ragged University [undated].

2.2.4 1900 Extension

The 1866 building was demolished and replaced on a slightly smaller external footprint (some land being lost for road widening). Around it, the extension of 1892 was retained and an addition built at the northeast.

By 1896 the enlarged building was already proving inadequate. The practice of **Maxwell and Tuke** was commissioned to produce designs for an extension, but these were not pursued. New designs were, however, prepared – again by Maxwell and Tuke – two years later. This seems to have been forced by local authority plans for street widening, that presumably required the compulsory demolition of the building of 1866 and the absorption of part of its site. The compensation received would have funded its replacement and presumably also helped to offset the cost of the works now proposed elsewhere in the site. The building of 1866 (Building 1) was demolished and rebuilt on a similar but smaller footprint whilst Buildings 2-4 (the 1892 extension) were retained and added to in the northeast. A corridor or passage was also added on the third floor to create a fully connected quadrangle at this floor [Plates 2.22, 2.23 and 2.24].

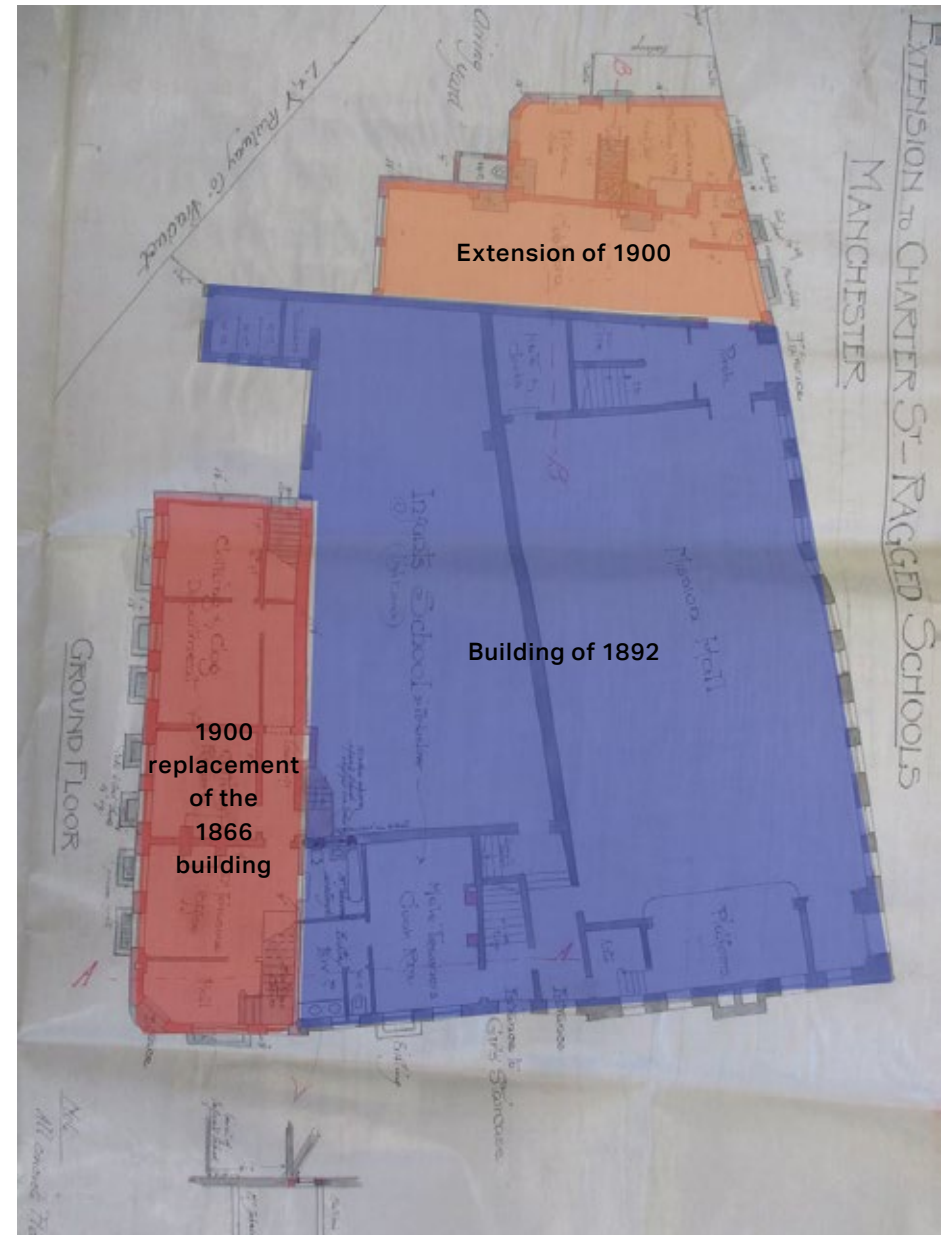


2.22 Expansion of the site, 1866-1900 (drawn on the Ordnance Survey of 1851, Mapping Manchester)





2.23 Components of the building as it existed after 1900 (drawn on plans from Manchester Archives, reproduced by AHP)



2.24 Phasing of the building as it exists after 1900 (drawn on plans from Manchester Archives, reproduced by AHP)

Construction began in December 1898, when the **Right Honourable E. Ashley** and **Mr T. Johnson** (master of the school) laid the foundation stone. Three areas of the site were redeveloped:

- A four-storey replacement of the 1866 building (Building 1) on a slightly smaller external footprint
- A 'floating' corridor at third floor added to connect Building 1 with the rooms at its north (Building 4)
- A four-storey addition (Building 5) at the northeast corner of Buildings 3 and 4

The resultant building comprised three different sections **[Plates 2.25 and 2.26]**:

1. Southwest of the site (Building 1): 1900 rebuilding, on the same external footprint, of the building of 1866 (reusing its original foundation stone)
 - Fronting onto Charter Street (west)
 - Four storeys
2. Core of the site (Buildings 2, 3 and 4): Mostly three storeys but one storey in all but the north of the infants' school
 - The upper floors extended to run across the north of Building 4
3. Northeast corner (Building 5): New four-storey addition
 - Fronting onto Aspin Lane (east) and having the airing yard to its north and west
 - An addition of 1900

It was opened in **1900** by the **Duchess of Sutherland**.

The following uses were laid out in the designs:

Building 1

Ground floor: clothing and clog stores, fabric cutting room, office for Mr Johnson and entrance hall with stairs (for the matron's use)

First floor: Matron's rooms and accommodation¹⁸

Second floor: Kitchen (in the south) and laundry

Third floor: basins ('lavatory') bathrooms and (in the south) sleeping cubicles of the Working Girls Home

A coal hoist ran up to the third floor bathrooms whilst a staircase was situated in the east of the building. Externally, its windows were timber with (small paned) hopper lights and a loading or taking-in door was included in the northwest corner.

Building 2

Ground floor: teachers' cloakroom (men), teachers' WC and basins (men) and bathroom for Mr Johnson

Third floor: unlabelled rooms of the Working Girls Home (either bedrooms or bathrooms)

At ground floor adjacent entrance doors each led into a foyer. That serving the Working Girls Home provided only access to its staircase whilst the foyer serving the rest of the building opened into the mission room before running to its own stairs.

On the second floor was a kitchen (built in 1892) that was now extended to run into Building 1.

Building 3

Ground floor: mission hall with entrance foyer, stairs, store and cloakroom

Third floor: dormitory (divided into sleeping cubicles) and sitting room of the Working Girls Home

Due to the height of the ground floor mission room, Building 3 was only three storeys high. It should be noted that because of the discrepancies in floor heights – the mission room being double height – the third storey of Building 3 (properly its second floor) was treated – and labelled in the designs – as the third floor.

Building 4

Ground floor: infants' classroom and adjoining outdoor WC block

Third floor: sleeping cubicles (along the northern end of the infants' school) and the WC block

¹⁸ AHP (2016), p. 12.



2.25 1900 extensions (red), ground floor (Manchester Archives, reproduced by AHP)



Replacement for building of 1866



New building of 1900



2.26 1900 extensions (red), third floor (Manchester Archives, reproduced by AHP).

Building 5

Ground floor: Clubroom and downstairs rooms of the caretaker's flat

First floor: Clubroom and upstairs rooms of the caretaker's flat

Second floor: Extra sleeping cubicles for the Working Girls Home

Third floor: playroom of the Working Girls Home (at a higher level than the dormitory in Building 3, and accessed from the latter by a wooden staircase)

The activities of the building also seem to have spilled over into the street at its west, particularly during festivities and public celebrations **[Plate 2.27]**.



2.27 Ashley Lane (Aspin Lane), to the rear of the Ragged School, 1900 (Facebook)

2.2.5 Changing Needs in the 20th Century

Charter Street had adopted its final name by 1905 and over time the site became officially known as the **Charter Street Ragged School and Working Girls' Home** and subsequently as the **Charter Street Mission, Sunday School and Working Girls' Home**. Amongst its services were a Sunday breakfast for destitute adults, medical services and loans of clothes and clogs for children (stamped, to prevent them being pawned). Winston Churchill visited in 1906 during his election campaign, seeing a Sunday breakfast service attended by 400 children and 500 men.

Edwardian maps give no evidence of further horizontal extensions, and the 1909 Ordnance Survey map shows the building with an angled rectangular profile, with the projection at its northeast corner (Building 5) and a narrow passageway from Ashley Lane that led to the enclosed airing yard in the north of the site [Plate 2.28].

The rise of the welfare state did not remove the need for the organisation. Many elderly people were in poverty despite the new old age pension and in 1916 1,850 half-hundredweight of fuel were distributed, alongside 214 pairs of clogs. The free breakfasts continued, the Boys Brigade and Girl Guides met at the building, the working girls' home remained in occupation (many of its occupants working in munitions or in agriculture during the First World War), the public playground on The Flags remained available at the rear and a football club (suspended during the

hostilities) was organised [Plate 2.29]. In 1918 734 free meals, 100 pairs of clogs and 237 half-hundredweights of fuel were given out.

Rooflights were visible on the Ashley Lane (east) elevation of Building at this time, in the first known depiction of this elevation. It is not known whether these were original to the building or a later addition, just as the tall stacked tripartite casement windows to Little Nelson Street and Ashley Lane shown in a photograph of 1917 may have been either original or replacements [Plate 2.30].

The deed of trust dated 20th January 1920 stated that the building was to be used as a **Sunday School** for Timitarian Protestantism and temperance societies.¹⁹

A valuation carried out in 1922 noted that the building had **electric lighting**, a **coal lift** to each floor and **central heating**. Its facilities included four bathrooms, a gymnasium, a billiard room and a laundry and the building was valued at £18,000-20,000. It occupied an area of 962 square yards, of which 30 square yards were rented from the Lancashire and Yorkshire Railway. What was here called the school yard was also rented.²⁰ The greater detail of the 1922 Ordnance Survey map shows that the infants' school yard – accessed from Charter Street – was still in situ. Building 5 was drawn as a separate structure [Plate 2.31].

The building continued to be used for the provision of welfare, 1,489 **ex-service men** being helped in 1922, the **Sunday School** continuing and a reported 40 widows and other needy persons being in regular attendance in 1934. The Ordnance Survey map indicates that the external footprint remained unchanged at this time [Plate 2.32].

The site remained in active use during and after the Second World War. The **Working Girls Home** was still in operation in the 1940s and 120 children received a Christmas dinner and gift in 1944.²¹ A VE party was attended by 80 adults and children and current trustees remember a post-war programme of annual trips, Christmas treats and weekend and evening clubs and activities, with charitable support for those in need.

Photographs of the post-war period suggest that there was no substantial change to the envelope in this period. On Charter Street, at its junction with Little Nelson Street, the terracotta-finished corner entrance marked with 'Working Girls Home' remained in situ, alongside wooden signs for 'Charter St. Working Girls Home' and – revealing a new function – 'Charter St. Social Club' (accessed from Ashley Lane). On Nelson Street, the stacked casements (probably containing replacement wooden frames) are still visible at this date, as are the two cornerstones of 1891 and a wooden sign proclaiming 'Charter Street Ragged School & Working Girls Home' [Plates 2.33 and 2.34].

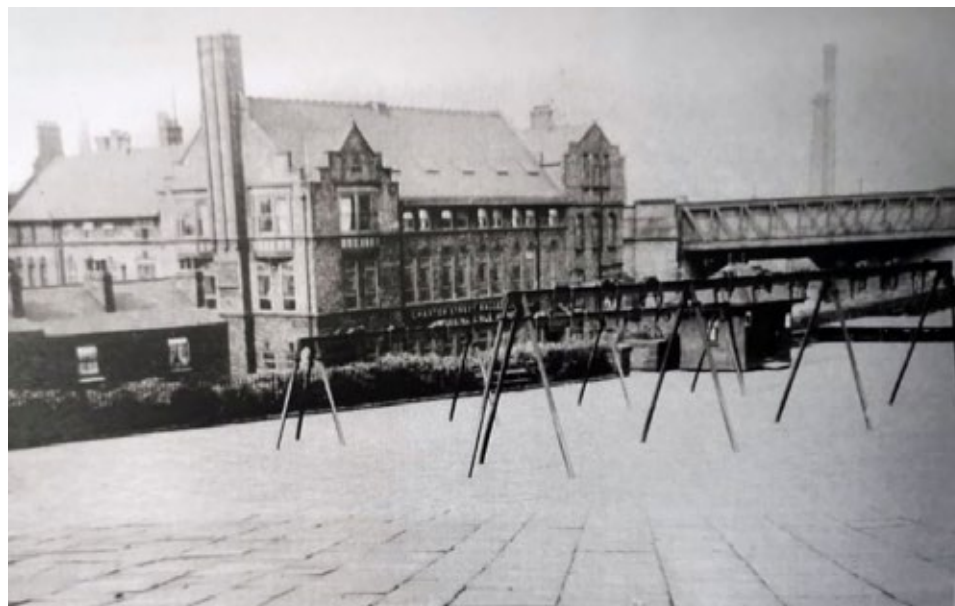
19 The Ragged University [undated].

