

The History of 12 Pickwick



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History of 12 Pickwick

Introduction

The Building

12 Pickwick is a mid-18th century rubble stone semi-detached house, part of a pair with 14 Pickwick. The house comprises two storeys plus an attic and a small cellar. The internal layout is in keeping with houses of its period. There is an earlier kitchen block, probably dating to the 17th century. 12 and 14 Pickwick were listed with a group value of Grade II in December 1960. The properties are located on the south side of the Bath Road within the Pickwick Conservation Area.

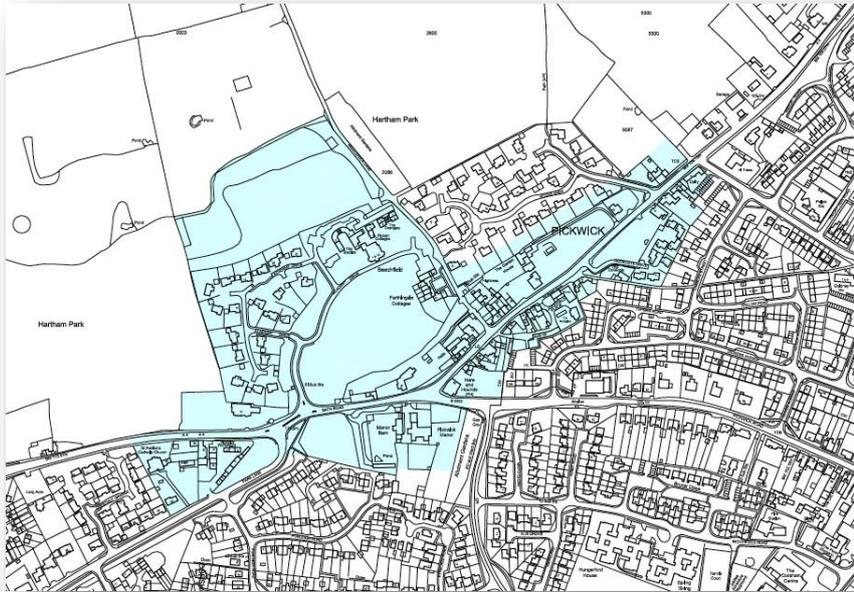


Fig 1 Pickwick Conservation Area

The Research

The research was carried out by historian Ellen Leslie MA GradDipCons(AA). The work required a site visit followed by documentary research at the Wiltshire and Swindon History Centre, The National Archives, The Royal Institute of British Architects Library and Drawings Collection, Wiltshire Council Planning and Building Control and Library of the Society of Friends, in London.

Listing Description

12 and 14 Pickwick were listed Grade II in December 1960. The following is the statutory listing description of the properties written at the time.



Fig 2: 12 & 14 Pickwick 2015

CORSHAM PICKWICK
(south side)
Nos. 12 and 14
(Formerly listed as separate items)
20.12.60 GV II

Pair of houses, mid C18, squared rubble with white lime joints, stone tiled roof and end wall stacks. Two storeys and attic. Two hipped dormers, one 12-pane, one with leaded light. Main front has flush quoins, coved eaves cornice, moulded course over ground floor and raised plinth. Upper pair of 12-pane sashes to centre and 12-pane sash each side, all in moulded architraves. Smaller ground floor windows, pair of 12-pane sashes each side in flush cym-moulded surround. Central pair of 6-panel doors in architraves with single hood on 4 brackets. Parallel rear range behind each house, hipped at inner ends, gabled with stack at outer. No 12 has hipped 20-pane dormer, 2 stepped 12-pane first floor sashes in architraves and ground floor lean-to. No 14 has two 12-pane first floor sashes in unmoulded surrounds.

Listing NGR: ST8639770661

In 1575 Corsham was bought by a local man, Thomas Smyth. He built a great house there and on or near the site of the old manor house in 1582 and this house comprised the older parts of the present Corsham Court. In 1602 the estate was sold to Edward Hungerford. It remained with the Hungerford family until 1684 and then passed through the hands of at least six different owners before being bought by Paul Methuen of Bradford on Avon in 1746.

The economic mainstay of the community has been agriculture, stone and cloth. The parish was mainly agricultural up to the 19th century and although stone may have been quarried there since at least the 7th century it was not until the mid-19th century that production began on a large-scale.



Fig 4 Flemish Weavers' Cottages in Corsham 1912



Fig 5 Flemish Weavers' Cottages in Corsham 2015

The main industry in the 19th century was stone quarrying and mining. The greatest breakthrough for the industry came in 1840 when the Box Railway Tunnel was excavated. This also revealed that there was high quality Oolitic limestone, underground, which made a perfect building material. During the first part of the 19th century there were many quarrying companies. Indeed, in the course of the research for this report, the census returns show a distinct proportion of residents in Corsham, including Pickwick, who worked in the quarry business. In 1877 most of the companies amalgamated into The Bath Stone Firms and later in 1904 as The Bath and Portland Stone Firms Ltd. The industry declined in the 1930s and many quarries closed in the Second World War when they were reused by the military. Most remaining quarries closed in the 1950s and 1960s.

Although now part of Corsham itself, Pickwick was once a separate settlement. The name derives from Anglo-Saxon *pic* (meaning a peak or pointed hill) and *wic* (village). The Wiltshire Hundred Roll of 1273 refers to a "William de Pikewicke". Pickwick is located on the north-west boundary of Corsham, on the A4, traditionally known as The Bath Road. Historically it was the direct route from London to Bath since Roman times. In the 17th century the rural areas around Chippenham, including Pickwick and Corsham became popular locations for dissenters or non-conformist sects and denominations; none more so than the Society of Friends, otherwise known as Quakers. In the early 18th century Quakers began to settle in Pickwick and remained an important part of the community for several centuries. It is the Quaker link that played an important part in the history of 12 Pickwick as well.

