

HERITAGE STATEMENT

Asset Nature:

The Catherine Wheel, 14 High Street, Barrington CB22 7QX
Land Registry Title No: CB356397
English Heritage List No 1161609 Dated 22/11/67

A Grade II Listed building, formerly a public house which became a private residence in the mid 1940s. It is located within the Barrington Conservation Area.

The Catherine Wheel is a Grade II listed building

The main part of the building facing the High Street is late 17th Century with a long straw thatched, half-hipped roof was re thatched in 2007. Timber framed with roughcast render with lathe and plaster internal walls in the original section and brick and breeze block walls in the rear extension.



Catherine Wheel Front Elevation

Extent of the Asset

Site

The entire site covers 1,286 sq.m and the Catherine Wheel itself comprises 192 sq.m. The house is set within a mature garden which includes a double garage, a workshop, a greenhouse, a garden shed and a brick built privy.

Setting

The Catherine Wheel is one of an uninterrupted row of six listed thatched properties that front one of the largest village greens in England which is a key vista, emblematic of Barrington village. The Catherine Wheel itself is a charming building but is not of any known archaeological or historic interest.



Full Row of Thatched Cottages fronting Barrington Green
Catherine Wheel on far right.

Adjacent Listed Buildings

12 High St (Grade II Listed Building No 1331177) is a late 17th Century Cottage, which borders the NW edge of the Green, to the east of the Catherine Wheel. Timber framed, plaster render, long straw thatch, half hipped roof with rebuilt ridge stack of red brick. Lobby entry plan and one storey and attic. Cottage has one gable dormer, three windows, including a horizontal sliding sash. At the north-east end, a single storey addition. Brick painted and pantiled. Grade II listed on 22 Nov 1967. See picture below.



No 12 High St - Listed Building

18 High St is a Grade II listed building. (Listed Entry No 1127635) it is a 19th century cottage which borders the NW edge of the Green, to the west of the Catherine Wheel. Formerly two cottages (16 and 18) which were amalgamated into one dwelling in the 1950s. Of early 19th Century origins with extensive 20th Century modification works to the rear at GF level. The construction of the building is timber frame under a long straw thatched roof; with gault clay brick end stacks. To the rear, a 1960s kitchen extension and



View of No 18 High St with the Catherine Wheel in the foreground

garage consisting of a flat roof over rendered concrete block walls, and softwood, storm-proof joinery.

Significance of the Asset

Original Building

The Catherine Wheel is a character property, well known within the village as a former public house. It was originally built in the late 17th century, as a pair of tenant cottages. They were amalgamated into one dwelling, probably before the 19th century. As one of the larger public spaces in the village, it occasionally served as the venue for inquests and parish meetings but was by no means unique within the village, as it was only one of 5 pubs in the immediate vicinity along with the Old Guildhall which is close by. We do not have any records of any significant events of historical interest occurring there. Nor is there any known connection to persons of historical noteworthiness.

Beer Cellar

A separate building to the rear was incorporated into the main building, probably in the mid-nineteenth century. Originally thatched, the cellar was re-roofed with coloured, clay pantiles in the twentieth century.

Rear Extension

A two story extension was added to the rear in the 1970s and is thatched in water reed.

Outbuildings

A number of out buildings have existed on the site over the years. These included significant stables, a war-time radio factory which have now been demolished and only an outside privy now remains. The rear of the property was therefore far more utilitarian in the past compared to the picturesque view to the front. It is clear that the alterations to the Catherine Wheel have repeatedly been made to adapt to the changing needs of various owners and their occupations.

Garden

The garden was impressively landscaped and planted by the previous owner from the mid 1970s onwards. Prior to this development, the area to the rear of the house was merely a fallow field and we have no reason to suspect that there is any potential for archaeological remains.

Proposed Works.

It is proposed to erect a temporary building by the north-western boundary of the Catherine Wheel's rear garden. As it is within the curtilage of the listed building, planning permission is required but we understand that listed building consent is not.

The temporary building will be a low profile, single storey, log cabin with a pitched roof.

The cabin will be of a pre fabricated kit design, measuring approx 9 m wide by 5 m deep. The maximum ridge height is 2.9 metres. Construction is of sustainable, legally sourced spruce squared logs, with a pitched roof covered with elastomer shingles and black plastic guttering. A single, double glazed door and a trifold double glazed, to the front elevation will provide access with four velux windows in the South facing pitch of the roof.

The interior will consist of a large studio space, with a kitchen area and a w.c. / shower / sluice room to be used as a studio and workroom by one of the owners, who is a professional textile artist.



View of proposed location from rear of house



Proposed Location of Studio



Brochure Picture of Off the shelf product

The above photo shows only the style of the proposal but not the configuration or colour scheme.

As a separate building, there will be no impact on the historic fabrics of the Catherine Wheel and no features will be lost.

The only landscaping necessary will be:

the digging of a ditch between the studio and the main house to accommodate the provision of electrical, water and drainage services. This will be backfilled and invisible once the lawn has been reinstated.

Foundations for the temporary building will be a series of concrete posts, sunk into the ground in hand dug postholes. These can be positioned so that no tree roots greater than 20 mm will be damaged or disturbed. The building base is then attached by means of a metal screw system. These will be obscured once the building is erected.

Impact on the Asset

We do not believe that the temporary building will have any negative impact on the significance of the asset. The appearance of the listed building from public areas will not be altered as it will be positioned behind the building and the mature gardens, so as to be completely screened.

In the past, a number of low level outbuildings have existed on the land behind the Catherine Wheel and this proposal can be considered a mere replacement of some of these buildings although significantly smaller in area.

By enabling the resident artist to move operations to a purpose built studio, there will be a significant positive impact on the fabric of the listed building. At present, various textile processes are conducted in the main house. These pieces of artwork require washing, steaming and pressing, all of which generate substantial amounts of water vapour which can have a negative effect on the fabric of a building of this age.