

Heritage Statement

The Green Man, 5 High St, Hitchin, SG5 3AR

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1.Introducton

- 1.1 This Heritage Statement has been prepared in support of a planning application for works at the Green Man Public House, Great Offley. The proposal seeks permission to fully re-roof the existing rear conservatory, which is currently in poor condition and suffering from water ingress. The new roof will be finished in tiles to match the existing materials used on the main building. In addition, the proposal seeks permission for external landscaping works to the front of the pub and internal cosmetic alterations.

The purpose of this statement is to assess the significance of the heritage asset and to demonstrate that the proposed works preserve its character and appearance, in accordance with national and local planning policy.

2. The Site and Surrounding Area

Existing site

- 2.1 The Green Man Public House is a well-established building within the village of Great Offley and forms part of the historic and social fabric of the area. The pub contributes to the local character through its traditional form, materials, and long-standing use as a community facility.

Listed Building List Entry

- 2.2 *'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).

Source: Historicenglang.org.uk

- 2.3 The Green Man is a Grade II listed building, highlighting its architectural and historic significance. The listing places restrictions on modifications to ensure that any changes are in keeping with the building's heritage. This listing requires that all works maintain the building's character-defining elements, preserving its contribution to the village's heritage.

Please see appendix A and further drawings for more information.

3. The Application Proposal

Re-roofing

- 3.1 The existing conservatory is of limited architectural or historic value. Its lightweight construction, modern materials, and deteriorated condition mean it does not enhance the significance of the host building or its setting.

The conservatory is located to the rear of the building, where it is largely screened from public views and does not form part of the principal elevation. It is a later addition and does not contribute positively to the historic significance of the original structure.

- 3.2 The proposal seeks to remove the existing defective conservatory roof and replace it with a pitched tiled roof, using tiles to match the existing roof materials of the main building. Glazed Velux rooflights will be installed within the new roof to maintain adequate levels of natural daylight into the pub. No changes are proposed to the footprint of the conservatory or to the principal elevations of the building.

Please see appendix B, C and further drawings for more information.

Front External Landscaping

- 3.3 The planned external landscaping aims to enhance the entrance area and surrounding environment. The addition of a new herringbone paved path and fixed structures, including raised planter beds, timber post lights, estate fencing and timber arbour, will respect the historic nature of the building by using sympathetic characteristic materials while improving its curb appeal and accessibility for patrons. The landscaping and structures will be sensitively designed to complement the building's architectural style and will use materials that are in keeping with its historic character.

- 3.4 The current use of the front external trade spaces occupy as a paved area to the roadside for access to the main car park and to the overflow carpark. These spaces will help create a more welcoming feel to the main entrance the timber arbour and planting beds will also act as a boarder to the car park creating a healthy divide between the car park and front paved seating area. The estate fencing and post lights will act in the same way creating a separation while being in keeping with the historic feel of site.

Please see appendix C, E and further drawings for more information.

Interior Design Enhancements

- 3.5 The interior of The Green Man will receive design improvements that reflect the traditional

aesthetic of the pub while modernising it to meet contemporary standards of comfort and appeal. These enhancements will be sympathetic to the building's period details, using materials, colours, and design elements that align with its heritage.

The interior work will balance modern functionality with a respect for the building's original atmosphere and architectural features which will be retained as part of the scheme. New fixed elements include new flooring, refurbished bar and display, new decorative screens and fixed seating, adapting or replacing some existing features, none of which hold any historical value and appear later additions.

4. Conclusion

- 4.1 The proposed re-roofing of the rear conservatory at the Green Man Public House will preserve the significance of the heritage asset and improve its condition. The works are modest, and sympathetic, using materials that reflect the character of the existing building.

The external landscaping, fixed structures and interior enhancements, are all designed with sensitivity to the listed status of the building, selecting appropriate materials and finishes.

These improvements will ensure that The Green Man continues to serve as a valuable community asset in Great Offley, providing a historic yet inviting environment for patrons and preserving its role in the village's heritage.

Please see appendix C, D and further drawings for more information.

5. Appendices



Appendix A. Roadside elevation



Appendix B. Front elevation





Appendix C. Existing terrace, Conservatory elevation



Appendix D. Existing Conservatory interior



Appendix E. Existing Patio area