From the mid-19th century Pickwick was owned by the Poynder family, who had established themselves at Hartham and owned land covering not only Pickwick but Biddestone as well. The history of the area has many family threads that are woven into the fabric of Pickwick life, going back centuries; families such as the Mitchells, Hulberts and Goldneys. These families can be found in the area in the 17th century and later. Pickwick and the general Corsham area are places where families set down well-established roots. Research for this history has found the Mitchell (Michell) family, who were Quakers, involved in many aspects of local life over several generations. Another example was the Goldney family. Records show this Quaker family being part of Pickwick life in the mid-19th century, living at Beechfield House. However, in 1918 Frederick Goldney bought the Pickwick estate from the Dickson-Poynder family, who were not Quakers. This estate remained in their possession, including 12 and 14 Pickwick, for another 30 years.



Fig 6: The Hare and Hounds Public House, Pickwick circa 1900

The History of Pickwick Brewery

Another local family, with even deeper roots than the Goldneys or Mitchells was the Hulbert family. Their most successful role in the life of the community was establishing the Brewery at Pickwick; next to 12 Pickwick. The Pickwick Brewery was established in 1804 by William and Robert Hulbert.

In 1841 the business and the copyhold was put up for sale. However, the Hulberts retained ownership of the business in the end, until the 1860s. Sir John Poynder Dickson-Poynder bought the freehold of the Brewery in the 1850s when they purchased the Hartham Estate.

In 1865 Thomas Hulbert went into business with Henry Padbury Manning at the Brewery and in 1870, local man Isaac Belcher bought the business and in 1875 he formed a partnership with Samuel Hale Smith. Twelve years later the partnership was dissolved. By 1889 Thomas Pearson Stevens ran the Pickwick Brewery.

In 1909 the premises were leased by the Dickson-Poynder Estate to Wilkins Bros & Hudson Ltd, originally of Bradford-on-Avon. Having acquired the lease the new Brewery owners set about modernising the place and in 1910 advertised the old plant for sale. Wilkins Bros. & Hudson Ltd were later bought by Ushers Wiltshire Brewery Ltd in 1919. The business in Pickwick closed in the 1920s and there ended over 100 years of the Pickwick Brewery. 12 Pickwick was connected to the Brewery from about 1871 to the 1920s.

PICKWICK BREWERY,
WILTS.
Mr. Giller
Respectfully announces he is instructed by the Proprietors to arrange for Peremptory
SALE by PUBLIC AUCTION,
Without any Reservation.
On WEDNESDAY, March the 17th, 1841,
At the White Hart Inn, Chippenham,
At three o'Clock in the afternoon, (subject to such Conditions as will be then produced,)

THE PICKWICK BREWERY PROPERTY; comprising a compact Stone-built BREWERY, constructed with 17-barrel Brewing Copper, hot liquor ditto, 12½ quarter Mash Tun, and all requisite Machinery, worked easily by horse-power; ample healthy collirage for 2000 Barrels; two cottages, and Reservoir of excellent Water, yielding a never failing supply; Cooperages, Counting-House, Yard, Garden, Orchard, and Meadow. A very convenient substantially built MALTHOUSE, arranged for wetting 12½ Quarters. An excellent Stone-built DWELLING-HOUSE, suitable for a respectable Family, walled-in Garden, Stable and Paddock, at the rear.

The Purchaser is to be at liberty to take the whole or any part of the Brewery Plant and stock of Beer at the usual valuation of two indifferent persons.

Should not a reasonable offer be made for the above Property in one Lot, it will be immediately after offered in two Lots. The Brewery and Premises on the South side of the Road with the Reservoir to form Lot 1; and the Malthouse, Dwelling-house, and other property on the North side of the Road, Lot 2.

The whole Property is Copyhold of Inheritance (equal to a Freehold tenure), and is situated in the parish of Corsham, 9 miles from Bath, 20 from Bristol, 4 from Chippenham, 12 from Devizes, and within three quarters of a mile of the Great Western Railway.

To view, apply to Messrs. Hulbert, on the Premises; and particulars may be obtained at the place of Sale, the principal Inns at Bath and Devizes; of the Auctioneer, Melksham, Wilts; and of Messrs. MATTHEWS and HULBERT, Solicitors, Hungerford, Berks.

Fig 7: Wiltshire Independent 25th February 1841. The premises became the property of the Dickson-Poynder family although the Hulberts continued in business there.

SALE ON TUESDAY NEXT.
PICKWICK BREWERY, CORSHAM.
One mile from the G.W.R. Station.

IMPORTANT SALE OF BREWING PLANT,

Comprising more particularly—

10 H.P. HORIZONTAL BOILER,
with Gauges and Fittings complete;
VERTICAL STEAM ENGINE,
2 IRON HOT LIQUOR BACKS, 5 PINE LIQUOR
BACKS,
COPPER HOP BACK, OAK MASH TUN,
4 OAK FERMENTING BOUNDS, IRON AND
WOOD COOLERS,
4 COPPER PARACHUTES AND COPPER PIPE
ATEMPORATORS, 2 SLATE BARM BACKS,
25-BARREL COPPER REFRIGERATOR,
GILLETT'S PATENT DONKEY PUMP, SET OF
3-THROW COPPER-LINED PUMPS, SET OF 2-
THROW BRASS BARREL PUMPS,
COPPER, IRON AND LEAD PIPING, 7 STORE
VATS,
AND SUNDRY UTENSILS AND EFFECTS.