20 Ibid.

21 Ibid.



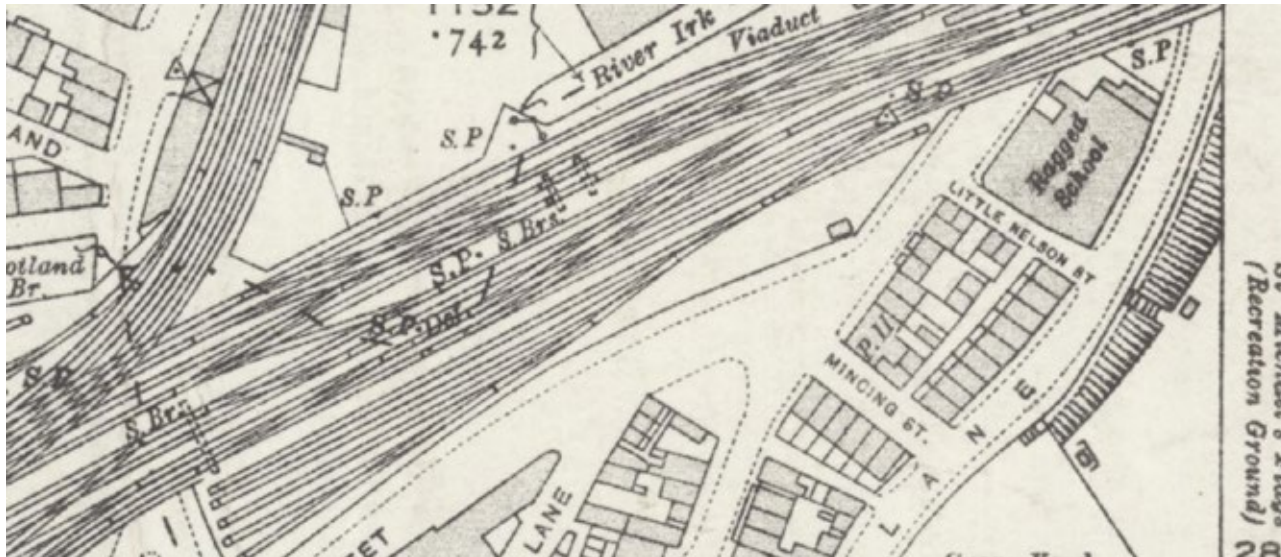
2.28 Ordnance Survey, 1909 (surveyed 1905-06) (NLS)



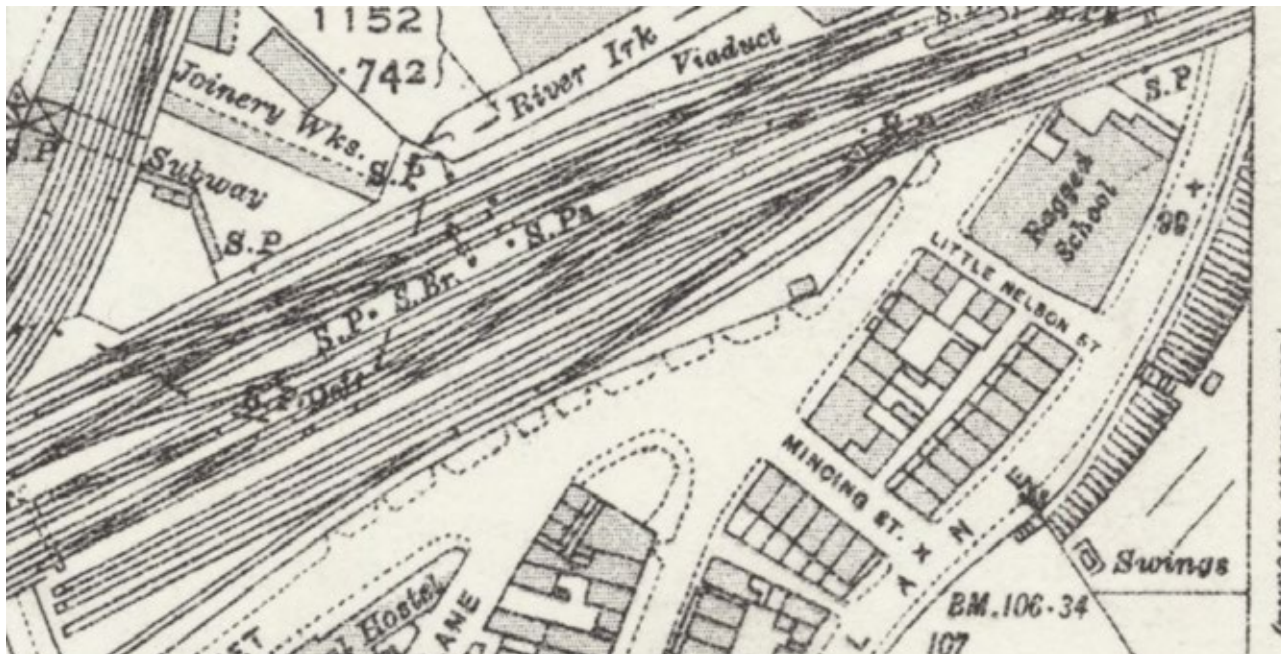
2.30 Aspin Lane (south) elevation, viewed from the playground, 1917 (Facebook)



2.29 South and west elevations, 1917 annual report (reproduced by AHP)



2.31 Ordnance Survey, 1922 (surveyed 1915) (NLS)



2.32 Ordnance Survey, 1933 (surveyed 1931) (NLS)



2.33 Working Girls Home entrance, 1958 (L. Kaye, Manchester Archives)



2.34 Aspin Lane (south) elevation, 1958 (L. Kaye, Manchester Archives)

In 1967 the Charter Street Ragged School and Working Girls Home became a registered charity, known locally as Charter Street Mission. The demand for its activities altered, however, as slum clearance continued, sites became? vacant and The Flags fell into dilapidation [Plate 2.35]. Photos show the cleared sites to the east of the Ragged School in use as a car park by as early as 1972 [Plate 2.36]. The frontage to Little Nelson Street still retained its 'Charter St. Ragged School & Working Girls' Home' plaque, alongside a variety of window styles. The original sashes may have been present in the canted bay windows although a number of apparent replacements are visible in the other openings (compare to above, Plate 2.30).

The yard at the west of Building 1 (once the entrance to the infants' school, Building 4) was filled in at an unknown date in the late 20th century.

Changes to the building occurring later in the 20th century appear to have been comparatively minor, either involving infill around the perimeter of the building or focusing upon changes in use. These changes did not require planning permission and, therefore, did not generate any records in the planning history. There is little information on the changing use of the building after 1950. However, the local population had clearly declined, the minutes for the nearby Sharp Street School recording in 1961 that only three houses remained standing in its own immediate vicinity. By the 1970s Sharp Street was rife with muggings, crime and football hooliganism although in 1994, when the building was listed, it was still described as a mission, boys' club and Sunday school.²²



2.35 Aspin Lane (south) elevation, 1960 (Manchester Libraries)



2.36 *Little Nelson Street (west) elevation, 1972 (Manchester Libraries)*

2.2.4 Changes in the 21st Century

The clothing and clog department, part of Building 1, is now a kitchen, the date of the conversion being unrecorded. To its northwest, the infants' school yard no longer exists, having been infilled with a single storey lean-to extension at an unknown date.

Other changes have included the insertion of uPVC windows (primarily to? on Little Nelson Street), the replacement of the doors on this elevation and the loss of ventilation towers. The fluted chimneystacks facing Dantzic Street and Little Nelson Street have also been truncated, at some point between 1972 and 2012. The rooflights in the slope facing Aspin Lane have been slated over. The glazed roof to the infants' school room has also been covered with boarding. These changes occurred prior to listing and, therefore, their date is not recorded.

By the early-21st century, the upper floor was in use by a faith school and its lower floors by various charitable and community groups [Plate 2.37]. Weekly Sunday school activities were also held in the building, food parcels were distributed and subsidised accommodation was provided by Lifeshare, a homeless charity operating various drop-in and support services. Due to the deteriorating state of the building (highlighted in a condition report of 2016), and the complex needs of the service users, Lifeshare departed the building in 2019. The lower floors were then occupied by the Far East Consortium (FEC), which renovated and modernised the spaces in preparation for their use as a site office during the construction of The Gate and The Stile. Sunday school services and community activities are currently on hold as a result

of the worldwide pandemic, the occupation of much of the building by FEC, and the declining condition of its interior. The building has in recent years also been subject to vandalism and break-ins.

Prior to listing in 2019, the building was recognised as a building of special significance through its inclusion in Manchester City Council's local heritage list. On **Aspin Lane** the **entrance** in Building 2 (1892) retains the original external doors, foyer cupboard and glazed partitions to the foot of the staircase.²³ In the former **Working Girls Home**, the **timber stairs** (Building 2) leading from the first floor remain in place (with a suspended gas light), as does the 1892 **sitting room** with its three bay windows (Building 3), although it has lost its chimneypiece. Both the staircase and the sitting room are currently in use by the school. The adjacent **former dormitory** (1892, also Building 3) – now a classroom – also retains its exposed iron and timber roof structure (although its sleeping cubicles have been removed and a projecting entrance separating it from the space to its north has been added for fire safety purposes). The **timber staircase** of 1900 leading from the dormitory up to the playroom (1900) survives (albeit with some alterations), as does the **playroom** itself, although partitioned into modern classrooms. The historic plan form and vertical and horizontal circulation remain visible across the third floor despite the introduction in places of modern partitioning.

Also on the third floor, at the rear of Building 4, some of the **WC cubicles** still remain in situ. Some of the **bathroom cubicles** (one with its cast-iron bath) have also been retained (Building 1), as has their coal hoist (with its mechanism) and some areas of herringbone wooden block flooring. Some cubicles have been converted for use as a science lab, modern WC and informal storage areas, but the partitions and plan form still remain intact and several retain their historic doors.

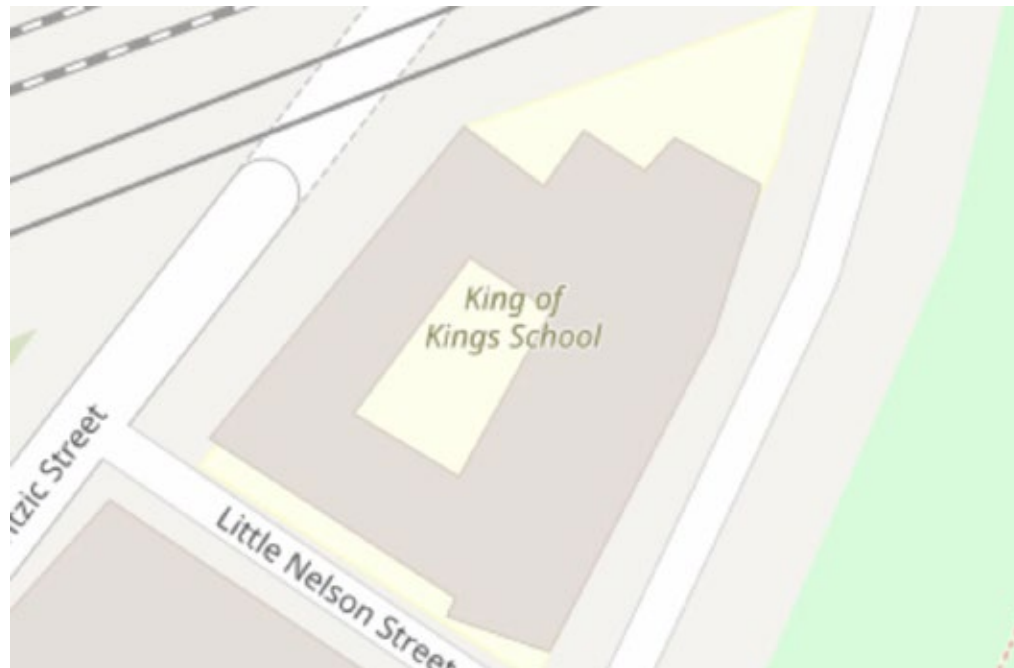
The **sleeping cubicles** beneath the playroom have also survived, with some original doors surviving. In the Charter Street building, the former **kitchen** (partly within the 1892 building) retains a cast-iron **range** within its 1900 extension. This was in use as a storeroom in 2018 but has since been converted for use as a meeting room.

Today, the organisation that owns and operates the building is known as Charter Street Mission, Sunday School and Working Girls' Home. The King of Kings School is its main tenant [Plate 2.38].

23 See below, Appendix I.



2.37 Little Nelson Street (west) elevation, with Aspin Lane to the right, 2012 (Geographica)



2.38 Open Street Map, 2022 (MappingGM)

2.4 Architect Biographies: Maxwell and Tuke

James Maxwell (1838-1893) was born in Haslingden and practised in Bury as an architect and surveyor. Amongst his early works were Bury Public Baths (1862), the Bury Times Offices (1862), Haslingden Mechanics Institution (1859-60), Manchester Assize Courts (1859), several mill buildings and various congregational chapels and schools. In 1865 he employed (William) Charles Tuke (1843-1893) of Bradford and two years later the partnership was formed. They relocated to Manchester in 1884 and were joined by James's son Francis in the late 1880s, in 1891 becoming Maxwell, Tuke and Maxwell.

The company was an early advocate of cast iron construction and their works in this material included Bury's Clock Tower (Grade II listed), Belfast's Reform Club (1883-85), Manchester's Royal Jubilee Exhibition (1887), Blackpool Tower (1891-1894, Grade I listed) and New Brighton Tower (1898-1900). The firm also planned the resort of St Anne's-on-the-Sea (1874 onwards) and designed its Drive Methodist Church with reading room and school (Grade II listed). In Southport they were responsible for Cambridge Hall (Grade II) and the Winter Gardens.

The listing text also states that the practice was commissioned by Lord Leverhulme in 1896 to design four hostels for girls at Port Sunlight (Grade II).

Tuke and Maxwell were elected Fellows of the RIBA in 1888. Both were prominent members of Manchester Society of Architects and Maxwell was a Fellow of the Surveyors' Institution.

2.5 Relevant Planning History

Manchester City Council's online planning portal does not contain any planning history relating to any part of the Ragged School site.

2.6 Acknowledgements, Sources and Bibliography

Information has been reproduced from 'Charter Street Ragged School and Working Girls' Home, 142 Dantzic Street, Manchester, M4 4DN. Heritage Assessment' (draft report) by The Architectural History Practice Ltd (2016), for Manchester City Council, with their kind permission. Plates 2.16, 2.20, 2.21, 2.22 and 2.26 are also reproduced with the kind permission of AHP.

Articles

Brown, P. (2005), 'Bleak Lowry landscape turned into vibrant green space', The Guardian, 26 April 2005. Available at: <https://www.theguardian.com/environment/2005/apr/26/arts.communities>
Guardian Archive (2018), '13 November 1878: Children working more than five hours per day and sometimes as late as midnight selling newspapers and matches in the public street', <https://www.theguardian.com/law/2018/nov/13/ragged-children-working-in-the-street-to-satisfy-parents-craving-for-drink-archive-1878>

Maps

20 Historical Maps of Manchester, <https://manchester.publicprofiler.org/>
MappingGM, <https://mappinggm.org.uk/>
National Library of Scotland, Maps, <https://maps.nls.uk/view/101103779>

Online Resources

Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/>
Manchester City Council, Planning Applications, <https://pa.manchester.gov.uk/online-applications/>
Manchester Victorian Architects, <https://manchestervictorianarchitects.org.uk/architects/>
Oxford Dictionary of National Biography, <https://www.oxforddnb.com/>

Reports and Studies

The Architectural History Practice Ltd (2016), for Manchester City Council. 'Charter Street Ragged School and Working Girls' Home, 142 Dantzic Street, Manchester, M4 4DN. Heritage Assessment' (draft report)

Websites

The Ragged University [undated], 'The History of Ragged Schools in Angel Meadow and Manchester', <https://www.raggeduniversity.co.uk/2014/09/26/history-ragged-schools-free-education-angel-meadows-manchester/>
BBC Manchester (2009), 'Angel Meadow: 'Hell upon Earth'', http://news.bbc.co.uk/local/manchester/hi/people_and_places/history/newsid_8233000/8233388.stm
Charter Street Mission (2018), <https://www.charterstreetmission.org/>
Friends of Angel Meadow [undated], <https://www.friends-of-angel-meadow.org/>

Grace's Guide To British Industrial History, 'Maxwell and Tuke', <https://www.gracesguide.co.uk/Maxwell> and Tuke
Hermes Investment Management, [undated], 'NOMA', <https://www.noma-manchester.com/>
Manchester History [undated], 'St Michael's Flags and Angel Meadow', <https://manchesterhistory.net/manchester/tours/tour16/area16page8.html>
Pevsner Architectural Guides (2009), 'Ragged Schools and Ashton House', <http://www.lookingatbuildings.org.uk/cities/manchester/walks-and-tours/socialprovision/ragged-schools-and-ashton-house.html>

3.0 Site Survey Descriptions

3.1 The Building: General

The building is located on its own island block, adjacent to St Michael's Flags and Angle Meadow Park and the railway viaduct immediately to the north. It faces onto Dantzic Street, Little Nelson Street and Aspin Lane. It is roughly trapezoid in plan with a central lightwell. It is of three- and four- storeys over basements and comprises two key phases – 1892 and 1900 – of red brick with slate roofs. It is a former working girls' home, ragged school and mission hall and today is occupied by the King of Kings School and is temporarily occupied in part as a site office.

