

Heritage Statement

**Proposed install of 2No. new swing signs to the rear north elevation and the fixing of 2No. existing jumbrellas to the ground at
The Old Wellington, Manchester**

Grade II

Listing Entry Number: 1270698

1. Introduction and Purpose

This Heritage Statement has been prepared to support an application for Planning Permission and Listed Building Consent for external works at The Old Wellington, Manchester. The proposals comprise the installation of two hanging signs, fixing existing large Jumbrellas to the ground, the provision of a power supply beneath the existing paving to said Jumbrellas, and the installation of heaters and LED lighting to the underside of the existing Jumbrellas.

The statement has been prepared in accordance with the requirements of Manchester City Council and the National Planning Policy Framework (NPPF). It identifies the heritage significance of the asset, describes the proposed works, and assesses their impact on significance.

2. Site and Heritage Designation

The Old Wellington is a Grade II listed building located within Manchester city centre. It is designated for its special architectural and historic interest as one of the earliest surviving timber-framed buildings in the city, dating from the mid-16th century. The building is a designated heritage asset under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Description and Significance of the Heritage Asset

The Old Wellington is of high heritage significance due to its age, timber-framed construction, and historic association with the early development of Manchester. Externally, its natural timber framing and jettied upper floors are key features. Internally, exposed timber posts, beams, joists, and braces are integral to its character and evidential value.

The building has been altered and repaired over time, including dismantling, relocation and reconstruction in the late 20th century, but it retains a strong understanding of its historic form and fabric. Its significance derives from a combination of architectural, historic, and evidential values.

4. Significance of the Rear (North) Elevation

The rear north elevation forms part of the listed building but are less publicly prominent than the principal street-facing elevations. While it retains historic fabric and contributes to the overall significance of the building, its heritage sensitivity is considered lower than that of the primary elevations.

5. Description of the Proposed Works

The proposed works are limited in scale and are intended to support the continued use of the building as a public house. The proposals comprise of:

- Installation of 2 no. hanging signs to the rear (north) elevation, positioned at new locations. The signs will match the design, materials, and detailing of the existing approved hanging signs.
- Fixing of the existing large Jumbrellas to the ground to improve stability and safety.
- Installation of a power supply to the Jumbrellas, routed beneath the existing paving, avoiding disturbance to historic fabric.
- Installation of heaters and low-profile LED lighting fixed to the underside of the Jumbrellas only.

No alterations are proposed to the historic timber frame or external fabric of the listed building.

6. Impact on Heritage Significance

The proposed works have been carefully designed to minimise their impact on the significance of the Grade II listed building.

The hanging signs replicate existing signage in form, scale, and appearance and will be discreetly located on the rear elevation. As such, they will not detract from the character or architectural integrity of the building.

The fixing of the Jumbrellas, the routing of power beneath existing paving, and the installation of heaters and LED lighting are all reversible interventions. These works will not result in the loss of historic fabric and will not affect the principal elevations or the primary timber structure.

Overall, the proposals will result in no harm to the significance of the listed building, in accordance with the NPPF and the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. Mitigation and Methodology

All works will be undertaken following best conservation practice, including:

- Careful siting of fixings to avoid historic fabric wherever possible.
- Routing of services beneath existing paving.
- Ensuring all interventions are reversible and use compatible materials.

These measures will ensure that the character and significance of the listed building are preserved.

8. Planning Policy Considerations

The proposals accord with the National Planning Policy Framework, which supports the conservation of designated heritage assets while enabling their viable and sustainable use. The works represent a proportionate and sensitive response to the operational needs of the building, consistent with Manchester City Council's heritage and design objectives.

9. Conclusion

The proposed installation of hanging signs, umbrella fixings, power supply, heaters, and LED lighting at The Old Wellington has been designed to preserve the special architectural and historic interest of this Grade II listed building. The works will cause no harm to heritage significance and will support the continued use and enjoyment of the building. The proposals are therefore considered acceptable in heritage terms and appropriate for approval.