MESSRS TILLEY & PARRY have been
favoured with instructions from Messrs
Wilkins Bros and Hudson, Ltd., to arrange and
SELL the above by AUCTION, on the Premises,
on TUESDAY NEXT, October 4th, 1910, commencing
at Twelve o'clock.
Catalogues of the Auctioneers, 14, Market Place,
Chippenham.

Fig 8: Western Daily Press 1st October 1910

By the 1950s, the brewery yard was occupied by E S Cole and Partners as a storage and scrap metal business. However, the daily activities of the business were considered a nuisance to the community, particularly as the entrance to the yard, next to 12 Pickwick was too narrow for large vehicles to access. As a result another access point was used around the back of 12-20 Pickwick.

Records show that this access proved to be an equal nuisance. As a result it was agreed in 1953 between E S Cole & Partners and the Calne and Chippenham District Council to demolish part of the old malthouse between 12 Pickwick and the Brewery yard to provide wider main road access to the lot. Later the Brewery site was a boat building works and today, renamed Lancefield Place, is a mixed use site for residential and small businesses.

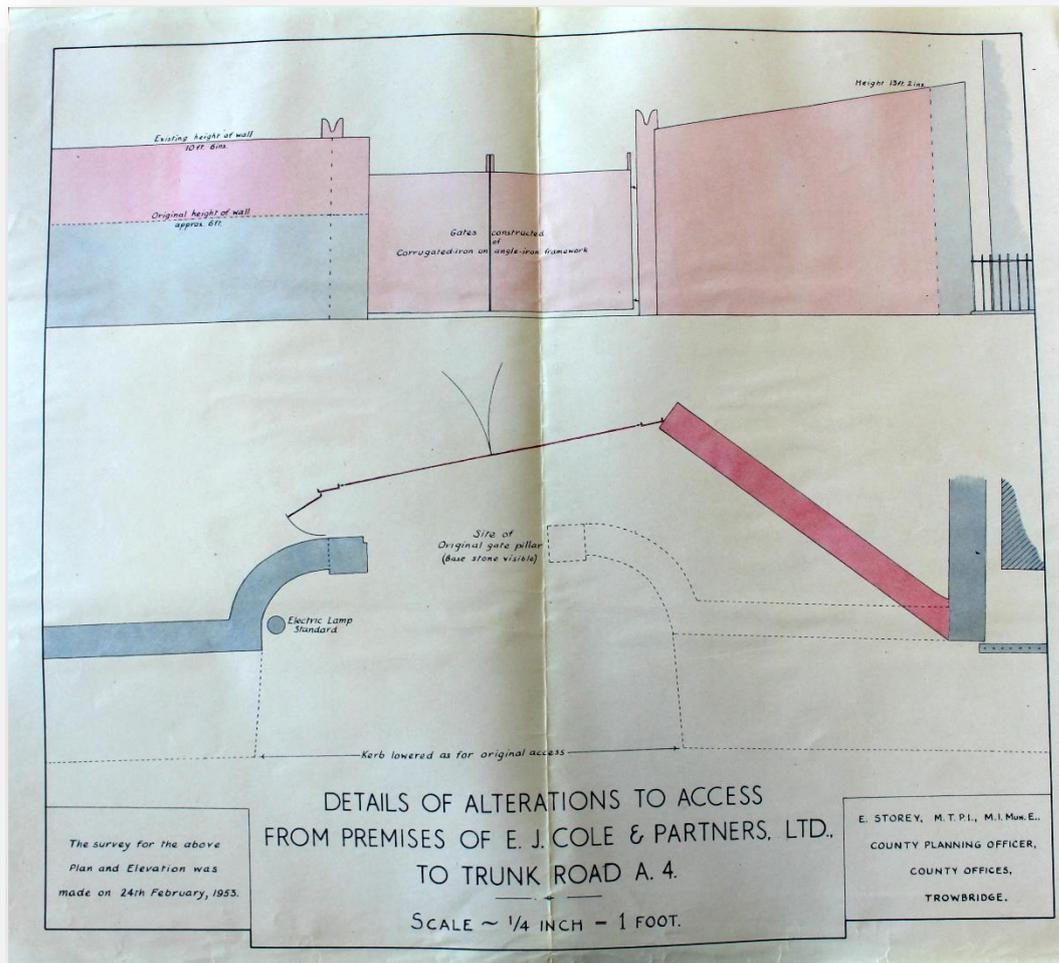


Fig 9: Details of the Alterations to the Brewery Access



Fig 10: 1953 Photograph taken to assess access to the Pickwick Brewery site.



Fig 11: 1953 Photograph taken to assess access to the Pickwick Brewery site.



Fig 12: 1953 Photograph taken to assess access to the Pickwick Brewery site.