3.2 The Building Internally

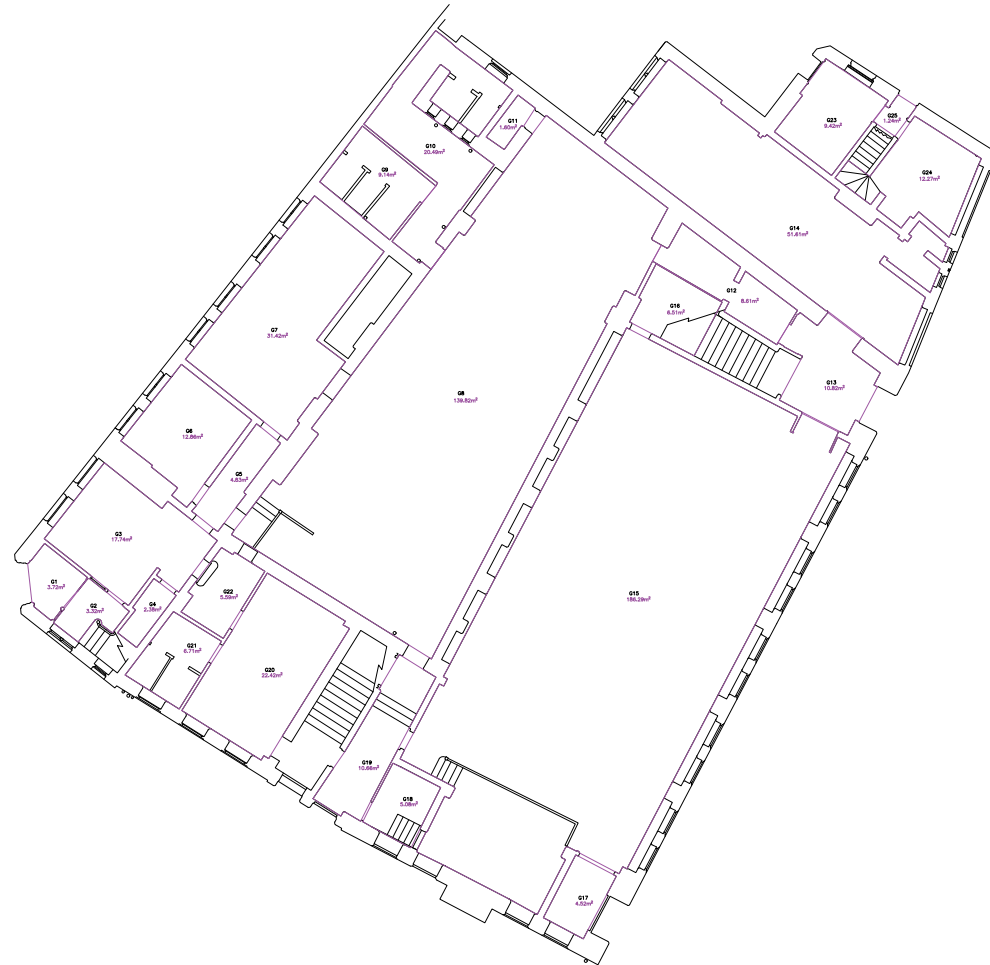
This description is limited to the interior given that the proposals are all internal and it is limited to areas subject to alteration. The internal spaces contain services which are in the main surface-mounted, given the solid brick construction and lack of plaster wall finishes in many areas.

The pre-existing cabling and fittings are described alongside the recent interventions. The new fittings and cabling are shown in *italics* and consent is now being sought retrospectively for these elements. Most of the pre-existing cabling and fittings will be decommissioned and removed as part of the next phase of this project.

3.2.1 Ground Floor

The **Entrance Hall (G13)** has red brick walls, painted white and in places a low chamfered skirting, a plastered ceiling with ovolo moulded brick cornice and granolithic floor finish. There is a glazed lobby to the main staircase, with modern timber doors with Georgian wired glass upper panels and historic glazed overlight. The door opening through to G15 (former Mission Hall) is set back in an opening with a chamfer stop detail to its lintel. There is a set of modern double doors through to G14 (former Club Room). The main external doors are modern, set under a segmental arched fanlight. There is a half-height panelled timber cupboard fitted to the north wall [Plates 3.2.1.1 - 3.2.1.3].

G14, the former club room (c.1900) to the north is now used for storage; the room retains glazed tiles to dado level with exposed brick above (now painted), and two fireplaces to the north wall with green glazed brick chimneypieces. Former WCs off to the north were not accessed.



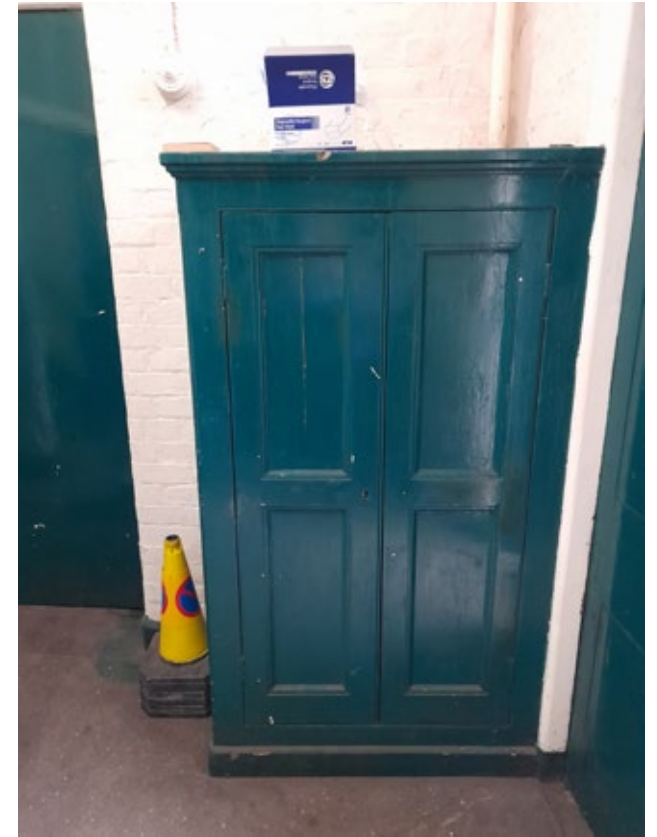
Ground floor



3.2.1.1 Ground Floor, G13 (Install)



3.2.1.2 Ground Floor, G13 (Install)



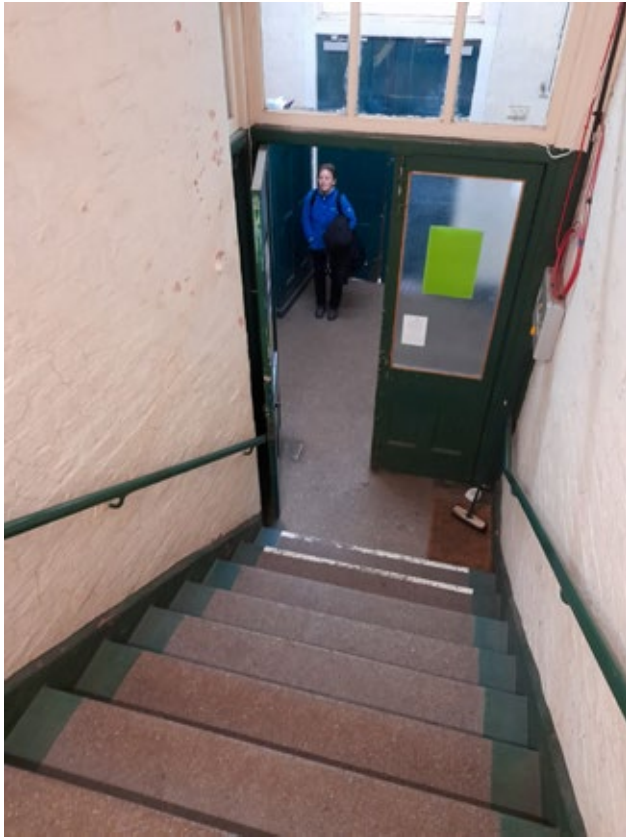
3.2.1.3 Ground Floor, G13 (Install)

3.2.2 First Floor

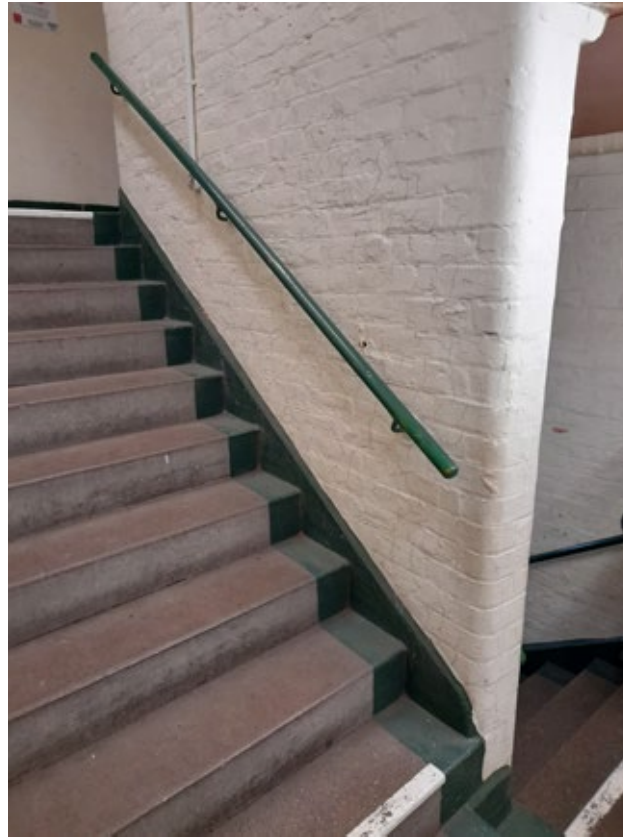
The northern staircase within the 1892 range (former Mission Hall and Club Room entrance) between ground and first floor (leading from G13) is half-turn with brick walls with bull-nosed edges, a plastered ceiling with ovolo moulded brick cornice and the stairs are of granolithic with chamfered skirtings and modern tubular handrails fixed to the walls. There is surface-mounted cabling fitted alongside the cornice, and other conduit mounted on the walls. There are strip lights attached to the ceiling and an illuminated fire exit sign [Plates 3.2.2.4 - 3.2.2.6].



First floor



3.2.2.1 First Floor, Stair, F19 (Install)



3.2.2.2 First Floor, Stair, F19 (Install)



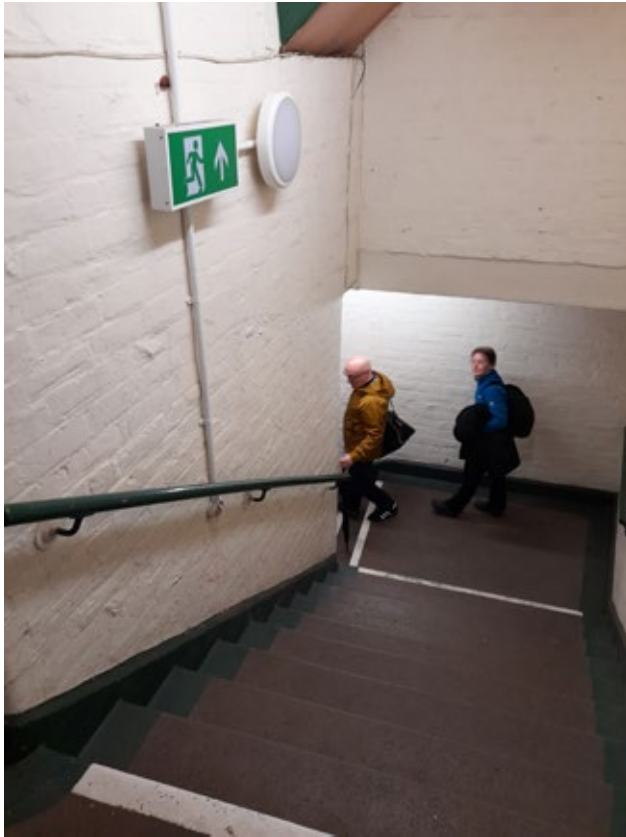
3.2.2.3 First Floor, Stair, F19 (Install)

3.2.3 Second Floor

The northern staircase within the 1892 range between first and second floor largely matches that of the floor below. A modern timber door with Georgian wired glass overhead leads to F14. Again, there is surface-mounted cabling and pipework mounted on the walls. *There are strip and bulkhead lights attached to the ceiling (underside of timber staircase leading to third floor) and wall, and an illuminated fire exit sign fixed to the wall [Plates 3.2.3.1 - 3.2.3.5].*



Second floor



3.2.3.1 Stair S16 (Install)



3.2.3.2 Stair S16 (Install)



3.2.3.3 Stair S16 (Install)



3.2.3.4 Second Floor, Stair S4 (Install)



3.2.3.5 Stair S16 (Install)

3.2.4 Third Floor

The northern staircase within the 1892 range between second and third floor is within the same brick walled stair compartment but this time the staircase is timber and appears to be a later insertion within the 1892 range – possibly 1900 but may have been relocated. It features timber stick balusters and squared newels with shallow pyramidal finials. There is a modern fire lobby partition and the balusters are infilled from the half landing to third floor. Window (borrowed light) onto room S12. The ceiling is plastered, with an ovolo cornice and an original gas pendant. Again, there is surface-mounted cabling fitted alongside the cornice, and pipework mounted on the walls. *There are strip and bulkhead lights attached to the ceiling, fire detection equipment and an illuminated fire exit sign [Plates 3.2.4.1 and 3.2.4.2].*

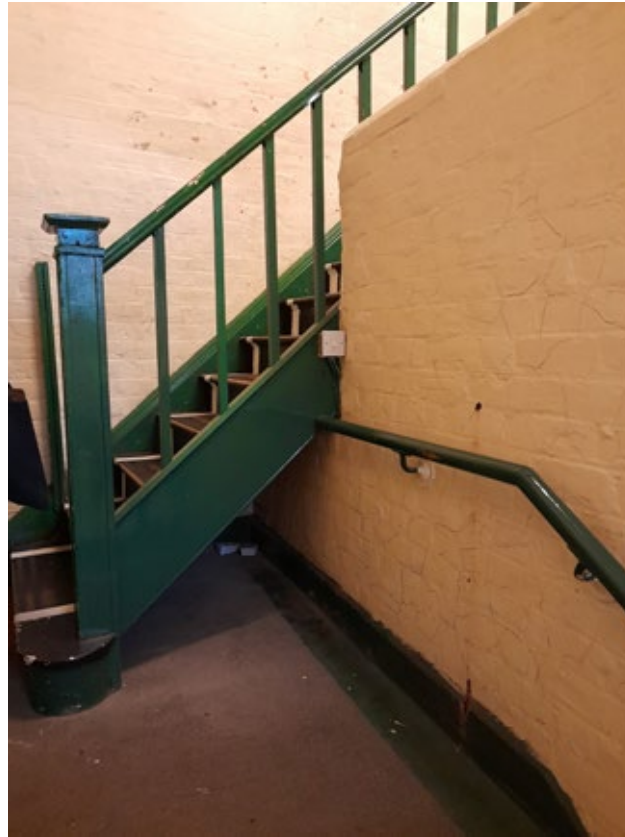
The former girls' home cubicles to the east (in the 1892 range) and north (in the 1900 range) have been altered. This area has been modified for school use, for the King of Kings School. Whilst the area has been modified by the removal of some of the cubicles, the overall plan form has been retained, along with some original plank doors. The spaces contain modern strip lighting, surface mounted cabling and associated distribution boards. *A series of new electrical works have been carried out, comprising white plastic trunking, individual and banks of sockets.*



Third floor



3.2.4.1 Stair S16 (Insall)



3.2.4.2 Stair S16 (Insall)

Rooms T1-T3 - Rooms formed by modern partitions. Room T1 has a borrowed light onto the staircase. Timber casements in bull-nosed reveals in the north west and south west walls. Walls and ceiling are finished with woodchip, moulded skirtings. The ceilings are plastered. T2 is a bathroom, also with casements in bull-nosed reveals, woodchip walls and ceiling. Modern bathroom fittings and floor. T3 is a lobby between the rooms, with portions of historic wall, otherwise modern infill / partitions. *Recent white conduit / trunking with circular bulkhead or strip lights fixed to walls / ceilings* [Plates 3.2.4.3 - 3.2.4.6].

T4 – Staircase in the 1900 range. Plastered walls and ceiling, moulded skirtings. Timber half-turn staircase, squared stick balusters, squared newels with urn finials (matching those in T11), vinyl to landings. Original timber casements with tripartite overlights. *Recent white conduit / trunking with circular bulkhead or strip lights fixed to walls* [Plates 3.2.4.7 and 3.2.4.8].

