



# **The Round House, Pickwick, Corsham**

**A Historic Buildings Study**

**Report No. B15985**

**By**

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**August 2019**

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## 1 INSTRUCTION

In accordance with instruction by John Maloney, a documentary history has been compiled for The Round House, Pickwick, Corsham in August 2019. The results, incorporated in the following report, present a history as far as can be determined from searching the archive of the Wiltshire & Swindon History Centre, Chippenham.

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## 2 ACKNOWLEDGEMENTS

**Documentary Research:** Phyl Martin & Louise Purdy at Wiltshire Buildings Record

## 3 LISTED BUILDING DESCRIPTION

The roundhouse was designated a grade II listed building on 1<sup>st</sup> August 1986. It is described as follows:

CORSHAM PICKWICK ST 86 70 (north side) 4/298 Roundhouse to south-east of No. 51, at roadside. GV II

Summerhouse, said to have been toll-house, mid C19, coursed rubble stone, circular, with conical stone-tiled eaves roof and paired central stacks. Two storeys to road, 2 blocked 2-light flush mullion windows to ground floor, dripcourse around and 2 similar windows above with small-paned casements. Attached to west, Tudor-arched doorway with dripcourse continued from main building and parapet over. Lean-to roof behind over door to ground floor. Earth embankment behind with flight of stone steps between low, coped walls to door to upper room.

Listing NGR: ST8609670538

## 4 HISTORY

### Summary

Very little information has come to light concerning the Round House near 51 Pickwick or the structures behind it. It has been in its present position at least from 1839 as a cottage, when it was part of a small estate owned by Richard Payne. At that time it was unconnected with the house later known as 51 Pickwick Villas. A possible explanation for the building, described as a 'turnpike house' in 1839 is that it was a redundant turnpike house that was dismantled and moved to its present position. No reference to a sweet shop here was found either.



**Fig. 1 Extract from Andrews & Dury map 1773**

The turnpike records for Corsham were searched<sup>1</sup> but no information regarding a Pickwick gate at the west end of Pickwick has turned up. Information found on the Box People and Places website<sup>2</sup> states the following:

*The Chippenham Trust built a section [of turnpike road] from Chippenham to Pickwick, avoiding Corsham in 1743 and advertised it as the new Bath Road... It was in 1756 that a more direct route was proposed from Pickwick, cutting right through Hartham Park, owned by Thomas Duckett MP for Calne, and down Box Hill. A new trust was formed to promote the road named Bricker's Barn Trust, after a property at the Cross Keys Inn, Pickwick. The name was still referenced in the top right of the 1792 map at the headline of this article.*

The Andrews and Dury map of 1773 (**Fig.1**) clearly shows the position of **the turnpike house known as Brickers barn.**

**The 1839 Corsham tithe award and map (figs.1-3) lists no.238 as a 'turnpike house' occupied by Ezekiel Evans and owned by Richard Payne.** The property had two perches of land. Adjoining no.238 is the Swan Public House on plot 237, also owned by Payne. The structures shown to the rear of the public house were likely outbuildings associated with the pub's business. Payne was a small landowner at the time, as he also held plot no.1362, listed as six cottages with gardens. Ezekiel Evans also rented plot 228 owned by William

<sup>1</sup> Ref: A1/399/5

<sup>2</sup> <http://www.boxpeopleandplaces.co.uk/the-new-road-1761.html#>

Wiltshire, and a detached plot of land 2 acres and 28 perches in size west of the turnpike house set back from the road and also owned by Richard Payne.