The History of 12 Pickwick

The Head Holds in the Town Tything in the Parish of Corsham Copied in the year 1756

Occupiers in 1822

Paul Methuen Esq ^r 6	R. Methuen Esq
D ^r Bought since	
D ^r Rich ^d Couzens 1	M ^r Meddy
D ^r Thomas Michell 1	J. Millner
D ^r John Hampton 2	D ^r
D ^r Widow Fowell 1	D ^r
W ^m Fryer 1	Alms House or Parsonage
John Guy 1	John Kington
Isaac Kingston 1	John Balch
Widow House 1	Thomas Horne
John Rogers 1	M ^r Lane
Maurice Palmer 1	Thomas Mullett
Widow Crook 1	Thomas Gibbons
Edward Michell 1	D ^r Sainsbury or M ^r ^{Michell}
William Woodroffe 1	M ^r Sweatman
William Arnold 2	M ^r Burrough & others
John Hunter 1	Miss Selver
Mary Goddrey 2	Fanner Withshire
William Withshire 1	
Henry Laws 1	
Christian Webber 1	M ^r Sweatman
Widow Edwards 1	
Thomas Mullett 1	Lake M ^r Park
30	
<i>Pickwick Tything</i>	
In 1756	
John Bennet 11	M ^r Pycroft & others
Thomas Bennet 1	M ^r Lescornel
Thomas Hayter 1	
Robert Neale Esq ^r 1	
Widow Stump 3	Thomas Watson
Richard Smith 1	
Parish Lads 1	
William Arnold 1	M ^r Jones
13	

Fig 13: Tithe record comparing 1756 and 1822. Owner Edward Michell and Dr Sainsbury can be found half way down.

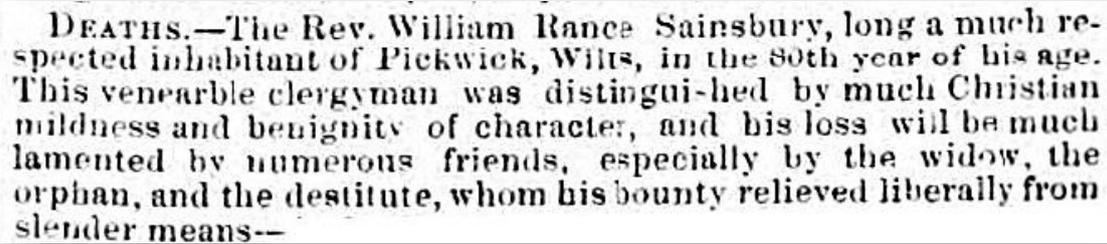
The above image is of a tithe record comparing ownership/occupation in Pickwick in 1756 and 1822. Identifying 12 Pickwick in historical documents has proved challenging as the earliest identified use of the house number is the 1948 sale by the Goldney Estate. Prior to that it appears to have had neither formal name nor number. Therefore it has been on tithe maps and the accompanying records as well as the census returns that have enabled the house to be tracked in time and the occupants of the house identified.

One key finding about 12 Pickwick is that while its history does overlap for a number of years with the neighbouring Pickwick Brewery, 12 Pickwick was not constructed as part of the adjacent brewery business. It is estimated that 12 Pickwick was constructed in the mid-18th century. A paper trail of documentary evidence, leading to the above tithe record, reveals 12 and 14 Pickwick were already built by 1756. In that year the property was owned by Edward Michell (Mitchell) a Quaker, sometime Elder of that Society and a Coroner of Corsham as well. It is not known if he lived in 12 Pickwick. But he was certainly the owner. By 1800 the property was owned by Sarah Mitchell and after her death in 1806 Susannah Mitchell owned the freehold on the building. It is likely that these women were close relatives of Edward Mitchell. While it was not unheard of for women to inherit and hold property in their own right in this period, the Quaker approach of equality between the sexes seems to have been employed here.

By examining tithe maps, awards and other related documents it is known that Dr Rev William Rance Sainsbury was a tenant at 12 Pickwick from the early 1800s until his death there in 1849. Rev Sainsbury, a Man of the Cloth, was a very long-standing and popular member of the Pickwick community.

Records show that in 1832 the freehold of the property was held by Rev Timothy Conyers, who lived at Guyers House in Pickwick until his death in 1850. In his lifetime he was also a friend of Rev Sainsbury as well as a witness to his will.

Rev Sainsbury was not a wealthy man and the will reveals another local friend, Gabriel Goldney, a Quaker, and future owner of Pickwick, had lent Rev Sainsbury certain amounts of money. It is not known how much, but enough that virtually all of his estate was left to Goldney to settle the debt; except for a total of £15 being left to three female servants and provision to his sister. According to Rev Sainsbury's will he was The Clerk of Corsham. He also appears to have been a very popular man, with his death announced in favourable words.



DEATHS.—The Rev. William Rance Sainsbury, long a much respected inhabitant of Pickwick, Wilts, in the 80th year of his age. This venerable clergyman was distinguished by much Christian mildness and benignity of character, and his loss will be much lamented by numerous friends, especially by the widow, the orphan, and the destitute, whom his bounty relieved liberally from slender means--

Fig 14: Bristol Times and Mirror 14th April 1849

By the time of the census of 1851 12 Pickwick was lived in by Ann Merrett, a woman living on her own means. Nothing more is known about her.

The 1861 Census does not provide any clues as to the occupants of 12 Pickwick, however by 1871 it is possible to discern that it was lived in by Henry Kinnier, a commercial traveller and employee of the Brewery. He was 49 in 1871 and he lived at 12 Pickwick with his wife Elizabeth (42) and their four daughters Fanny (22) Bessie (20) Kate (15) and Susan (13).

The connection with the brewery continued when Isaac Belcher, part owner of the Brewery at the time, lived at 12 Pickwick, after Kinnier. After Belcher's partnership in the Brewery was dissolved in 1887, 12 Pickwick remained connected to the business. Certainly, by 1911, another employee of the Brewery was living there. Alexander McLaren (32) was a brewers' clerk and lived at 12 Pickwick with his wife Florence (33) and their two children Alexander (7) and Margaret (5).

In 1918 the Pickwick Estate, including 12 Pickwick was owned by Frederick Hastings Goldney until the sale of the property in 1948, when Frederick John Smith the long-standing tenant of the house bought the property from the Goldney Estate for £450. It is believed the Smith family remained at the property for several decades after.