Room T5 is part of the working girls' home extension of 1900 facing onto Dantzic Street. It retains timber partitioning for the former lavatory and bathroom cubicles and a herringbone woodblock floor. One cubicle contains a cast iron bath, one has been adapted for use as a science lab and another modified for modern wash facilities, but the partitions and plan form are intact. The cast-iron winding gear for the coal hoist is in situ on the east wall of the range, of the passage. *Recent white conduit / trunking fixed to the walls and strip lights to the ceiling.* Other pre-existing services including pipework passes through this space [Plates 3.2.4.9 - 3.2.4.12].

T6 – Corridor. Four-panelled timber door to T7. Painted brick walls, shallow timber skirtings, boxing out to skirtings on south east wall, plastered ceiling, painted screed floor. Timber casements, some with obscure glazing north west wall. Modern WC fittings. *Recent white conduit / trunking with circular bulkhead lights fixed to brickwork at high level on the south east wall* [Plate 3.2.4.13].

T7 – WCs within the 1892 range. Vertical timber panelled cubicles, timber plank doors to cubicles and door to T8, in bull-nosed brick reveal. Four-panelled timber door to T6. Painted brick walls, shallow chamfered plaster skirtings, plastered ceiling (set in attic, with timber roof structure), painted screed floor. Timber casements, some with obscure glazing in the south west and north west walls. Modern WC fittings. *Recent white conduit / trunking with circular bulkhead lights fixed to brickwork at high level.* Suspended strip lighting. Pre-existing surface-mounted cabling and pipework, including some historic gas fittings and conduit [Plates 3.2.4.14 - 3.2.4.16].

T8-T10 and T23 are within the 1892 range, a series of small rooms arranged off the west side of a narrow corridor (T8) they are now a store room, science lab and WC. External walls are painted brick, internal walls are stud with infill, with timber plank doors and shallow skirtings. Timber floorboards in rooms T10 and T23. Windows in south west wall are modern timber casements. Ceilings are plastered. WC partitions are modern. *Recent white conduit / trunking with circular bulkhead lights, fire exit signs fixed to partitions at*

high level, strip lights to plaster ceilings. Other pre-existing modern cabling and water pipework [Plates 3.2.4.17 - 3.2.4.20].

Room T11 - This is an altered area containing a timber staircase dating from c.1900, which provides access to a small fourth floor area which was once the girl's playroom. The staircase is timber panelled with a squared newel with pyramidal finial to one side, with stick balusters and an urn finial to the other. Walls are plaster over brick, the ceiling is plastered. Shallow moulded skirtings to solid walls, lower skirtings to modern enclosed lobby (leading to the northern staircase within the 1892 range). The floor is carpeted. There is a modern door with vision panel to T13. *Services have recently been part-installed in this area – connecting into the ceiling.* There is other pre-existing modern cabling and substantial hot water pipework [Plates 3.2.4.21 - 3.2.4.23].

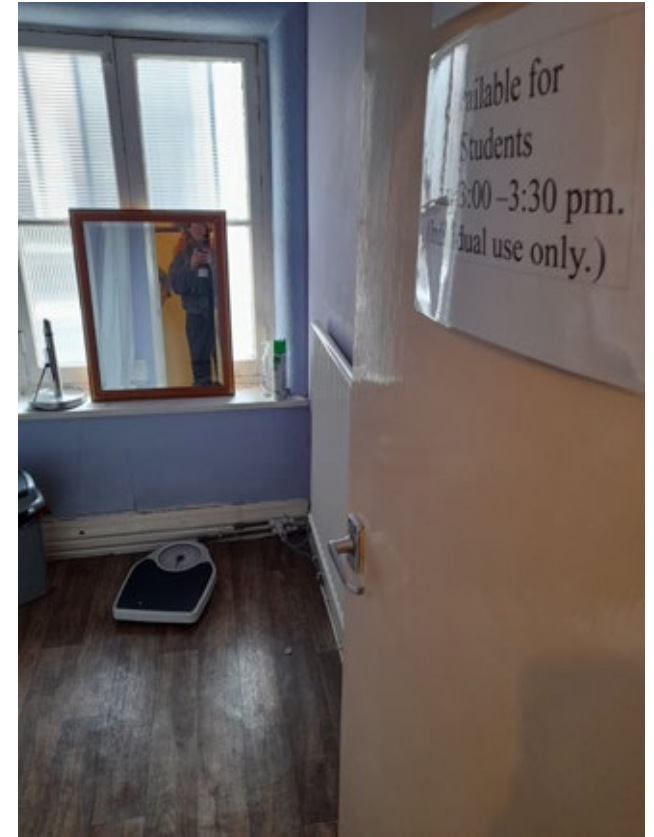
Rooms **T12-T16** are located within the 1900 range, set four steps level lower than the third floor, accessed via two short flights from T8. The apparently open plan girl's dorms have been subdivided at a later stage to provide individual girl's dorm rooms and now comprise a series of playrooms and classrooms, an office and a kitchen.



3.2.4.3 Third Floor, T1 (Install)



3.2.4.4 Third Floor, T1 (Install)



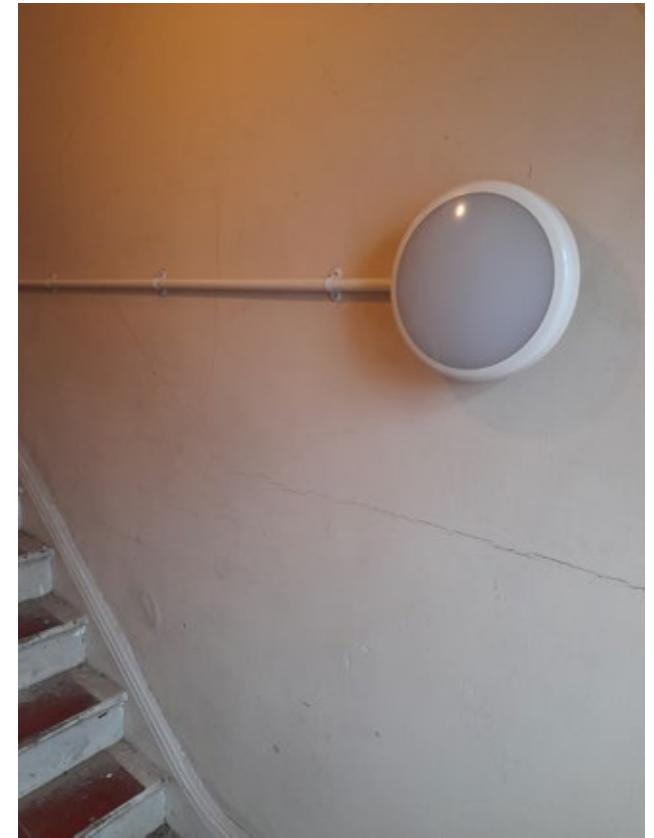
3.2.4.5 Third Floor, T2 (Install)



3.2.4.6 Third Floor, T3 (Install)



3.2.4.7 Third Floor, Stair T4 (Install)



3.2.4.8 Third Floor, Stair T4 (Install)



3.2.4.9 Third Floor, T5 (Insall)



3.2.4.10 Third Floor, T5 (Insall)



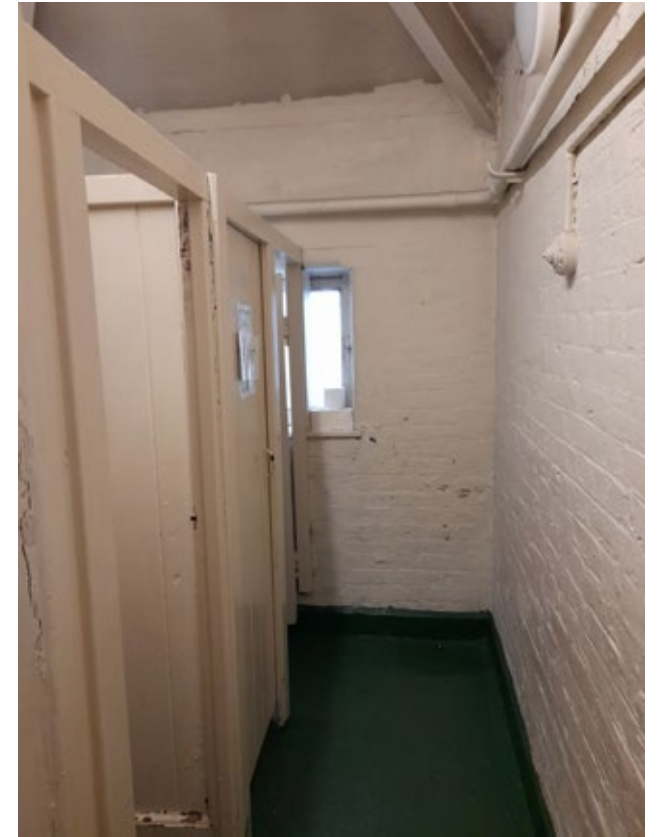
3.2.4.11 Third Floor, T5 (Insall)



3.2.4.12 Third Floor, T5 (Insall)



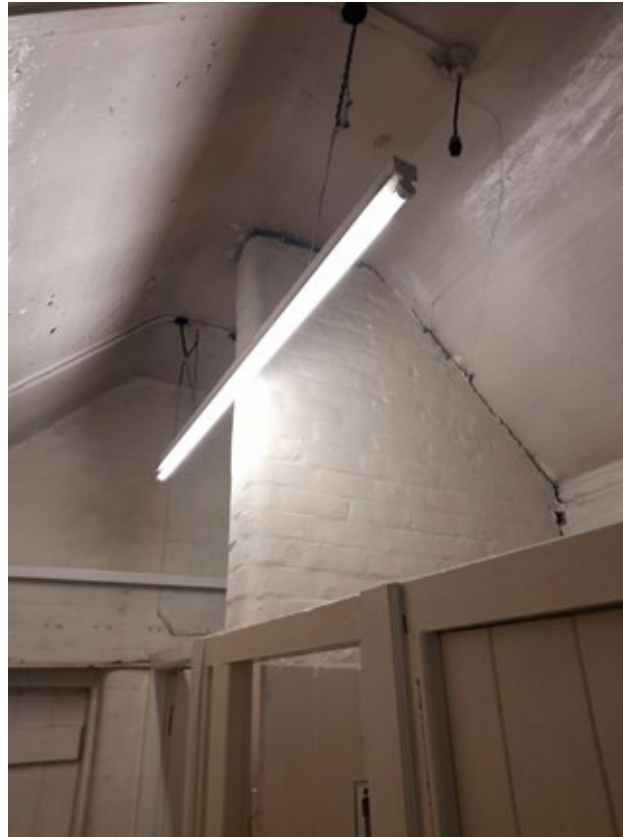
3.2.4.13 Third Floor, T6 (Insall)



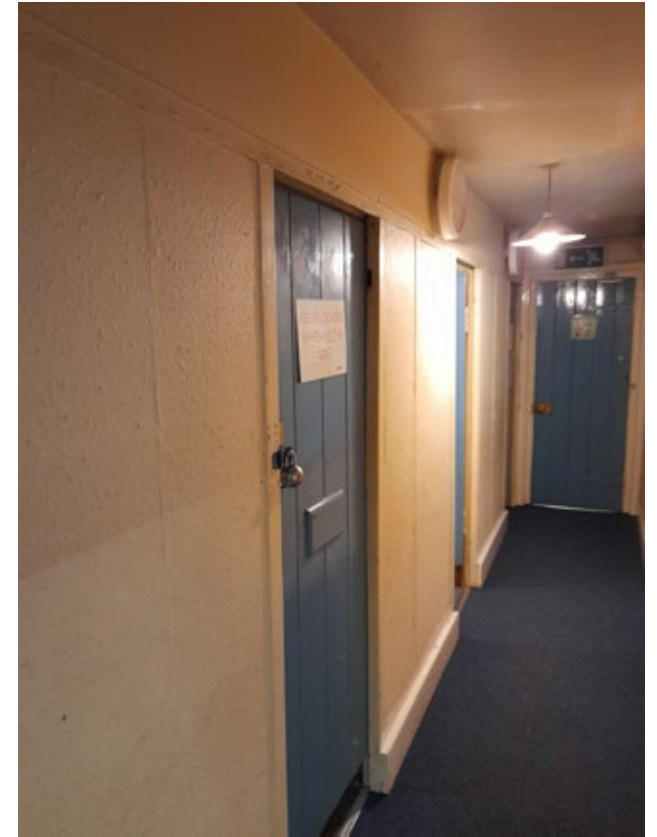
3.2.4.14 Third Floor, T7 (Insall)



3.2.4.15 Third Floor, T7 (Insall)



3.2.4.16 Third Floor, T7 (Insall)



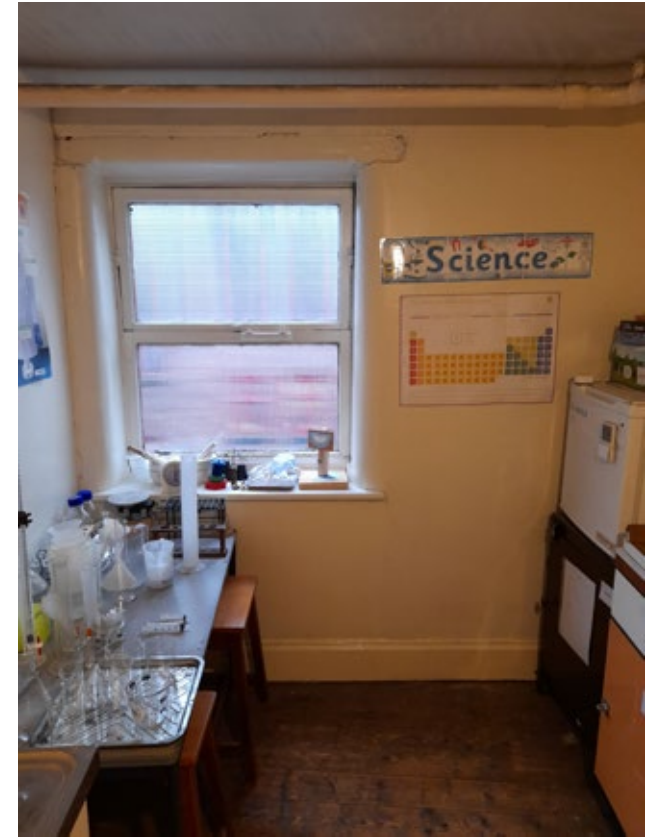
3.2.4.17 Third Floor, T8 (Insall) (2)



3.2.4.18 Third Floor, T9 (Insall)



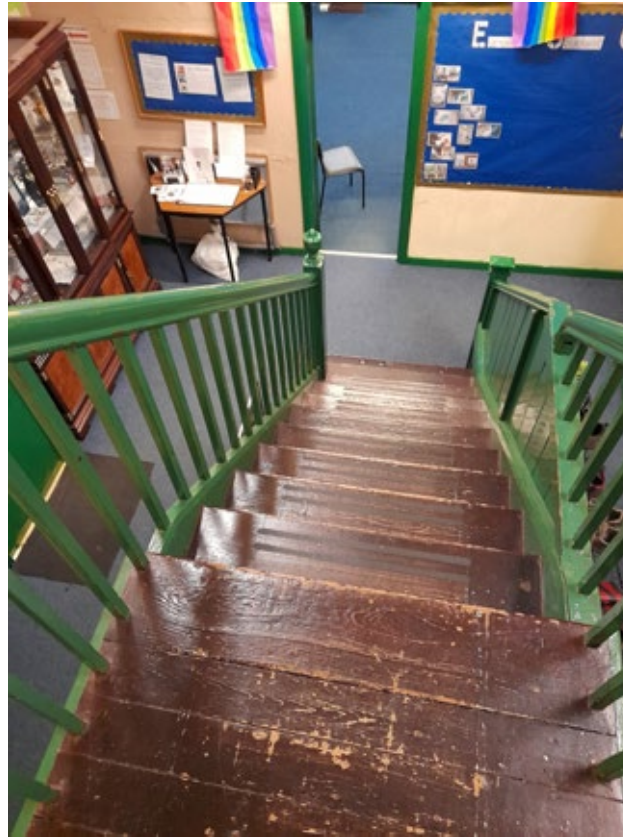
3.2.4.19 Third Floor, T10 (Insall)



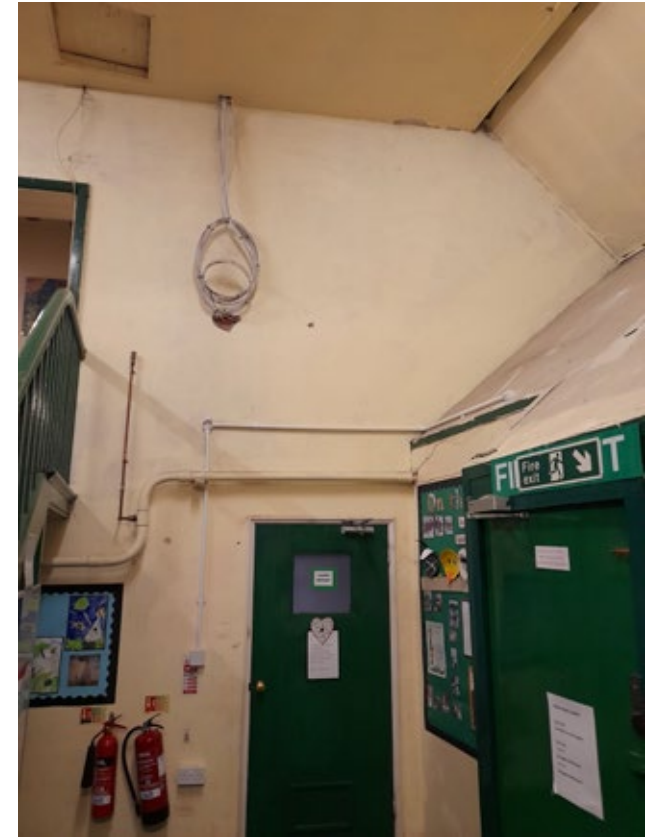
3.2.4.20 Third Floor, T23 (Insall)



3.2.4.21 Third Floor, T11 (Insall)



3.2.4.22 Third Floor, T11 (Insall)



3.2.4.23 Third Floor, T11 (Insall)

T12 is a classroom / playroom. Historic timber plank door in south east wall (later partition), two historic casements with overlights under segmental heads, with obscure glazing in the north west wall. Plastered walls and ceiling, modern skirting. Parquet floor evident under carpet. *Recent white trunking / plug banks are fixed to the south west wall* [Plate 3.2.4.24].

