

Design and Access Statement

Greenbury, London Road, Barley, Hertfordshire

Grade II Listed Building: List Entry No. 1102584

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for the re-thatching of the existing roof at Greenbury, a Grade II listed building (Historic England List Entry No. 1102584).

The proposed works comprise the renewal of the existing long-straw thatch and the replacement of the existing block ridge with a traditional flush ridge.

The works are limited in scope and will not involve any extension, alteration to the footprint of the building, change of use or alteration to the existing means of access.

2. Design and Response to the Site and Setting

Greenbury is an early 17th-century timber-framed house with a steeply pitched thatched roof. Its traditional materials and vernacular character make an important contribution to its architectural and historic interest.

The proposed works will retain the existing roof form, pitch and thatched covering. The use of long straw will be continued, maintaining the traditional appearance and character of the building.

The existing block ridge will be replaced with a traditional flush ridge. A flush ridge is an appropriate vernacular treatment for a long-straw roof and will provide a more historically sympathetic finish than the existing block ridge.

The proposal therefore responds directly to the character of the listed building and its traditional rural setting. No alteration is proposed to the building's form, footprint or principal elevations, and no new materials or features unrelated to its existing character are introduced.

The works will be carried out using appropriate traditional thatching techniques and materials by an experienced thatcher.

3. Heritage Considerations

The proposal has been designed to preserve the special architectural and historic interest of the listed building.

The Council's Heritage Officer has advised that a traditional flush ridge would reflect a vernacular finish and has confirmed that he considers the proposed approach acceptable, subject to the necessary application for Listed Building Consent.

The proposed works will not affect the historic timber frame or other significant historic fabric. The alteration to the ridge is minor and will provide a traditional and visually appropriate finish to the renewed long-straw roof.

4. Access

There is no change proposed to access to the property.

The existing pedestrian and vehicular access arrangements will remain unchanged, and the proposal does not introduce any new access requirements.

The works are concerned solely with the existing roof and therefore do not affect accessibility for occupants, visitors or other prospective users of the property.

5. Conclusion

The proposal is a limited and sympathetic intervention to the existing listed building. It retains the established roof form and long-straw thatch while replacing the existing block ridge with a traditional flush ridge appropriate to the building's vernacular character.

The works are considered to be an appropriate response to the architectural and historic character of the site and its setting. No changes are proposed to the use of the property or to its existing access arrangements.