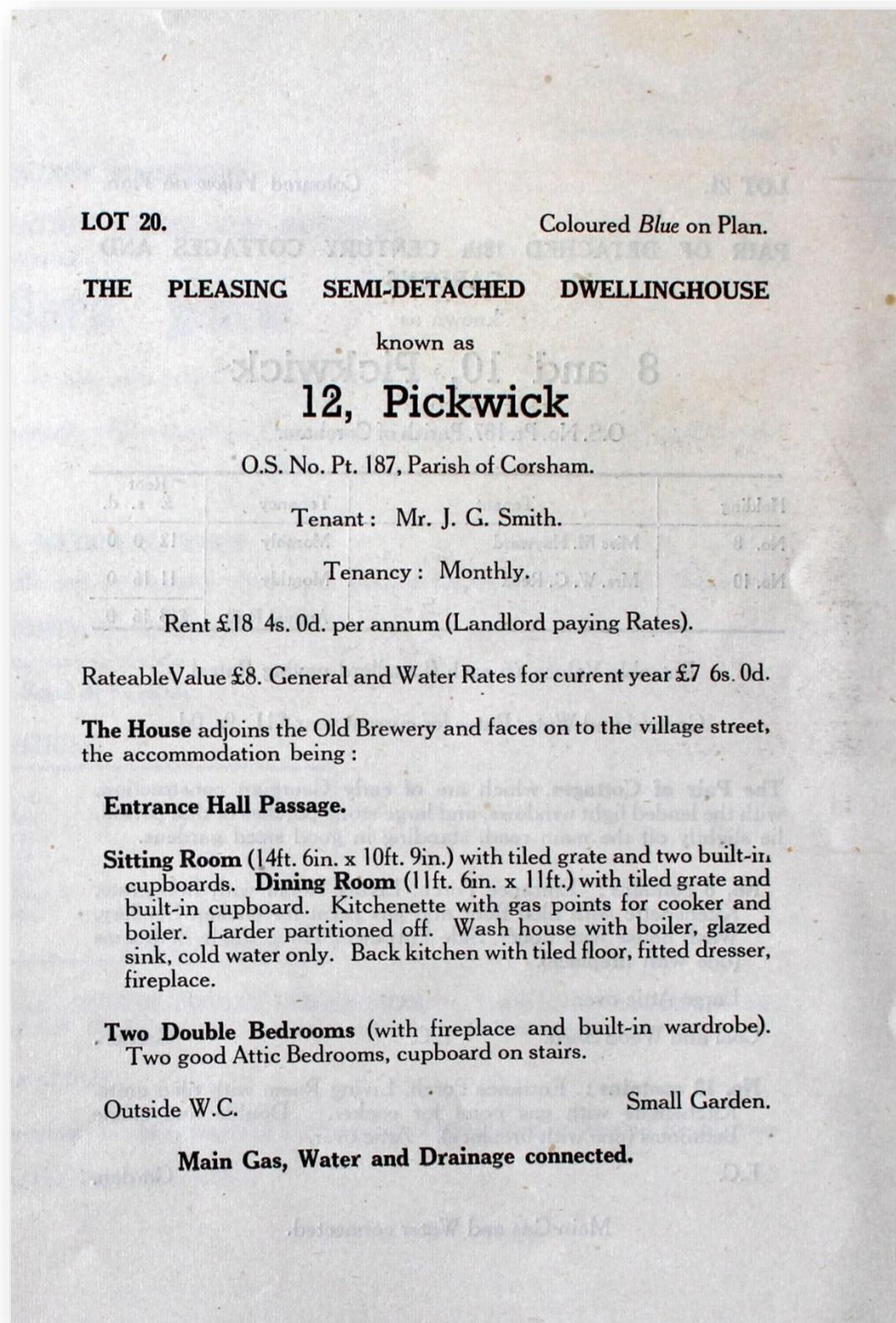


Fig 15: Detail from the 1948 Sales Particulars.

In 2010 the property was bought by Mr and Mrs Noel Avent. It was from this time that the property was extensively but sympathetically modernised, in accordance with the Listed Building status.

In January 2015, 12 Pickwick was purchased by the current owners John and Catharine Maloney. Cath and John previously lived in Herne Hill, London SE24 for 38 years (the latter 32 years in the same house). Both have spent their careers in archaeology. Cath was 40 years at the Museum of London (latterly in the London Archaeological Archive Research Centre) and John worked 19 years at the Museum of London, latterly as Principal Excavations Officer, City of London. Cath and John were involved in major archaeological excavations and published books and articles about the results. In 1989, John was made a Freeman of the City of London for his “services to the archaeology of the City of London”. John also worked as Deputy Project Director, Stonehenge New Visitor Centre project for English Heritage (2001-2005), a version of which opened in 2013.

Having recently retired, John and Cath moved to the area to be near their daughter, Anna Maloney (Development Officer, Bristol Community Land Trust), her partner Dan Gregory and their fine young sons, Owen and Fred, who live in Chippenham. 12 Pickwick has proved to be a great hit with the grandsons. As it has also with John and Cath’s son, Michael Maloney (Senior Project Manager, London School of Economics and Political Science) and partner, Alice Clarke, in providing welcome breaks from London.

The Development of the Building



Figure 16: 12 & 14 Pickwick 1963

12 Pickwick, as one of a pair with 14 Pickwick is a Grade II mid-18th century house built to a high standard in rubble stone with quoin dressings and stone slate roof. It is constructed in two hipped roof ranges, front and back. It has the classic Georgian layout of a terraced house, namely an entrance and right hand passage running beside a front parlour and another smaller parlour to the rear. There is also a small functioning cellar. The staircase winds up to a first and then second and finally an attic floor on the right side of the build. Both the second and attic floors have one single large room across the width of the building at the front and a second smaller room on the left side of the building to the rear. Prior to 2010 there was a collection of rough outbuildings to the rear, as well as a much older construction, which is now used as the kitchen.