No details of the Swan Inn, Richard Payne or Ezekiel Evans could be found in the 1841 or 1851 census. A list of Ale House records transcribed by Robert Jago indicates that the Swan Inn was extant in 1745 to 1747<sup>3</sup>. No records for the Swan Inn or a Pickwick turnpike gate were found in the early Wiltshire trade directories (1791-1798, 1822, 1830, 1842, 1850)

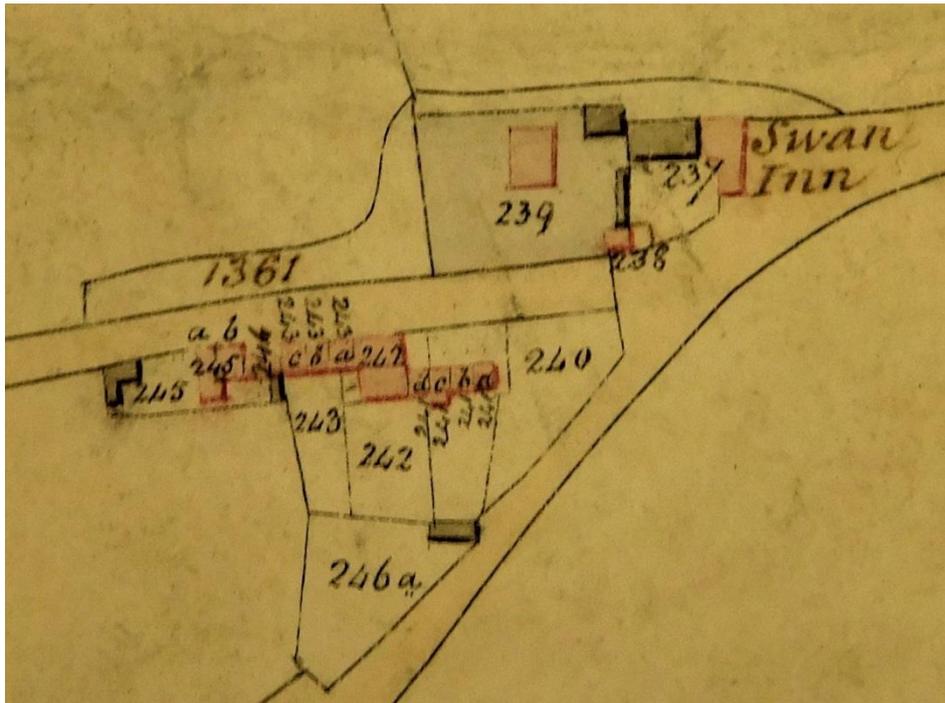
LANDOWNERS.	OCCUPIERS.	Numbers referring to the Plan.	NAME AND DESCRIPTION OF LANDS AND PREMISES.	STATE OF CULTIVATION.	QUANTITIES IN STATUTE MEASURE.		
					A.	R.	P.
Payne Richard	Smith John	235	House and Garden		0	0	17
	Payne Richard	237	Public House		0	0	24
	Evans Ezekiel	233	Turnpike House		0	0	2
	West George						
	West Mary						
	Veris Robert						
	Bearce William	1302	See Cottages and Gardens		0	0	15
	Newman Isaac						
	Gale William						
	Payne Richard	137	Woods		0	2	23
					0	3	38

