

Heritage Statement

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

Job number 9319
Revision A
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1.	Introduction	1
2.	The site & surrounding area	1
	Existing site	1
	Listing	1
	Characteristics of the conservation area	1
3.	The Application Proposal	2
	Gable Repairs	2
4.	Conclusion	3
5.	Appendices	4-7

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.

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

Gable Repairs

- 3.1 The timber frame to the front left gable end wall (*reference appendix. A*) has been exposed following the careful removal of loose and unstable render. This has revealed the historic timber frame, allowing its condition to be fully inspected and assessed.
- 3.2 The proposal seeks to make the existing gable safe and structurally sound through a combination of carefully considered repairs to the historic timber frame. The works include splicing new oak sections into areas where the existing timber has significantly deteriorated (*reference appendix. B - I*), installing new structural timbers to support and retain the historic framework, and rebuilding sections of the infill brickwork where required.

Once the structural repairs have been completed, the timber framework will be finished with wood fibre boarding and a lime-rendered finish before being externally decorated. This will match the existing finish of the remainder of the building, ensuring the repaired elevation is consistent with the building's historic appearance.

4. Conclusion

- 4.1 The proposed works represent the minimum intervention necessary to secure and preserve the historic timber frame while ensuring the structural stability of the gable. The repairs have been designed to retain as much of the original historic fabric as possible, with new oak sections introduced only where the existing timber has significantly deteriorated beyond repair. The reinstatement of the traditional timber frame, infill panels, and lime-rendered finish will preserve the building's historic character and appearance, ensuring its long-term conservation while maintaining its architectural significance.

5. Appendices



Appendix A. Existing Front SW Elevation



No vertical support to the central timber beam.

Appendix B. Reference drawing 9319-01-03. Identified Issue 1.



Eaves wall plate and the wall plate itself appears to have rotten through.

Appendix C. Reference drawing 9319-01-03. Identified Issue 2.



At eaves level there are large sections of the beam which have deteriorate so far that the timber is falling out.

Appendix D. Reference drawing 9319-01-03. Identified Issue 3.



The timber of the window frame below has become dislodged from the curved timber beam and is freely moving.

Appendix E. Reference drawing 9319-01-03. Identified Issue 4.



At eaves level there are large sections of the beam which have deteriorate so far that the timber is falling out.

Appendix F. Reference drawing 9319-01-03. Identified Issue 5.



Existing brick infill panels are all loose and can be wrecked by hand.

Appendix G. Reference drawing 9319-01-03. Identified Issue 6.



Existing brick infill panels are all loose and can be wrecked by hand.

Appendix H. Reference drawing 9319-01-03. Identified Issue 7.



The central timber stud under the 1st floor window frame has completely rotten through and will need to be replaced with a new oak post.

Appendix I. Reference drawing 9319-01-03. Identified Issue 8.