

Heritage Statement

Proposed repair works to the rear external timber mezzanine and balustrade 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 repair works to the rear external timber mezzanine and associated balustrade at The Old Wellington, Manchester. 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 Mezzanine and Balustrade

The rear timber mezzanine and balustrade form part of the external appearance of the building and contribute to its historic character through their exposed timber construction and traditional appearance. While these elements are secondary to the primary historic structural frame, they make a positive contribution to the significance of the exterior and the continued functional use of the building. Their heritage value is considered to be moderate.

5. Description of the Proposed Works

The proposed works are limited to repair and maintenance of the rear timber mezzanine and balustrade and comprise:

- Localised repair of damaged or deteriorated timber members.
- Retention of existing historic fabric wherever it remains sound.
- Like-for-like repair using matching timber species & profiles.
- Limited replacement only where timber is beyond repair.

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

6. Impact on Heritage Significance

The works are conservative and repair-based in nature and are intended to prevent further deterioration 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.

7. Mitigation and Methodology

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

- Careful inspection and recording of existing fabric prior to intervention.
- Use of appropriately qualified contractors experienced in historic timber repair.
- Application of traditional materials compatible with the historic fabric.

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

8. 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 repair and maintenance of the building supports its long-term sustainable use, consistent with Manchester City Council's approach to heritage conservation.

9. Conclusion

The proposed repair works to the rear external timber mezzanine and balustrade 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.