

Heritage Statement

Treatment of Existing Timbers to Shopfront 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 Listed Building Consent for external works at The Old Wellington, Manchester. The proposals involve treating the external timbers to the shopfront with Roxil Wood Protection Liquid.

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

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.

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. Description of the Proposed Works

The proposed works are limited to maintaining the building and involve:

- Treating the external timbers to the shopfront with Roxil Wood Protection Liquid

No changes are proposed to the form, layout, detailing, or appearance of the building.

5. Impact on Heritage Significance

The works are conservative and preservation based in nature and are intended to preserve the timbers to the building, offer protection into the future and ensure the safe ongoing use of the building. As the proposals do not involve alteration, loss, or removal of significant historic fabric, they will result in no harm to the significance of the Grade II listed building.

In accordance with the NPPF and Manchester City Council heritage guidance, the proposals preserve the special architectural and historic interest of the asset and comply with the statutory duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Mitigation and Methodology

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

- Use of agreed products to treat the timbers including manufacturers instructions for use.

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

7. Planning Policy Considerations

The proposals accord with the National Planning Policy Framework, which promotes the conservation of designated heritage assets in a manner proportionate to their significance. The maintenance of the building supports its long-term sustainable use, consistent with Manchester City Council's approach to heritage conservation.

8. Conclusion

The proposed treatment works to the external timbers at The Old Wellington have been designed to preserve the significance of this Grade II listed building. The works will cause no harm to heritage significance and will contribute to the ongoing conservation and safe use of the asset. The proposals are therefore considered acceptable in heritage terms and appropriate for approval.