T13 is the largest space – used as a playroom, it is accessed off T8 and T11 via two short flights of timber stairs. There is a historic casement – similar to the ones in T12 – in the south east wall. Plastered walls and ceiling. Parquet floor evident under carpet. Later partitions with timber plank doors to T12, T14, T15. Corbelled detail to chimneybreast in the north angle of the room. High level pipework is suspended and passes crudely through walls. *Recent white trunking and plug banks is fixed to the south west wall* [Plates 3.2.4.25 - 3.2.4.27].

T14 is similar to T12, with two casements in the north east wall and later infill apparent to the wall with T13, where a corbelled chimneybreast is visible. Scars on ceiling reveal previous room layout. Crude pipework continues into this room. *Recent white trunking is fixed to the junction of the ceiling and wall, with plug banks. Strip light fitted to ceiling* [Plates 3.2.4.28 and 3.2.4.29].

T15 is again similar to T12 and T14, with two casements in the north east wall and one in the south east wall and later partitions to the north west and south west. Scars on ceiling reveal previous room layout. *Recent white trunking is fixed to the junction of the ceiling and wall, with plug banks. Strip light fitted to ceiling* [Plate 3.2.4.30 and 3.2.4.31].

T16 is a kitchen formed by later partitions, historic casement in the south east wall – matches others in this area. Modern kitchen fittings. *Recent white trunking is fixed to the junction of the ceiling and wall, with plug banks. Strip light fitted to ceiling.* Crude pre-existing pipework continues into this room [Plates 3.2.4.32 and 3.2.4.33].

Room T17 - In the 1892 range. The large rectangular space overlooking Aspin Lane was formerly divided into girls' cubicles (removed) and retains the exposed timber and iron roof structure. It now also features a modern fire lobby which has partitioned off T11. Crude pipework is suspended and runs through the room at wall / roof springing height. Modern window frames within original bull-nosed reveals in the north west and south east walls, each also with bull-nosed piers. *Recent white trunking / conduit is fixed to the ceiling and walls, with plug banks arranged on the walls. Strip lights fitted to timber and iron roof structure.* [Plates 3.2.4.34 - 3.2.4.36].

T18 is the former sitting room, now used as a store room. It retains its plan form, ceiling, canted bays with panelled aprons, timber floorboards. Its doors have been replaced and its chimneypiece is missing, the opening is blocked and it is vented. The valleys are internally expressed and feature exposed timbers – painted green. They have strip lights fitted to them (pre-existing – to be decommissioned and recently installed). *Recent white trunking is fixed to the chimneybreast and walls* [Plates 3.2.4.37 and 3.2.4.38].

The southern staircase within the 1892 range (former girl's staircase) is set between rooms T18 and T19; T19 has been formed by modern partitioning off this stair. Between second and third floor it is a straight flight, with brick walls, a plastered ceiling and the stairs are painted – possibly concrete or granolithic, with chamfered skirtings and modern tubular handrails fixed to the walls. Bulkhead set over the staircase – contains a mezzanine off T19. There is surface-mounted cabling and other conduit mounted on the walls. There is a bulkhead light fixed to the bulkhead over the staircase [Plates 3.2.4.39 and 3.2.4.40].

T19 is a much-altered room within the 1892 range. Formed by partitions off the staircase. Walls are painted brick to the external, stair and wall to T20 and timber stud with woodchip, modern domestic front door to the staircase. Modern casement in the south west wall. Plaster ceiling. Historic turned timber stair (reused?) leads to a 'gallery' / mezzanine level – which oversails the staircase in a bulkhead. Original octagonal roof hatch. Fuse box, modern conduit, strip light fixed to ceiling. *New strip light, cabling and conduit* [Plates 3.2.4.41 and 3.2.4.42].

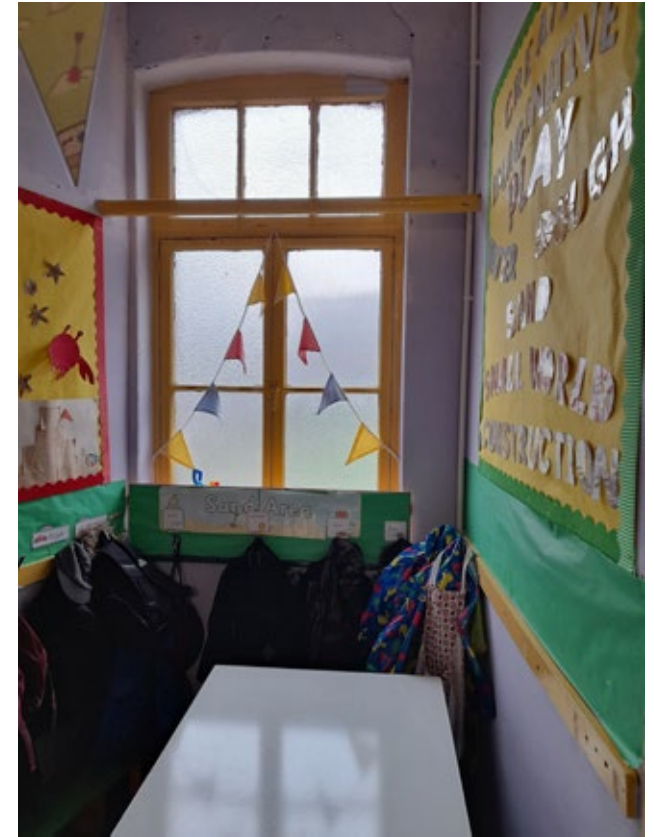
T20-T22 within the 1892 range is now a largely modern, with a more open layout (was originally partitioned, probably dorms). Plastered walls and ceilings. Modern casements in bull-nosed chamfer-stop reveals. Modern kitchen in T21, chimneybreast blocked and part-tiled. *Recent white conduit / trunking with circular bulkhead lights fixed to partitions (and some to brick walls), strip lights to ceilings* [Plates 3.2.4.43 – 3.2.4.46].



3.2.4.24 Third Floor, T12 (Insall)



3.2.4.25 Third Floor, T13 (Insall)



3.2.4.26 Third Floor, T13 (Insall)



3.2.4.27 Third Floor, T13 (Insal)



3.2.4.28 Third Floor, T14 (Insal)



3.2.4.29 Third Floor, T14 (Insal)



3.2.4.30 Third Floor, T15 (Install)



3.2.4.31 Third Floor, T15 (Install)



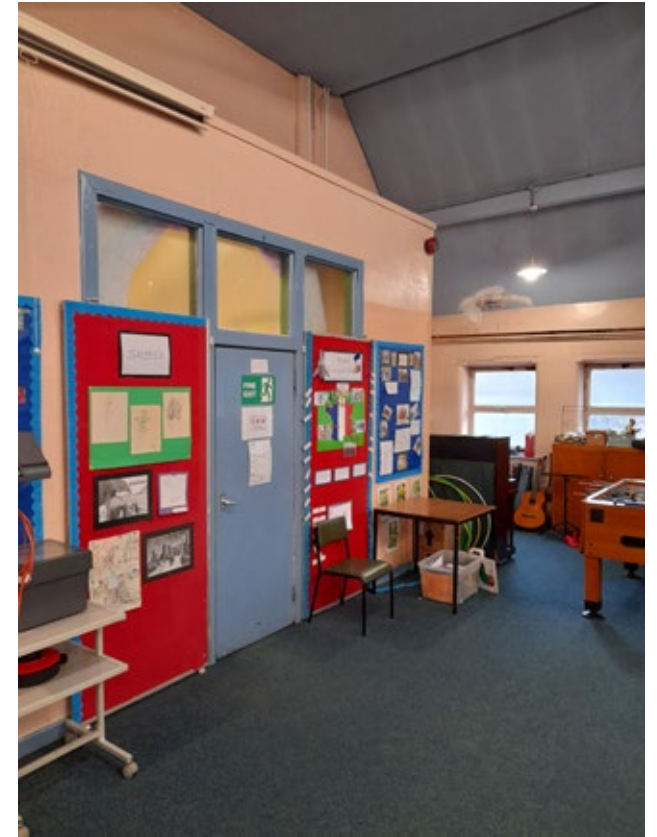
3.2.4.32 Third Floor, T16 (Install)



3.2.4.33 Third Floor, T16 (Insal)



3.2.4.34 Third Floor, T17 (Insal)



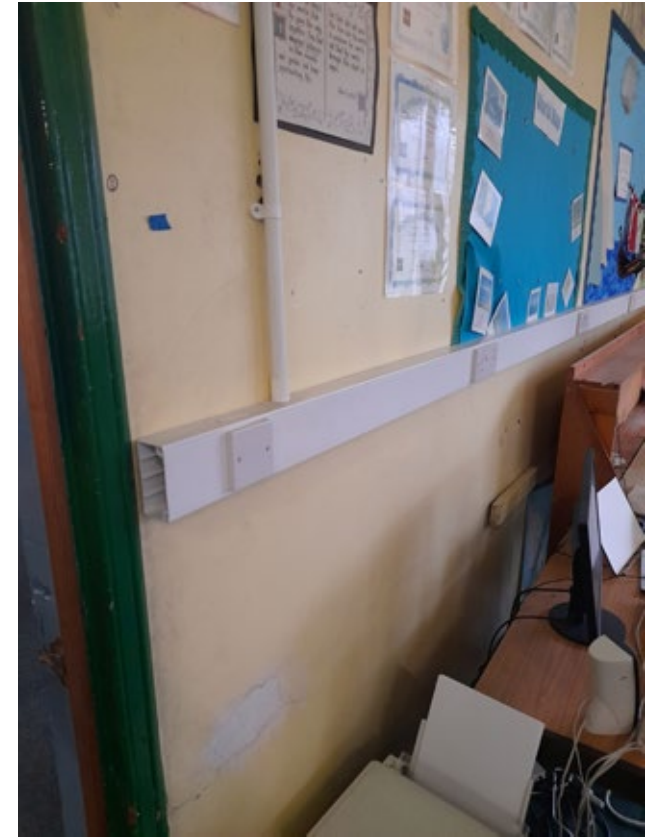
3.2.4.35 Third Floor, T17 (Insal)



3.2.4.36 Third Floor, T17 (Insall)



3.2.4.37 Third Floor, T18 (Insall)



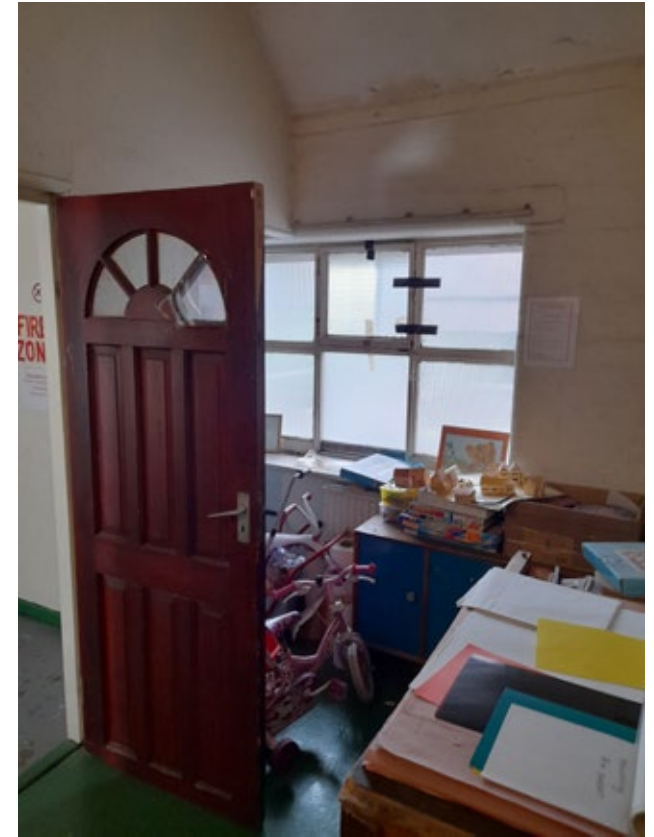
3.2.4.38 Third Floor, T18 (Insall)



3.2.4.39 Third Floor, Stair Adj to T19 (Insall)



3.2.4.40 Third Floor, Stair Adj to T19 (Insall)



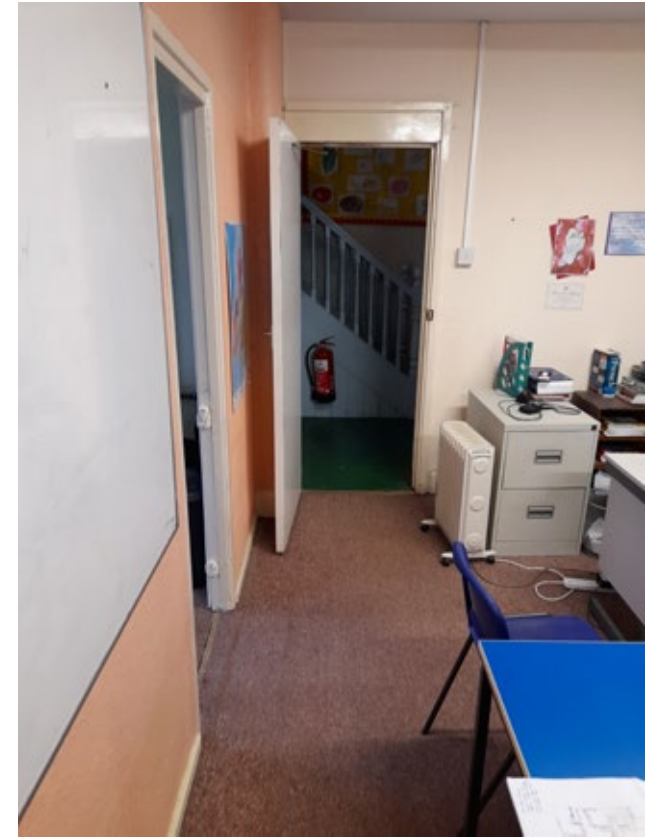
3.2.4.41 Third Floor, T19 (Insall)



3.2.4.42 Third Floor, T19 (Insall)



3.2.4.43 Third Floor, T20 (Insall)



3.2.4.44 Third Floor, T20 (Insall)



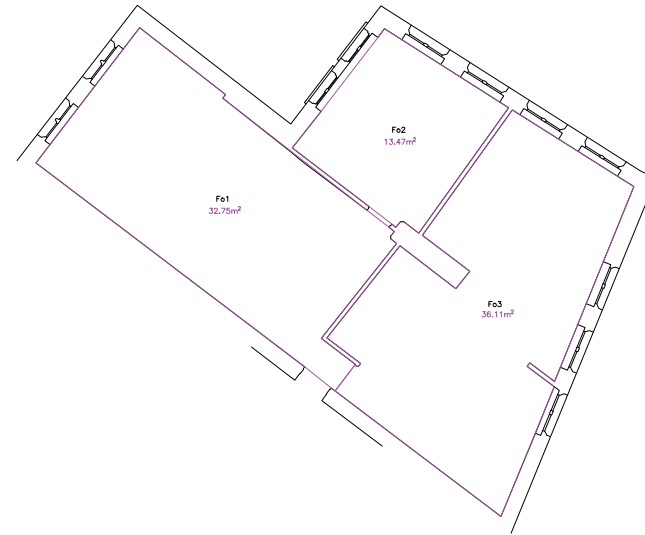
3.2.4.45 Third Floor, T21 (Insall)



3.2.4.46 Third Floor, T21 (Insall)

3.2.4 Fourth Floor

Rooms Fo1-Fo3 are accessed from T11 via a timber staircase. This is the former girls' playroom (added in 1900) which has been modified to form three rooms to provide two classrooms and a store room. External walls are painted brick, later partitions are plastered timber stud. Ceilings are slightly lowered, beams encased and all finished with Artex. Timber four-panelled door between Fo1 and Fo2, other doors are modern. Floors in Fo1 and Fo3 are carpet, timber floorboards to Fo2. Historic timber casements, some with obscure glass. *Recent white conduit / trunking with circular bulkhead lights fixed to partitions (and some to brick walls), strip lights to ceilings* [Plates 3.2.4.47 - 3.2.4.50].