The property was significantly repaired and improved in 2011 by Mr and Mrs Noel Avent. During that renovation many fine original features were rediscovered, including several stone fireplaces. The large inglenook found in the front parlour is a particularly fine example. Such features and also the hallway arch, original panelling etc., indicate that the property was conceived of as a 'polite house' suitable for the Yeoman classes and likely to have been supported by servants.

Although 12 Pickwick was not constructed as part of the adjacent old brewery, the property was linked to the brewery over several decades from the end of the 19th century until the 1920s. There was once a malthouse next to 12 Pickwick, on the east side. The shell of which can still be seen. It was partially demolished in the 1953 when the scrap business E S Cole & Partners required a larger entrance to the site for large vehicles.

As remarked before, the part of the building now used as the kitchen is much older than 12 Pickwick and following inspection for this research, it is possible to surmise that it is now only half the size it used to be. It is likely the demolished half of the building lay on the east side, within the brewery yard. If this is the case then it would have been altered prior to 1820 (See Map Regression). The remains of the malthouse also reveal a clue that that building was constructed before 12 Pickwick as well. It is possible to see in the narrow gap between the two buildings a blocked up window on the side of the old malthouse. It is therefore a possibility that this building and the kitchen block can be dated to the 17th century. The kitchen includes a small and distinctive cupboard usually considered in buildings of this date to have been a 'wig cupboard'.

Both 12 Pickwick and The Pickwick Brewery premises came under the joint ownership of the Dickson-Poynders in the mid-1850s when they purchased parts of the Conyers Estate and would have remained so until 1918 when Frederick Hastings Goldney bought the Pickwick property. Therefore, in the years when 12 Pickwick and the Brewery were linked through tenancy, the kitchen block would have joined No 12 as part of one property, sold as one unit and remains so today.

The historical significance of 12 and 14 Pickwick was officially recognised in December 1960 when these semi-detached buildings were given a statutory listing with a group value of Grade II. This would have helped support a preservation order placed by Calne & Chippenham Rural District Council in 1963 to prevent the owner of 14 Pickford from replacing the ground floor windows. This was confirmed and supported by the Ministry of Housing and Local Government early the following year. In their letter they state that 12 and 14 Pickwick are of "special architectural and historic interest".

12 Pickwick is a fascinating early to mid-18th century house originally built to a high standard which has enabled it to survive through to today. Similar nearby houses have date inscriptions of 1708, 1739 and 1745). The renovations carried out in 2011 achieved an appropriate balance of creating a modern home for 21st century living without losing the special historical features of the building.