**Fig. 2 Detail of Corsham tithe award, 1839**



**Fig. 3 Detail of Corsham tithe map 1839**

<sup>3</sup> Alehouse records, Box 15, Wiltshire Archive Services



**Fig. 4 Detail of above**

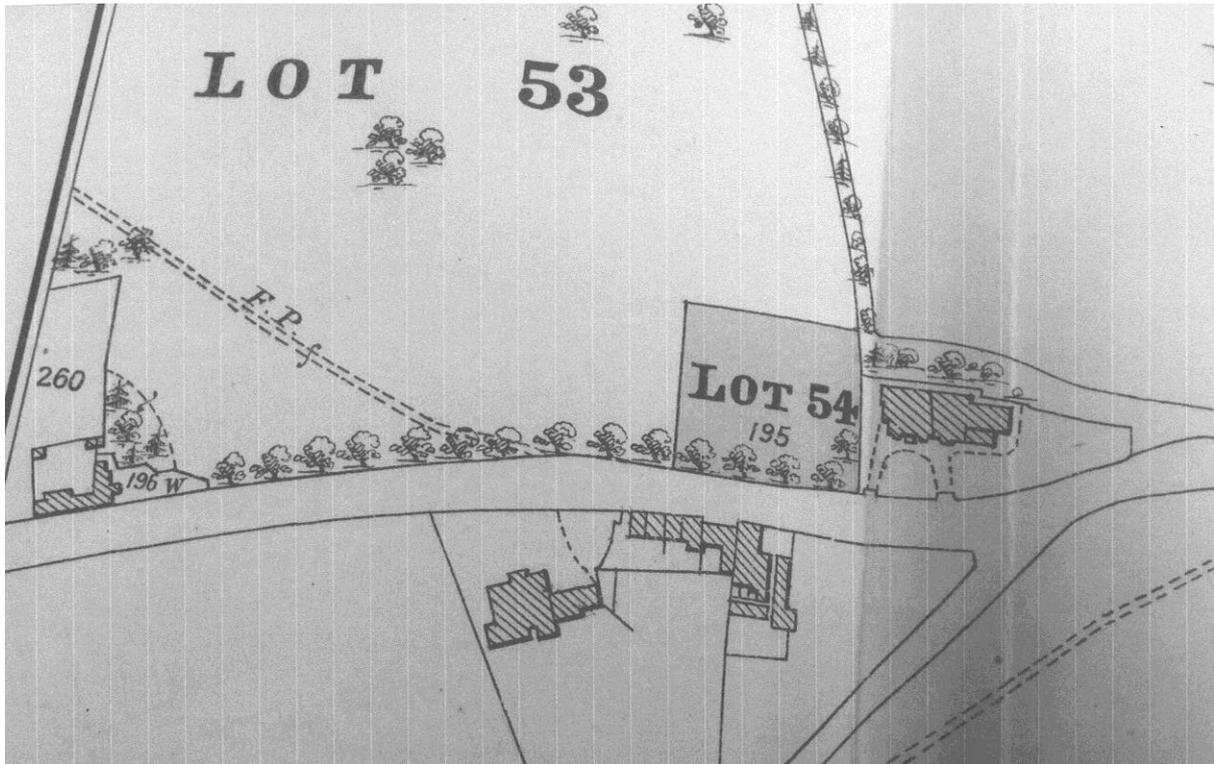
The Register of Electors 1837 to 1838<sup>4</sup> records Richard Payne as copyholder of a public house and cottages, though no name is given to the public house. He is similarly listed in 1832<sup>5</sup>. Richard Payne died on 28<sup>th</sup> November 1843. His will, proved on 27<sup>th</sup> December 1843, makes no reference to his occupation but describes him as a 'yeoman of Pickwick'. He left his Pickwick estate to his son John along with two cottages and gardens at Wadswick. There is no reference to a public house, which suggests that this may have been sold off before his death.

A sale catalogue dated 23rd May 1918 of the Hartham Estate<sup>6</sup> records lot no.54 as 'site for country villa residence at Pickwick' (**Fig.5**). This is adjacent to the plot which includes the Round House. Lot 53 adjoining appears to correspond to the arable land listed as owned by Richard Payne at the time of the tithe award.

<sup>4</sup> Refs: A1/354/2 & A1/354/10

<sup>5</sup> Ref: A1/355/1

<sup>6</sup> Ref: DZSWS/SC/12/5



**Fig. 5 Map extract from the Hartham Estate sale catalogue dated 23rd May 1918**

When the Beechfield Estate was sold in 1945<sup>7</sup> a large part of Pickwick village was disposed of including the Hare and Hounds Inn, village stores and many cottages. The plan which accompanied the sale catalogue did not include the site of the Round House or the Swan Inn. The plan did show the current gateway adjoining, leading into Pickwick Villa.

Other records searched for mention of the Round House were the Methuen papers, and some secondary sources at the History Centre. An edition of the official Corsham guide called it 'a Gazebo'. The Register of Electors from 1964 onwards lists 51 Bath Road as being the address of seven flats.

In 1988 the 'toll house' was included in a purchase of 51 Pickwick Villa by the Kennet housing Society. A letter of that date<sup>8</sup> appealed to the Wiltshire Historic Buildings Trust for funds to restore it. In 2008 the Society were granted listed building permission for comprehensive external and internal repairs<sup>9</sup>.

<sup>7</sup> Ref: 1959/15

<sup>8</sup> Held in WBR file B15985

<sup>9</sup> Planning application N/08/00226/LBC