Fourth floor



3.2.4.47 Fourth Floor, Fo1 (Install)



3.2.4.48 Fourth Floor, Fo2 (Install)



3.2.4.49 Fourth Floor, Fo3 (Insall)



3.2.4.50 Fourth Floor, Fo3 (Insall)

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of Charter Street Mission, so that the proposals for change to the building are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated.

The assessment begins with a general summary of the building's history and significance; then the various elements of the building are assessed according to a sliding scale of significance, reflecting the extent to which they contribute to the listed building's special architectural and historical interest.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as;

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

4.2 Assessment of Significance

The building was erected as a working girls' home, ragged school and mission hall in 1892 with considerable extensions of 1900 by Maxwell and Tuke,

overall comprising a three-and-four-storey trapezoidal courtyard-plan building of red brick with slate roofs. The building was listed in 2019 and the Historic England listing description summarises the reasons for designation as follows:

The Charter Street Mission, a working girls' home, ragged school and mission hall of 1892 and 1900, is listed at Grade II for the following principal reasons:

Architectural interest:

** as a rare and relatively early example of social welfare provision of girls' accommodation, unusually combined with a ragged school; * for its good design quality as a charitable institution in a deprived area of international notoriety, with varied massing and decorative detailing; * for the good survival of planform and features of note relating to the welfare use including timber cubicles, kitchen range, fireplaces, floor and wall finishes.*

Historic interest:

** as a physical reminder of the very real need to safely accommodate working girls and young women in industrial cities during the late-C19 and early-C20, and the extensive efforts made to meet this need; * associated with Sir William John Crossley (Bart), a notable industrialist and philanthropist, who paid for the site of the 1892 phase and chaired the building committee; * designed by notable architects Maxwell and Tuke, authors of several listed buildings including*

*Blackpool Tower, Lancashire (Grade I) and four girls' hostels at Port Sunlight, Wirral (Grade II); * in illustrating the continuity of welfare use and charitable ownership since the 1860s.*

Group value:

** with the nearby Ashton House (Grade II), Sharp Street Ragged School (Grade II), and the former Methodist female mission at 29 Great Ancoats Street (Grade II).*

This special interest is manifest in the fabric and plan form of the building, which has the following hierarchy of significance.

Of the **highest significance** are:

- Its external elevations, namely its red brick and terracotta finishes, decorative features, carved corner stone and signage, remaining original door and window joinery, its roof form and chimneystacks.
- Original plan form, particularly where it demonstrates the provision of social welfare – such as the girl's former sitting room at third floor (T18).
- Original decorative and functional features and fittings such as the glazed tiles at ground floor (although they have been overpainted, which detracts), mosaic flooring within the former main girl's home entrance, the hoist mechanism and enclosing cupboard, the gas pendant at third floor level within the stairwell and the Edwardian bath.
- Original features such as the coffered ceiling and stage in the former mission hall.

- Original joinery, such as the matron's staircase.

Of **high significance** is:

- Plain character of the internal spaces – painted brick walls, timber floorboards, simple joinery including the tongue and groove WC / bathroom partitions and doors at third floor level.

- Replacement windows.
- Modern security bars.
- Modern surface-mounted cabling, trunking and other electrical fittings clutter the walls and ceilings.
- Hot water pipework.

Of **moderate significance** are:

- Historic joinery such as the cupboard at ground floor and the altered staircases at third floor.

Of **low significance** are:

- Later 20th century partitions in the girl's former playroom at third floor – rooms T12-T16.

Of **neutral significance, neither contributing to nor detracting** from the significance of the whole are:

- Modern external and internal doors and screens.
- Modern signage.
- Modern wall, floor and ceiling finishes.
- Modern fittings in kitchens, bathrooms and radiators etc.
- Modern partitions and planform, such as rooms T11 and T17 and rooms T1-T4, T19 and T10 and T19-T23.

Factors which detract from the building's significance are:

5.0 Description of the Proposals

5.1 Introduction

This application relates to electrical works for the King of Kings School, who occupy part of the Charter Street Mission – two of the ground floor entrances and staircases, as well as the third and fourth floors. The works will also include a new electrical mains route, at basement level and distribution boards at ground floor and associated cabling from basement to fourth floor. The works can be summarised as follows:

Completed Works

A series of part-completed electrical works at ground floor, within the former working girl's entrance and matron's staircase, the northern staircase (former Mission Hall and Clubroom entrance), third and fourth floors, which were carried out in 2021, for which retrospective listed building consent is now sought. See Appendix III for examples of these completed works, with accompanying plans. A full set of these works can be found in the 'Recently Installed' plans, which accompany this application.

Future Works

1. The completion of the electrical works, including the installation of a distribution board, tidying of cabling and the installation of light fittings.
2. The removal of the majority of the pre-existing electrical services - cabling and fittings will be decommissioned and removed (see accompanying Removals plans).

3. Connection to a new electrical supply which will future-proof the building, enabling it to be powered more sustainably in the future (see Proposed Items plans).

The works are explained below and are shown in the drawings prepared by Donald Insall Associates.

5.2 Description of the Proposals

Basement and Ground Floor

Future Works: New Mains Connection and Distribution
Whilst the final route has not been fully established at this stage, it is known that a new opening in the brickwork at **basement level**, of around 150mm diameter will be required. In addition, new meters and a distribution board will be inserted, with new cabling leading from distribution board, beneath the ground floor, to the former Club Room (G14). This cabling would be fixed to the underside of the joists and would require some modest openings to be made to enable the cables to pass between the key spaces within the basement.

At ground floor, within room G14, a distribution board would be installed – set within a cabinet designed to match the one found within G13. The cables will track across the ceiling, through the wall between G13 and G14 and then run vertically within the stair core, requiring a small opening in the floor/ceiling at each level from ground to the third floor – where a further distribution board is proposed (to replace an existing

one). It is proposed that any conduit would be in a sympathetic conduit casing (to be specified), with fixings into mortar joints.

Ground to Third Floor

Completed Works

See accompanying 'Recently Installed' plan by Insalls. G1, G2 G13: Cabling within white trunking.

Stair (former Mission Hall and Clubroom stair), **ground to second floor - rooms G16 / F19 / S16**: New strip light fitting, bulkhead fittings fixed to wall, ceiling and underside of staircase, illuminated fire escape signage and associated white trunking.

Stair S4 (former Matron's stair): New bulkhead fittings fixed to walls and associated white trunking.

Future Works

G1, G2 and G13: Completion of cabling within white trunking and installation of a bulkhead light fitting on the ceilings of G1 and G13.

G14: New distribution board, set within joinery to match cupboard in hallway. Associated cabling and formation of vertical route within the stairwell from ground to third floor. Note there are original tiles to the dado in this room. New opening between G13 and G14 at high level and in the ceiling of G13 for cabling from the new distribution board.

Stair (former Mission Hall and Clubroom stair) - **G16:** New bulkhead light fitting fixed to the brickwork wall. At first and second floors off this stairwell (S11) new vertical cabling is proposed which requires a new opening in floor / ceiling fabric, the cabling is to be arranged in a conduit, fixings to be made into mortar joints (where evident).

Stair S4 (former Matron's stair): New bulkhead fittings fixed to walls and completion of cabling. Removal of redundant fittings and cabling from the abovementioned spaces – see accompanying removals plan by Insalls.

Third Floor

Completed Works

See accompanying 'Recently Installed' plan by Insalls. Within the ceiling voids above rooms (and not visible within the spaces): T1, T3, T20 and T19, T5, T8, T11, T17 and T18, a basket tray has been installed to carry cables.

Rooms T1-T3 and T19-T22: New dado trunking, socket, fuse spurs and light fittings have been introduced.

T5: New strip lights and associated cabling. In this room, the fittings are fixed to the ceiling on areas of modern ceiling (areas of previous repair which now require further work). Sockets and associated cabling attached to the walls.

T6, T7, T8, T9 - T10 and T23: New bulkhead lights and associated cabling, sockets for hand driers and associated cabling.

T11: New cabling for light fittings.

T13-T16: New strip lights and associated cabling, new socket banks and associated cabling.

T17: New strip lights and associated cabling, new socket banks and associated cabling.

T18: New strip lights and associated cabling, new socket banks and associated cabling.

Future Works

T5 and T11: Installation of new distribution boards. Completion of trunking and light fittings. Removal of redundant fittings and cabling from the third floor – see accompanying removals plan by Insalls.

Fourth Floor

Completed Works

See accompanying 'Recently Installed' plan by Insalls.

F01 – F03: New strip lights and associated cabling, new socket banks and associated cabling.

Future Works

F02

: Completion of cabling and sockets. Removal of redundant fittings and cabling from the fourth floor – see accompanying removals plan by Insalls.

6.0 Commentary on the Proposals

6.1 Summary of the Works and their Impact on the Listed Building

The part-completed electrical works have mostly been like-for-like – replacing strip lights and sockets where they exist - but have introduced slightly more visually intrusive and unsympathetic trunking, fire escape lighting and bulkhead lights which has caused some harm. Whilst this surface-mounted approach has its disbenefits, it has avoided causing permanent, irreversible damage to the fabric of the building. Furthermore, these works were essential to the safe operation of the school and will enable a large number of ad hoc electrical services to be removed, once the new ones have been commissioned. Overall, taking into account the future removal of the redundant services, these works have only caused some minor harm to the internal character of the listed building, but importantly this is largely reversible.

The ‘future works’, including the completion of the installation of new light fittings, two distribution boards at third floor (in one location allowing the removal of an existing one); the introduction of a new electrical mains route at basement level, distribution boards at basement and ground floor, the new vertical conduit from ground to third floor would cause some minor harm to the listed building through loss of small portions of historic wall and ceiling / floor fabric. Their visual impact would be mitigated by design – such as concealing elements within joinery and specifying sympathetic conduit - and would importantly futureproof the building by enabling it to become carbon neutral in the future.

6.2 Justification of the Proposals and Conclusion

As explained in Section 1.2, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the Site comprises the Manchester City Council Core Strategy (2012). Decision-makers must also comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposals are minor in nature and relate to the installation of new lighting, electrical power and fire escape fittings and associated cabling to provide adequate and safe services to the parts of the building occupied by the King of Kings School. Overall, the building would be conserved in a manner that is appropriate to its significance, by ensuring this Grade II-listed building can continue safely in its original educational use. Whilst the proposals would involve some elements of low level harm, brought about by the insertion of new trunking and sockets and minor openings in original fabric to form service routes, overall the special interest of the listed building would be preserved; this would comply with DC19.1 – desirability of securing the retention, restoration, maintenance and continued use of such buildings - which is reserved under the Manchester City Council Core Strategy (adopted in July 2012). The proposals would also accord with Policy EN4 of the core strategy

– as a retrofit project seeking to futureproof the listed building by taking opportunities to introduce low and zero carbon energy supplies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Act forms the legal basis for decision making where a proposed development will impact listed buildings. For listed buildings it sets out that the decision maker shall have ‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ (Section 16). Given that the proposals are largely like-for-like, are reversible (if not slightly more visually intrusive), only require modest new openings to be made and importantly will enable the removal of a plethora of redundant ad hoc fittings and cabling it is considered that overall, the works would preserve the special interest of the listed building.

The statutory requirements of the Act set a high bar for allowing development that would harm heritage assets. However, the statutory requirements must be viewed in light of the relevant heritage policies in the National Planning Policy Framework (NPPF).

National Planning Policy Framework (2021)

As explained above, there are elements of the proposals would result in some minor harm to the character of the listed building, however, in accordance with the terminology of the NPPF this would be considered very much 'less than substantial harm'. The Manchester City Council Core Strategy (2012) makes provision for harm to heritage significance to be weighed directly against public benefits, the NPPF, which is a material planning consideration, does allow for this. Paragraph 199 of the NPPF makes clear that great weight should be given to the conservation of designated heritage assets, irrespective of whether the harm amounts to substantial harm, total loss or less than substantial harm to its significance. It is considered that the proposals will cause some minor harm to the listed building and that this harm would be very much 'less than substantial' in accordance with the terminology of the NPPF.

Paragraph 202 of the NPPF states that any less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal. It is considered that in this case, the 'less than substantial' harm to the listed building resulting from the proposals would be outweighed by the following public benefits:

- These small-scale works would ensure the building can continue in its optimum viable - and indeed original - use.

- The installation of a series of electrical services and fire escape signage would ensure the safety of those using these areas of the building – namely students and staff of the King of Kings School.
- These works will futureproof the listed building by introducing a new electrical supply – allowing the Charter Street Mission to shift from fossil to renewable energy in the future – enabling the building to be more sustainable.
- The removal of a series of ad hoc electrical fittings and cabling which would improve the character of the listed building.

Overall and on balance, therefore, the proposals would comply with paragraph 202 of the NPPF and would align with its underlying aim to achieve sustainable development.

Conclusion

Although some harm has been identified within the proposals, this harm is considered to be 'less than substantial', in accordance with the terminology of the NPPF (para 202). The benefits offered by the scheme would outweigh the 'less than substantial harm' caused and as such, they would meet the tests for sustainable development outlined within the NPPF, insofar as they relate to the historic environment.

Appendix I - Statutory List Description

Charter Street Mission, 142 Dantzic Street, Manchester, M4 4DN

Grade II listed building

List entry number: 1461979

Date first listed: 22 July 2019

National Grid Reference: SJ8441499238

Summary

A working girls' home, ragged school and mission hall of 1892 and 1900 by Maxwell and Tuke, comprising a three-and-four-storey trapezoidal courtyard-plan building of red brick with slate roofs.

Reasons for Designation

The Charter Street Mission, a working girls' home, ragged school and mission hall of 1892 and 1900, is listed at Grade II for the following principal reasons:

Architectural interest:

* as a rare and relatively early example of social welfare provision of girls' accommodation, unusually combined with a ragged school; * for its good design quality as a charitable institution in a deprived area of international notoriety, with varied massing and decorative detailing; * for the good survival of planform and features of note relating to the welfare use including timber cubicles, kitchen range, fireplaces, floor and wall finishes.