Fig 17: The blocked-up window on the west wall of the old malthouse

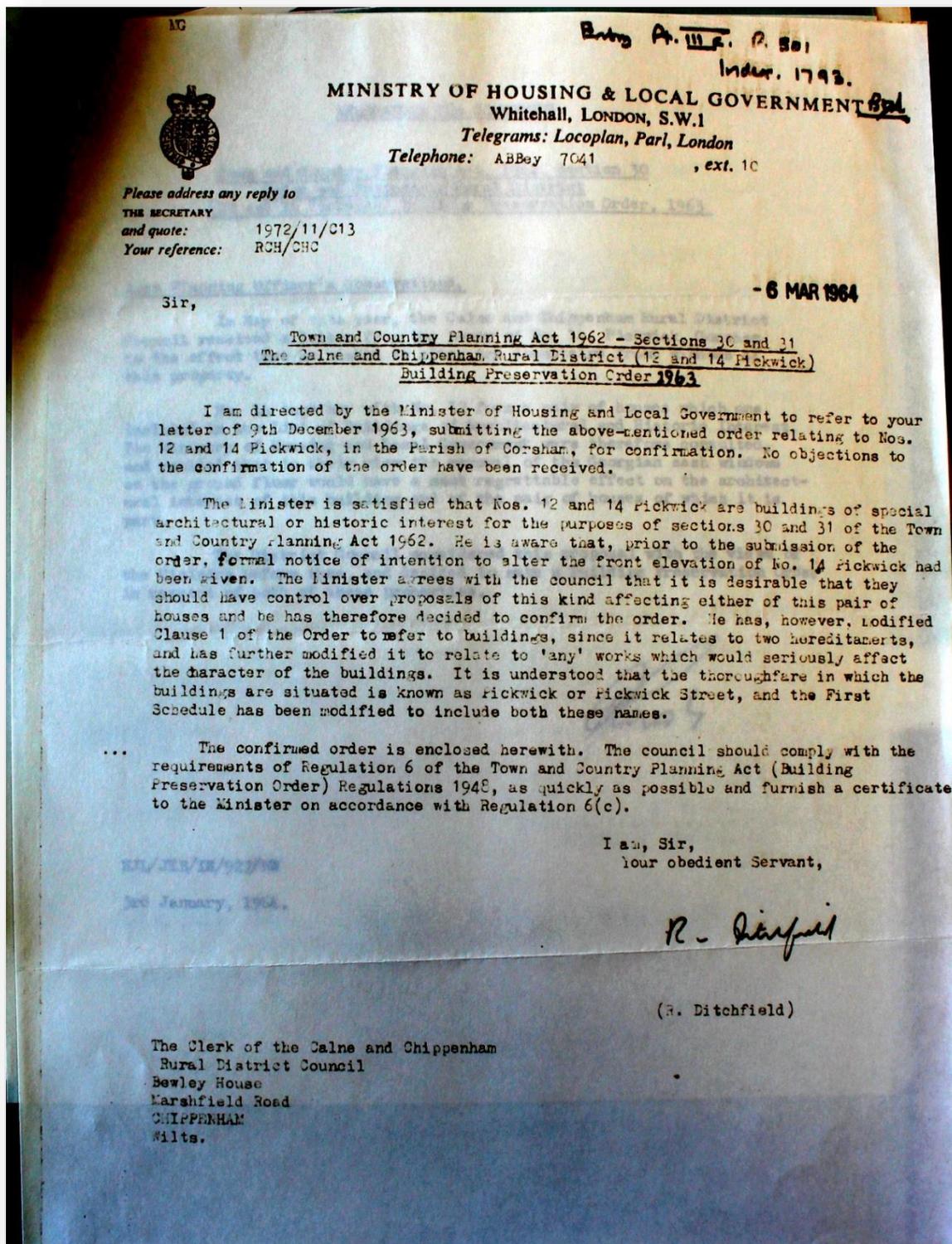


Fig 18: 1964 Letter from Ministry of Housing and Local Government



Fig 19: 12 & 14 Pickwick 1963



Fig 20: 1985



Fig 21: 12 and 14 Pickwick 1990s

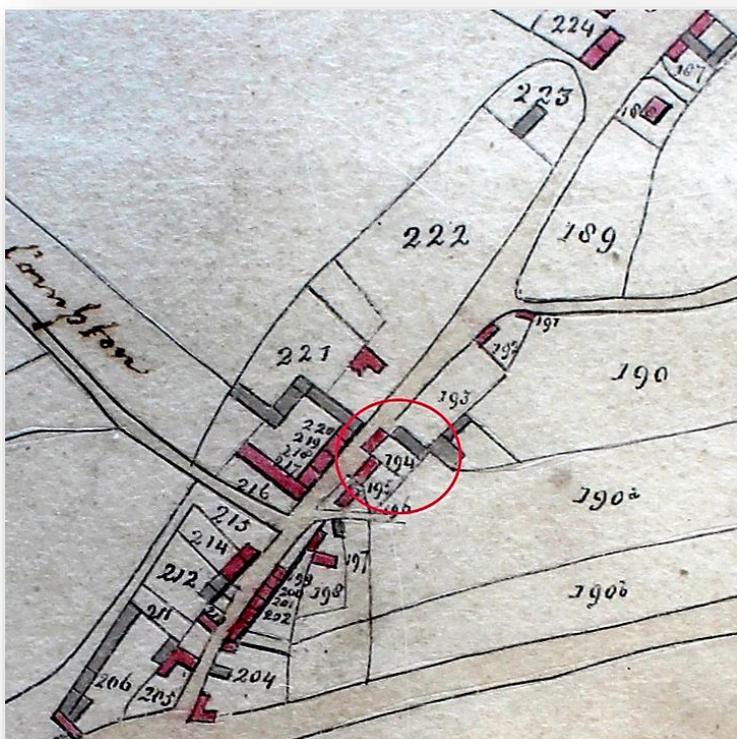
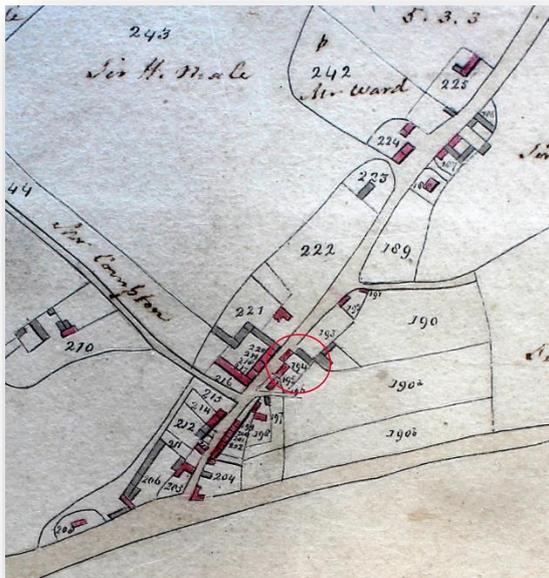
Map Regression

The following maps show the development of Pickwick from 1773 to the present day. The site has been marked in red.



1773 Drury

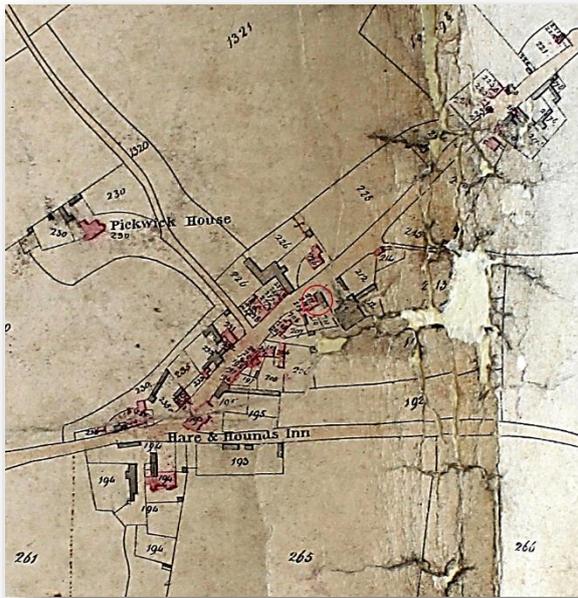
The 1773 Drury Map is the earliest known to show the existence of 12 Pickwick. The individual buildings cannot be discerned but there is sufficient visual information to indicate the location of the building.



