

DESIGN, ACCESS & HERITAGE STATEMENT

GREEN MAN

5 HIGH STREET
GREAT OFFLEY
HITCHIN
SG5 3AR

Introduction:

This Design & Access Statement seeks to meet the documentary requirements of the current NPPF, for buildings located within a Conservation Area and for buildings having a grade listing. It has been submitted to assess the interest of the application site to justify the proposed works in terms of their impact on the heritage asset identified. The statement assesses the nature, extent and importance of the significance of the asset and its setting to allow the impact of the proposed works on that significance and setting to be properly assessed by the local planning authority.

Existing Elevation



Proposed Elevation



THE PROPOSAL

Installation of 1x post mounted pictorial sign, 2x sign written house name letters, 1x car park sign, 1x single sided post mounted welcome/directional sign, 1x small directional sign, and one information pane

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The proposal is to replace the existing signs due to age and weathering. The existing signs have been in situ for many years and have become faded and damaged.

All existing signs will be removed and any fixing holes made good. The exterior would then be repainted by the main contractor to the colours shown on drawing 203231 GREEN MAN. The replacement signs would then be fitted to the positions also show on this drawing. As details on the signage specifications the signs would be constructed from the same materials as the existing. The existing floodlights would be replaced by low energy LED lamps and positioned in the same location as the existing.

Great care has been taken to keep the signage on a similar design and construction

Heritage

Details

OFFLEY HIGH STREET TL 1427 (East side) Great Offley

12/88 No. 5 9.6.52 (The Green Man Public House)

GV II

House, now a public house. C16, hall range rebuilt C17, N wing C19, single-storey rear extensions and renovation c.1984. Timber frame on brick sill, roughcast, with steep old red tile roofs. Slate roofs to rear extensions. An irregular 2-storeys building set back from the road facing W. Higher S part of 2 storeys with jettied front and S gable chimney. Slightly lower hall

range of 2-storeys with 2-storeys gabled projecting porch at change of height and front lean-to to its left. Chimney at N end of hall range at junction with lower gabled 2-storeys N wing, probably of brick under the roughcast, and facing N. 3 light casement windows to W front. Pointed head to porch door. Similar pointed doorway to central porch on N side of N wing, flanked by 2 windows on each floor. 1 1/2 storeys short gabled rear wing to S part with gabled dormer. (RCHM (1911)161).

Listing NGR: TL1425027109

- **Location and Style:** The Green Man at Great Offley is a Grade II listed country pub. It is known for its rural Hertfordshire setting and provides a traditional pub experience with a restaurant menu.
- **Operational Status:** The pub has recently been part of the Chef & Brewer chain. It serves as a hub for local walks in partnership with AllTrails.
- **Reputation:** Recent reviews highlight it as a "charming" village pub, offering a "great looking" exterior, with parking and a traditional menu that includes steak and salmon.
- **Surroundings:** The area, particularly Great Offley and Great Wymondley (which also has a Green Man mention), is historically connected to the Hitchin area, with local records dating back to 1916 showing tight licensing regulations during World War I.
- **Related Local History:** The area around Hitchin and the Wymondleys is steeped in history, with evidence of human activity dating back to the Palaeolithic era.

Conclusion:

The proposal is minimal and not considered to cause no adverse harm to the asset and surrounding Area which would be preserved. The proposals are therefore considered to meet the objectives of the NPPF concerning development in an historic context and meet the requirements of relevant local planning policy.