Historic interest:

* as a physical reminder of the very real need to safely accommodate working girls and young women in industrial cities during the late-C19 and early-C20,

and the extensive efforts made to meet this need;

* associated with Sir William John Crossley (Bart), a notable industrialist and philanthropist, who paid for the site of the 1892 phase and chaired the building committee; * designed by notable architects Maxwell and Tuke, authors of several listed buildings including Blackpool Tower, Lancashire (Grade I) and four girls' hostels at Port Sunlight, Wirral (Grade II); * in illustrating the continuity of welfare use and charitable ownership since the 1860s.

Group value:

* with the nearby Ashton House (Grade II), Sharp Street Ragged School (Grade II), and the former Methodist female mission at 29 Great Ancoats Street (Grade II).

History

At the beginning of the C19 many children from the poorest districts did not have access to education. 'Ragged schools' provided not only education but also clothing and food for the children. They often emerged from Sunday schools or were funded from public subscriptions, and run by local teachers. Many ragged schools were taken over or rendered unnecessary by the schools established after the 1870 Education Act (the Times estimated that 36,000 children were affected by closures). However, many more continued to provide educational and other functions, acting as Christian missions. These functions sometimes included boys' and men's clubs, accommodation, and penny banks. Nationally only five pauper or ragged schools are listed (National Heritage List for England

1036250, 1041455, 1065752, 1246292 and 1254650, the last being Sharp Street Ragged School, a near-neighbour and sister organisation to Charter Street).

Manchester's population more than doubled between 1821 and 1851 and in the central area continued to rise into the 1870s. In the 1840s Angel Meadow was described by visitors and social commentators, including Friedrich Engels, as the very worst of industrial Manchester's slums. Its population of 20,000 to 30,000 included many refugees from the Irish potato famine. They shared the 33-acre area with iron and chemical works as well as cotton mills and the enormous burial ground of St Michael's church, where over 40,000 paupers were interred.

A school was first built on this site in 1866, replacing a timber yard. This was the new home for the Nelson Street Ragged School, renamed (from the Angel Meadow Ragged School, as it was established in 1861) after its first home in the former temperance hall on Nelson Street (which coincidentally had also been used by the Manchester Juvenile Refuge and School of Industry from 1847 to 1851, before becoming a dancing saloon with a reputation for immoral behaviour).

The mission appears to have continued to fulfil a desperate need after 1870. A study of Preston showed that in each of the censuses from 1851 to 1881, approximately 10 per cent of its total population were female migrants between 15 and 30 years old who had not travelled with their parents. There, they were mainly engaged in domestic work eschewed by local girls in favour of factory work, and Manchester must have

offered more of both kinds of employment, and been home to large numbers of itinerant females. By the late 1880s an alternative was needed to what the school's annual report called 'the contaminating influence of the common lodging house' on girls in low-paid work such as domestic service.

An extension committee was chaired by William Crossley, who bought the necessary land for £1,650 and presented it to the school. From April 1892, to the south of the 1866 school, a three-storey block fronting Aspin Lane (then called Ashley Lane) provided safe and affordable lodgings for working girls, as well as a large mixed school, cooking and dining for day-school children, a mission hall and men's and boys' clubs. A nursery for infants of working mothers filled the space between the old and new buildings at the level of the semi-basement of the 1866 building, with a glazed roof. This with its access, yard and toilet block occupied the site of the former Bone Street and its blind-back houses, and four back-to-back houses and associated buildings at Leaf Court.

Despite the 1892 building providing for approximately 1,200 pupils, 500 infants and 40 to 50 resident girls, further extension was needed to properly fulfil the planned mission. Plans were already prepared by 1896, but these were superseded in 1898, with the official opening in July 1900. The 1866 building was completely replaced, with part of its site being used to widen Dantzic Street (then called Charter Street) and the rest for a replacement building to the north-west of the nursery, partly funded by compensation for the road widening. Another extension to the north-east of the 1892 building replaced some cottages. These

extensions were primarily for the girls' home and included work rooms, a laundry, kitchen, additional cubicles and bathrooms, and a large playroom. The men's and lads' club rooms, matron's suite, caretaker's house and master's office are also of this phase.

The plan-form of the building is little-altered and although some historic features have been lost, many remain. The glazed roof to the nursery has been covered and a false ceiling inserted. Modern kitchen fittings have been installed in the work rooms and the infants' yard infilled. Glazed dado tiles in the clubrooms have been over-painted. The laundry has been subdivided with partitions. The majority of the cubicles have been removed although some remain; the survival of these in buildings of this type is now very rare. The chimneypiece has been removed in the girls' sitting room, and the playroom added in 1900 has been altered to provide classrooms. Externally, the channelled chimney stacks have been truncated, ventilators removed and some of the windows have been replaced. The building is still (2019) in use by its founders.

HOSTELS AND REFUGES FOR YOUNG WOMEN Early industrialists, especially in rural areas, sometimes provided accommodation for their workforce (later industrial villages such as Saltaire and Port Sunlight continued this practice). In towns this was less common and as rapid urbanisation increased from the mid-C19, many relied on crowded lodgings or had no proper home.

Many complementary institutions addressed these problems. Some targeted the destitute and homeless, others orphans, and some were gender-specific. Some offered shelter as part of training for work, or while children were prepared for emigration. The National Refuge for Homeless and Destitute Children was established by the (London) Ragged School Union in 1852. Although most hostels and refuges were for men and boys, charitable institutions viewed women and girls as particularly vulnerable to abuse and loss of character. In London these included the home at Urania Cottage, founded in 1847 by Charles Dickens (with funding from Angela Burdett-Coutts, 'the Queen of the poor'). This was a home which aimed to rehabilitate women who had fallen into crime. The only institution with similar aims found on the List nationally is the Village Home for Destitute Girls operated by Dr Barnardo (London Borough of Redbridge; the cottage homes themselves, of 1879, 1887 and 1903, all listed at Grade II under NHLE 1393777). Field Lane Ragged School (also supported by Dickens and Burdett-Coutts) opened a night refuge for women and girls in 1857, and this later also gave training in domestic service.

From the third quarter of the C19 charitable and commercial institutions arose which, by providing suitable housing for poorly-paid women, aimed to prevent the benefits of working from being undone by the negative effects of ordinary lodgings. Burdett-Coutts co-founded, in 1879, a home for female art students. In 1880 Maude Stanley founded the Soho Club for Girls, and in 1883 built premises on Greek Street which included a home for working girls. Other London institutions included the Homes For Working

Girls in London (HWGL, founded 1878), the Young Women's Christian Association (YWCA, founded 1855), the Girls' Friendly Society (GFS, founded 1875), the Girls' Club Union (GCU, founded 1880) and the Metropolitan Association for Befriending Young Servants (MABYS, founded around 1875). However, most of the hostels run by these societies were relatively small and few were purpose-built. Only one hostel purpose-built by these societies is listed; the St Mungo's GFS (Grade II NHLE 1392546). This was not built until 1914. St Mungo's did not cater for the very poor, but for women in jobs such as clerical work – by then a significant proportion of the workforce. From the turn of the C20 this growing sector led to targeted provision, although the Ada Lewis Women's Lodging House of 1912 (Grade II NHLE 1391567) was the first large-scale hostel in London aimed at these more respectable clients. Municipal provision was patchy. Glasgow provided a hostel with 125 beds in 1872, enlarged to 248 beds by 1894. In England, Huddersfield provided lodgings for single women from the mid-C19. However, although the London County Council had been attempting since 1897 to provide large-scale municipal housing for low-paid women, Manchester succeeded first, in 1910 at Ashton House (Grade II NHLE 1197764), less than 150m from the Charter Street home.

Writing about the proposed Charter Street home, the Manchester Guardian of 20 April 1892 recorded that, 'Nothing of this kind has yet been started in the city, but its uses are too obvious to need enlarging on.' The Manchester and Salford Boys' and Girls' Refuges had been founded in 1870 but its female provision was training-based, begun at Heathfield on Broughton

Lane, training and placing 10-15 year olds in laundry and housework (opened 1878). Their Rosen Hallas emigration home operated from 1886, and their School Girls' home of 1882 was for under-10s (mostly orphans) and was so-named because it was funded by school girls of Lancashire and Cheshire. None of these was purpose-built, and all have been demolished. Only one surviving institution similar to the Charter Street home is currently known in Manchester. This is the former Methodist female mission at number 29 Great Ancoats Street, also known as the Derros building (Grade II NHLE 1119732). Aimed principally at domestic servants this provided emergency and more permanent accommodation, but was not built until 1899. A similar men's mission on Murray Street (converted in 2015) was not opened until 1903. Noted campaigner Mary Higgs' women's refuge and women's lodging houses in Oldham (location unknown) were not established until 1899 and later.

THE BENEFACTOR Sir William John Crossley, first baronet (1844–1911), ran an engineering business in Manchester with his brother, Frank. From 1869 they manufactured internal combustion engines for a wide variety of industrial purposes, selling over 25,000 in 1897. Like his brother, William was unsparing in his efforts to be of service to the community. He was chairman of the Manchester Hospital for Consumption and Diseases of the Throat and the Crossley Sanatorium, which he founded at Delamere in Cheshire. He also became chairman of the Boys' and Girls' Refuges at Strangeways, president of the Young Men's Christian Association, and founder of the Crossley Lads' Club in Openshaw.

THE ARCHITECTS James Maxwell (1838-1893) and William Charles Tuke (1843-1893) worked together from 1865 and formed a practice in 1867. Their competition-winning design for Cambridge Hall in Southport (1874, Grade II NHLE 1379674) led to the commission for Southport's Winter Gardens and also in Southport they designed the United Methodist Church with Sunday School (1879, Grade II NHLE 1379581). The firm were also architects and agents for the St Annes on Sea Land and Building Company, and designed the layout of the resort in the late 1870s. In the late 1880s James's second son Francis William Maxwell (Frank) (1863-1941) joined the practice. They went on to design the Grade I Tower Buildings at Blackpool (1891 to 1894, NHLE 1205810) and the even taller tower at New Brighton, Wirral (1900, demolished). Other works include four girls' hostels at Port Sunlight for Lord Leverhulme (Grade II NHLE 1184302), buildings of a similar type which were designed in 1896, between the firm's two phases at Charter Street.

Details

Working girls' home, ragged school and mission hall, 1892 and 1900, by Maxwell and Tuke.

MATERIALS: red brick with slate roofs, reinforced concrete floors.

PLAN: trapezoidal, ranged around a central courtyard which is infilled at ground level.

EXTERIOR: standing on a highly-visible corner site, adjacent to a railway viaduct.

The Dantzic Street frontage faces north-west and is of 1900, with three storeys laid in header-bond common bricks, and Flemish-bond fair-faced brick for the (slightly-recessed) upper floor, below the ground-floor sill level, in a two-course first-floor sill-band, a ground-floor four-course lintel-band, and the chimney breast. The angles are also quoined in fair-faced brick. The main frontage is four bays wide, each bay having paired windows, and the right-hand bay wider and also incorporating a corner entrance. The left-hand bay is under a shouldered gable with stone copings. The right hand bay has a larger, Flemish gable with truncated central chimney breast. Between the gables, the eaves project with a cast-iron ogee gutter, and central downpipe which is respected by the moulded terracotta sill-bands of the upper two floors. The roof ridge has crested tiles, a flagpole and a small, brick ventilator tower.

To the left of this frontage is a low, single-storey infill of modern brick, blind and with a monopitch corrugated metal roof. Set back at the left above this and largely in English Garden Wall bond common brickwork is a lavatory tower. This is separate from the main frontage, but with a part-glazed link set back at the top floor. To Dantzic Street this has a hipped roof, top-floor window with segmental arch and stone sill, inserted windows and grilles at lower floors and a blocked doorway at ground floor. Its right return has segmental-arched windows with stone sills to the upper three floors. The left return of the main frontage is in header bond and has short returns of the terracotta bands.

Bay 1 (from the left) of the main frontage has a taking-in door at first floor, and the upper windows are taller than bays 2 and 3. At second floor, bay 3 is blind with a terracotta dedication plaque with a broken semi-circular pediment, and the inscription, THIS STONE/ WAS LAID BY/ THOMAS JOHNSON/ ON THE EXTENSION/ OF THE/ WORKING GIRLS'/ HOME/ DEC 17TH 1898 (Thomas Johnson, who had been a pupil at Sharp Street Ragged School, was the master and driving force of the institution for many years). Below the sill-band is the reset date plaque of the original building, which bears the date OCTOBER 6TH 1866, and the inscription in the upper and lower margins, THIS STONE RELAID 17TH DECEMBER 1898/ BY THE RIGHT HONOURABLE EVELYN ASHLEY.P.C. Bay 4 has taller top-floor windows flanking the chimney breast, which is corbelled and rises from the first floor. Within the gable the chimney breast has four projecting vertical ribs. To the left of the chimney breast and breaking the second-floor sill-band is a terracotta oval oculus stair-light with stepped circumference and swan-neck pediment. The first and second floors of bay 4 are otherwise blind.

The ground-floor windows have terracotta sills and interlocking-block terracotta lintels. First-floor sills are terracotta, with segmental brick soldier heads, the upper course projecting. The second floor has segmental gauged-brick heads with terracotta console keystones, and projecting aprons below the sill-band. The upper floor windows have segmental gauged-brick arches. The timber windows are vertical-hung casements, mostly paired and with transoms and upper glazing bars.

The right-hand corner entrance is splayed with a terracotta surround, now painted (blue in 2018). Above the lintel is a relief strapwork panel with barley-twist margins and a cornice above, with swan-neck scrolls flanked by pinnacles. Above this the brick splay has a large semi-circular, three-stage corbel, supporting a pyramidal soffit to the angle of the upper floors. The strapwork panel is inscribed, WORKING GIRLS HOME. The entrance has panelled timber double doors, and an overlight with glazing bars and leaded glass surrounding a central strip of glass bulls' eyes.

Returning to the right, the Little Nelson Street frontage is in two parts. At the left and angling away to the left is bay 1, with the corner entrance at the left. This is similarly-detailed to the abutting Dantzic Street frontage, but with the single window and stair-window at ground floor having segmental brick soldier heads, the single first-floor window having a console keystone like the three second-floor windows, and the two upper-floor windows immediately below the eaves, with no heads. The first-floor window has also been replaced in brown pvc.

To the right and angling away to the right is a six-bay frontage, in English Garden Wall bond. The four left-hand bays (bays 2 to 5 overall) are under projecting eaves with a cast-iron gutter, and have moulded terracotta sill-bands to the first, second and third floors. Each floor is slightly set back from the one below. The roof has crested ridge-tiles and a lead ventilator cap. Bays 2 to 4 each have one narrow window at each of the four floors, with stone sills to the ground floor, and flat gauged-brick heads with terracotta keystones to the ground, first and

second floors. Ground-and-first-floor windows are pvc replacements. Bay 5 is wider, with paired entrances under stacked three-light windows, the middle two floors having segmental brick arches with terracotta keystones.

The two symmetrical right-hand bays (6 and 7) are under a large Flemish gable with crow-steps. The bays are separated by a full-height projecting chimney breast, truncated at the top of the gable. These bays are of three tall storeys, each with two windows at ground and first floor, and a timber three-light canted oriel at second floor. The two upper floors have moulded terracotta sill-bands, and are slightly set-back from the ground floor. The chimney breast has a stone panel at first-floor level, inscribed [MISSING] RAGGED SCHOOL/ & WORKING/ GIRLS HOME., and above this are three projecting vertical ribs.

Returning to the right, the Aspin Lane frontage is also in two parts. At the left are six bays of three storeys, separated by sill-bands. The left-hand bay has a crow-stepped gable with terracotta 1891 datestone and copings. The pedimented entrance is at the left with a pair of windows to its right. Above are a first-floor pair, and second-floor timber canted three-light oriel. Bays 2 to 5 are identical, with paired windows to each floor. Bay 6 has another pedimented entrance, with single windows above. Bays 2 to 6 are under projecting eaves, with cast-iron rainwater goods, crested ridge tiles and lead ventilator cap. The upper windows are directly under the eaves. All the ground-floor windows have stone sills, and all windows at ground and first floor have flat gauged-brick heads with terracotta keystones.

