

## **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**

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### **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.

This statement has been prepared in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework (NPPF) (Conserving and Enhancing the Historic Environment), and relevant local planning policy and guidance issued by Manchester City Council. It assesses the significance of the designated heritage assets affected, including their setting, and evaluates the impact of the proposals in accordance with the statutory and policy tests.

### **2. Site and Heritage Designation**

#### **2.1 The Old Wellington**

The Old Wellington is a Grade II listed building located within Manchester city centre. It dates from the mid-16th century and is one of the earliest surviving timber-framed structures in Manchester. The building was dismantled, relocated, and reconstructed in the late 20th century as part of redevelopment works but retains substantial historic fabric and its special architectural and historic interest.

As a Grade II listed building, 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.

## **2.2 Manchester Cathedral**

Manchester Cathedral, located in close proximity to the site, is a Grade I listed building of exceptional architectural and historic significance. As a medieval parish church elevated to cathedral status in the 19th century, it represents one of the most important heritage assets in the city and is of national significance. Its scale, architectural composition, and ecclesiastical function make it a landmark building whose setting contributes meaningfully to its significance.

## **2.3 Cathedral Conservation Area**

The site lies within the Cathedral Conservation Area, which is designated for its concentration of historic buildings, medieval street pattern, and the visual and historic relationship between the Cathedral and surrounding structures. The character and appearance of the Conservation Area are informed by a mix of medieval survivals, later historic commercial buildings, and modern interventions within a highly urban context.

Under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard must be given to the desirability of preserving listed buildings and their settings, and special attention must be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

## **3. Description and Significance of the Heritage Asset**

### **3.1 Architectural Significance**

The Old Wellington derives high architectural significance from its timber-framed construction, jettied upper floors, and distinctive black-and-white appearance. The exposed structural frame reflects traditional craftsmanship and construction methods of the 16th century.

### **3.2 Historic Significance**

The building is historically significant as a rare surviving example of pre-industrial Manchester and as a tangible reminder of the city's medieval and early modern development. Its continued use as a public house contributes to its communal and social value.

### **3.3 Evidential Significance**

The surviving timber fabric provides evidential value relating to historic construction techniques and later phases of alteration and repair.

### **3.4 Setting and Group Value**

Although relocated in the late 20th century, The Old Wellington forms part of a visually and historically significant grouping of heritage assets around Cathedral Yard. Its setting includes views to and from Manchester Cathedral and its contribution to the layered historic townscape of the Cathedral Conservation Area. The relationship between the timber-framed building and the stone massing of the Cathedral creates a deliberate contrast that enhances the legibility of the area's historical development.

The significance of The Old Wellington therefore extends beyond its fabric to include its contribution to the character and appearance of the Conservation Area and to the wider setting of the Grade I listed Cathedral.

### **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 primary timber frame, historic elevations, or significant architectural features of the building.

## **6. Assessment of Impact (Section 16 NPPF)**

### **6.1 Statutory and Policy Context**

Section 16 of the NPPF requires that great weight be given to the conservation of designated heritage assets, irrespective of the level of potential harm. Any harm must be clearly and convincingly justified. Where a proposal would lead to less than substantial harm, that harm must be weighed against the public benefits of the proposal.

In addition, decision-makers must have special regard to the desirability of preserving listed buildings and their settings.

### **6.2 Impact on The Old Wellington (Grade II)**

The installation of two additional hanging signs to the rear elevation represents a minor addition in a location of reduced heritage sensitivity compared to the principal elevations. The signage will replicate existing approved signage in scale and design, ensuring visual consistency and avoiding the introduction of incongruous materials or forms.

The fixing of the jumbrellas, the routing of power beneath existing paving, and the installation of heaters and lighting are operational interventions that do not affect historic fabric. The works are reversible in nature and confined to external seating areas rather than the historic structure itself.

There will be no removal or alteration of significant historic timber elements, and no change to the architectural character of the listed building.

Accordingly, the proposals will result in **no harm** to the architectural, historic, or evidential significance of the Grade II listed building.

### **6.3 Impact on the Setting of Manchester Cathedral (Grade I)**

The proposals are modest in scale and located at ground level within an active commercial setting. The additional signage is confined to the rear elevation and will not interrupt key views of the Cathedral or compete with its architectural prominence.

The umbrellas, heaters, and lighting are typical of contemporary café and public house uses within historic urban environments and do not detract from the Cathedral's landmark status or its architectural dominance within Cathedral Yard.

The proposals therefore preserve the setting of the Grade I listed Cathedral.

## 6.4 Impact on the Cathedral Conservation Area

The Cathedral Conservation Area is characterised by active ground-floor uses, signage, and managed external seating associated with commercial premises. The proposals are consistent with this established character.

The scale, materials, and detailing of the proposed signage and umbrella installations are sympathetic and proportionate. The routing of services beneath existing paving avoids visual clutter.

The proposals will preserve the character and appearance of the Conservation Area and will not result in harm.

## 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. Planning Balance

As set out above, the proposals will result in **no harm** to the significance of The Old Wellington, the setting of Manchester Cathedral, or the character and appearance of the Cathedral Conservation Area.

As no harm arises, the balancing exercise for less than substantial harm set out in Section 16 of the NPPF is not engaged. Notwithstanding this, the proposals support the viable and sustainable ongoing use of a highly significant heritage asset, which is itself a public benefit recognised by national policy.

## **10. Conclusion**

The proposed installation of hanging signs, umbrella fixings, power supply, heaters, and LED lighting has been carefully designed to respect the significance of The Old Wellington (Grade II), the setting of Manchester Cathedral (Grade I), and the character and appearance of the Cathedral Conservation Area.

The works are minor, reversible, and do not affect historic fabric or key views. In accordance with Section 16 of the NPPF and the statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposals preserve the significance of the designated heritage assets and are therefore acceptable in heritage and policy terms.