To the right is a three-bay extension under a wide, crow-stepped gable, in header-bond brickwork except for fair-faced brick in Flemish bond below ground-floor sill level, and in sill-bands at second and third floors, plus a third-floor transom-band. The eaves-line of the earlier part is continued by a moulded terracotta band. The upper two floors each have three windows, closer-spaced in the gable, with segmental header-brick arches. The ground and first floor each have three-light windows in bay 7 (lighting the club rooms), with segmental header-brick arches. Bay 8 has two toilet windows at ground floor and a two-light stair window above, under a moulded terracotta band which continues on the far side of the adjacent bay's first-floor window. Bay 8 (the caretaker's house) is framed by pilasters, rising to a terracotta band and cornice above the first floor. The windows at ground and first floor each have four lights with two mullions and a transom with smaller panes above, and a segmental arch to the first floor. All windows have stone sills.

Returning to the right, the north wall comprises: a four-bay, four storey section under a duo-pitched roof with crested ridge; a blind four-storey wall set back on the ridge line of the four-bay section; and the largely-blind north wall of the lavatory tower, set back again but with some modern infill in the angle at ground floor. The four-bay section is in header-bond brick. The two upper floors are slightly wider than the lower two, with brick corbelling, and each has four windows with stone sills. The first floor has a single-light window over the caretaker's house entrance, and the entrance has a window to its right. The lavatory tower has two stair windows.

The interior courtyard walls have (above the hipped roof of the infants' room) timber windows with simple stone sills and segmental heads. The east wall of the Dantzig Street range is clad in white glazed tiles to reflect light, and has two truncated chimney stacks rising from the eaves. The projecting coal-hoist tower also pierces the eaves.

INTERIOR: the plan-form and principal spaces survive well, albeit with some minor subdivision and removal of historic partitions. Original joinery such as panelled doors and skirting also survives well throughout, and there are some remains of the gas lighting system. The 1892 phase on Aspin Lane has original entrance doors, cupboard and glazed partitions at the foot of the stairs. The mission hall has a coffered ceiling and retains its stage with balustrade (missing some balusters). The school hall has moulded joinery around the ceiling beams, and the original librarian's office. Some boys' classrooms retain their timber and glazed partitions and the associated toilet cubicles with plank doors. The girls' living spaces remain, including the timber stairs from the first floor (with a suspended gas light), the sitting room with its three large bay windows, and the dormitory with its exposed roof structure, although the cubicles have been removed and a small foyer inserted at the northern end. The infants' room in the courtyard retains its roof structure although this is externally covered and has a suspended ceiling below it. The office on Little Nelson Street retains its vaulted brick ceiling, and there is an original chimneypiece.

In the northern extension the girls' playroom has some partitioning for the current school use. Within the 1892 building, the timber stair of 1900 from the dormitory

up to the playroom survives with some alteration. The classrooms below the playroom survive but have lost their chimneypieces. The club rooms retain dados and chimneypieces in glazed tiles.

The western extension workrooms now have modern kitchen fittings. The former kitchen (partly within the 1892 building) retains a cast-iron range in its 1900 extension. The laundry room has tiled walls, with modern partitioning. The main girls' home entrance has panelled doors, a floor mosaic, and timber partition with leaded and coloured glass. The mosaic floor continues beyond the partition into the stairwell, where the timber matron's stair survives, with simple stick balusters but an elegant curving rail. The matron's accommodation is largely intact, with panelled doors, chimneypieces, fireplaces and decorative plasterwork. The upper floors retain herringbone wooden block flooring, and some of the bathroom and lavatory cubicles (one retaining a cast-iron bath). The coal hoist is also in situ, with its winding gear.

The basement and caretaker's house were not inspected (2018).

This list entry was subject to a Minor Amendment on 10/09/2019

Sources

Books and journals

Gordon, Wendy M, *Mill Girls And Strangers: Single Women's Independent Migration In England, Scotland, And The United States, 1850-1881*, (2012), 11

Mulholland, Terri, *British Boarding Houses In Interwar Women's Literature: Alternative Domestic Spaces*, (2017), 14

Nevell, M, *Manchester: The Hidden History*, (2008), 135-167

Gee, E, 'Where Shall She Live?' The History and Designation of Housing for Working Women in London 1880-1925' in *Journal of Architectural Conservation*, , Vol. 15:2, (2009), 27-46

Schupf, HW, 'Education for the Neglected: Ragged Schools in Nineteenth-Century England' in *History Of Education Quarterly*, , Vol. 12, 2, (1972), 162-183
'The Charter Street Ragged Schools' in *Manchester Guardian*, (20/04/1892), 8

Websites

information on Field Lane Ragged School, accessed 18/01/19 from https://docs.wixstatic.com/ugd/bb6d1e_5373c8f37c4745ae88b65016fc43f81b.pdf

information on Manchester and Salford Boys' and Girls' Refuges, accessed 17/01/19 from <http://www.childrenshomes.org.uk/ManchesterRefuges/>

information on Maude Stanley and Soho Club for Girls, accessed 17/01/19 from <http://infed.org/mobi/maude-stanley-girls-clubs-and-district-visiting/>

information on the history of ragged schools, accessed 15/01/19 from <https://www.raggeduniversity.co.uk/2012/08/08/history-ragged-schools-2/>

Oxford Dictionary of National Biography entry for Angela Georgina Burdett-Coutts, accessed 17/01/19 from <http://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-32175?rskey=WJFmw7&result=2>

Oxford Dictionary of National Biography entry for Charles John Huffam Dickens, accessed 17/01/19 from <http://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-7599?rskey=4Ajsa8&result=2>

Oxford Dictionary of National Biography entry for James Maxwell, accessed 23/01/19 from <http://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-101264>

Oxford Dictionary of National Biography entry for Mary Ann Higgs, accessed 17/01/19 from <http://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-38523?rskey=RgiCOo&result=1>

Oxford Dictionary of National Biography entry for Sir William John Crossley, accessed 16/10/18 from <http://www.oxforddnb.com/view/article/46859>

Other

Charter Street Ragged School: draft heritage assessment, Architectural History Practice, 2016

Appendix II - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Section 16 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Policy

Manchester City Council's Core Strategy was adopted on 11 July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

Policy EN 3 Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of

acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN 4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions: All development must follow the principle of the Energy Hierarchy, being designed:

- reduce the need for energy through design features that provide passive heating, natural lighting and cooling*
- to reduce the need for energy through energy efficient features such as improved insulation and glazing*
- to meet residual energy requirements through the use of low or zero carbon energy generating technologies*
- Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.*

- Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.*
- Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.*
- The use of building materials with low embodied carbon in new development and refurbishment schemes*

The **Unitary Development Plan** for the City of Manchester (UDP) was adopted by the Council on 21 July 1995. The following relevant policies remain in force.

Policy 19. LISTED BUILDINGS

DC19.1 *In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:*

- b. Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*
- c. Not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;*
- f. Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.*

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness

With regard to applications seeking to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), paragraph 198 states that:

...local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 199 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Framework goes on to state at paragraph 200 that:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 201 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 202 of the NPPF states the following:

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in

close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation.

By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other

than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.

In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on

addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm,

an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

Appendix III – Images of Completed Works



G1



G13



G16

Ground Floor Plan and Photographs



F2



Stair between first and second floor

First Floor Plan and Photographs

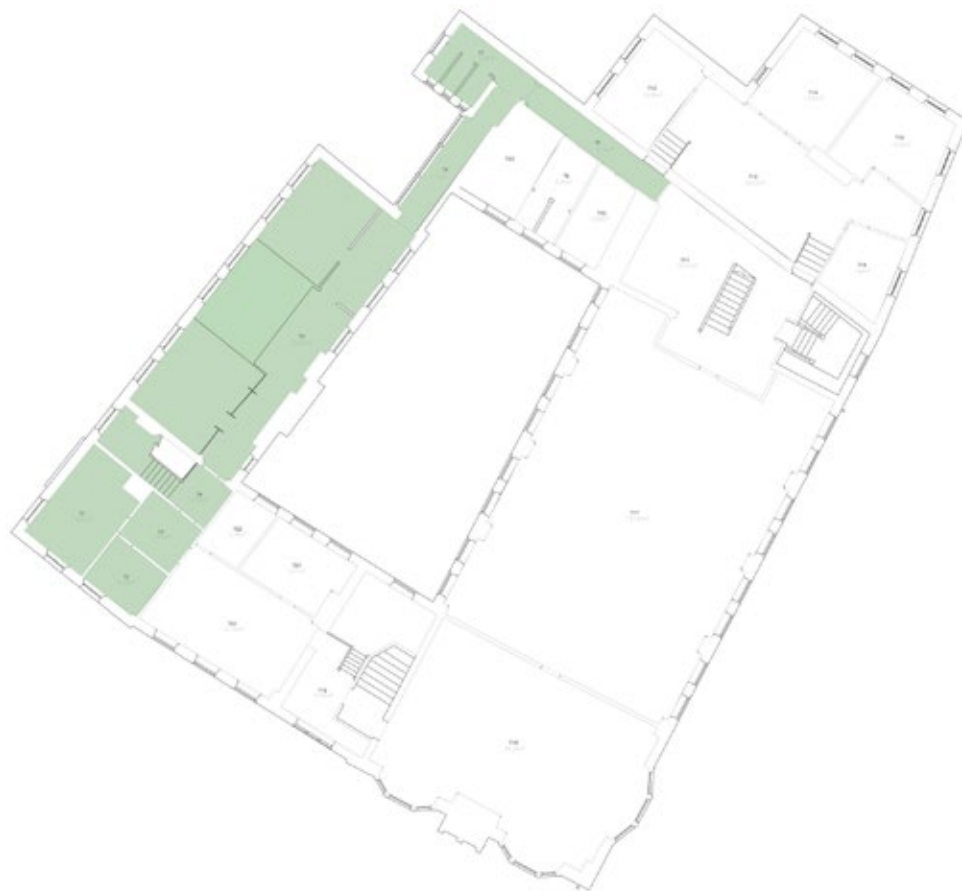


52



Stair between second and third floor

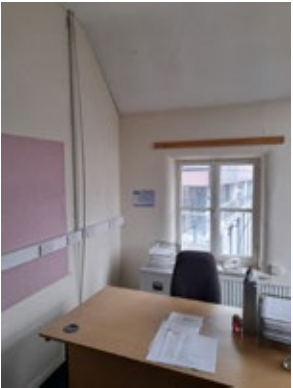
Second Floor Plan and Photographs



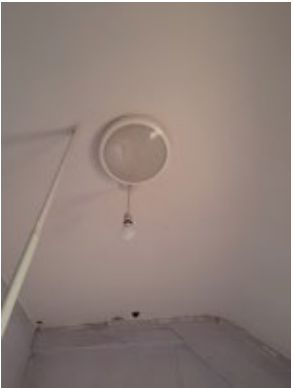
Third Floor Rooms T1-T8



Third Floor, T1 (Insall)



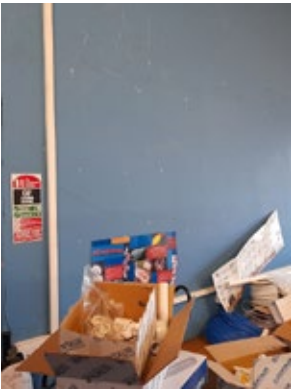
Third Floor, T1 (Insall)



Third Floor, T2 (Insall)



Third Floor, T5 (Insall)



Third Floor, T5 (Insall)



Third Floor, T5 (Insall)



Third Floor, T6 (Insall)



Third Floor, T7 (Insall)

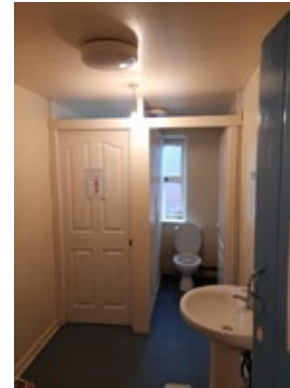


Third Floor, T8 (Insall)

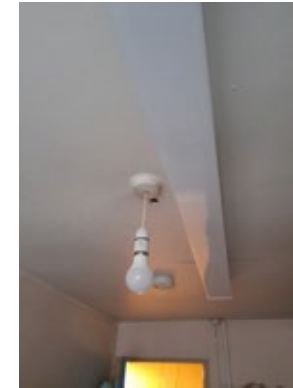
Third Floor Plan and Photographs



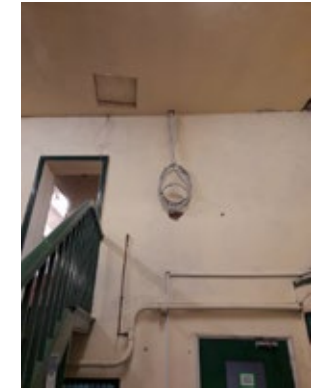
Third Floor Rooms T9-15 and T23



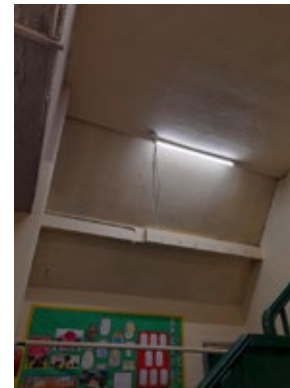
Third Floor, T9 (Insall)



Third Floor, T10 (Insall)



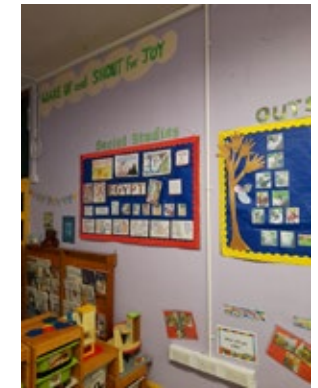
Third Floor, T11 (Insall)



Third Floor, T11 (Insall)



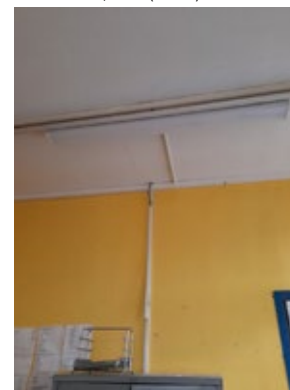
Third Floor, T12 (Insall)



Third Floor, T13 (Insall)



Third Floor, T14 (Insall)



Third Floor, T15 (Insall)



Third Floor, T16 (Insall)

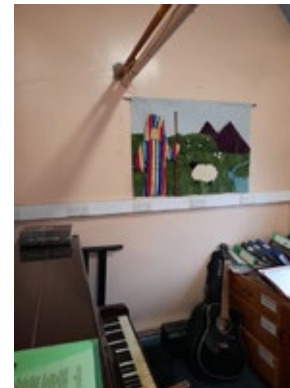


Third Floor, T23 (Insall)

Third Floor Plan and Photographs



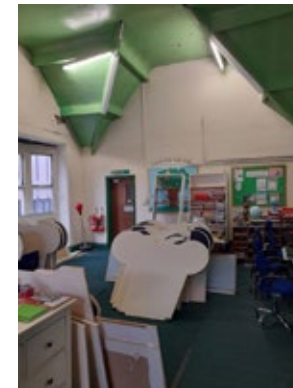
Third Floor Rooms T17-T22



Third Floor, T17 (Insall)



Third Floor, T17 (Insall)



Third Floor, T18 (Insall)



Third Floor, T18 (Insall)



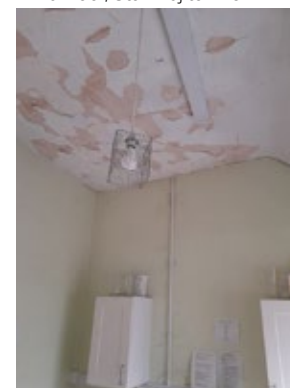
Third Floor, Stair Adj to T19



Third Floor, T19 (Insall)



Third Floor, T20 (Insall)



Third Floor, T21 (Insall)



Third Floor, T23 (Insall)

Third Floor Plan and Photographs



Fourth Floor, Fo1 (Insall)



Fourth Floor, Fo1 (Insall)



Fourth Floor, Fo2 (Insall)



Fourth Floor, Fo3 (Insall)

Fourth Floor

Fourth Floor Plan and Photographs