1820 Estate Map

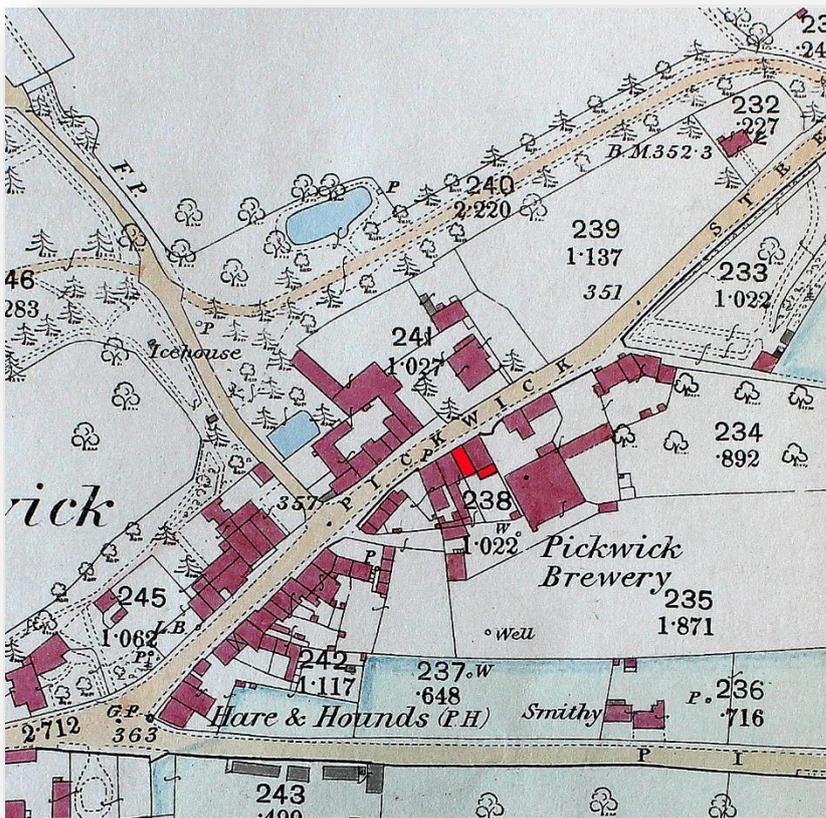
The 1820 map curiously shows 12 and 14 Pickwick positioned further forward than the other buildings on the south side of the Bath Road. However, I believe this to be a cartographic error when compared with the more reliable, yet similar 1839 Tithe Map on the next page.

In this map the red colour denotes a residential building. The Pickwick Brewery was in existence at this time but not the large main building alongside the Bath Road, that still stands today.



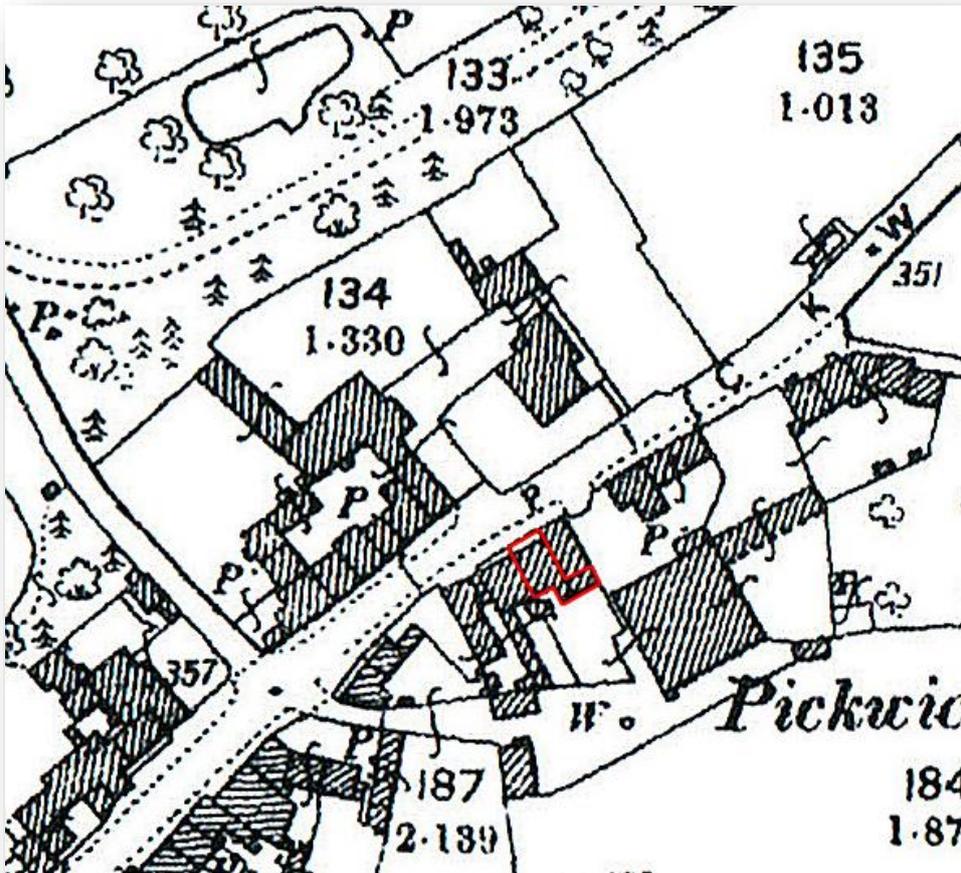
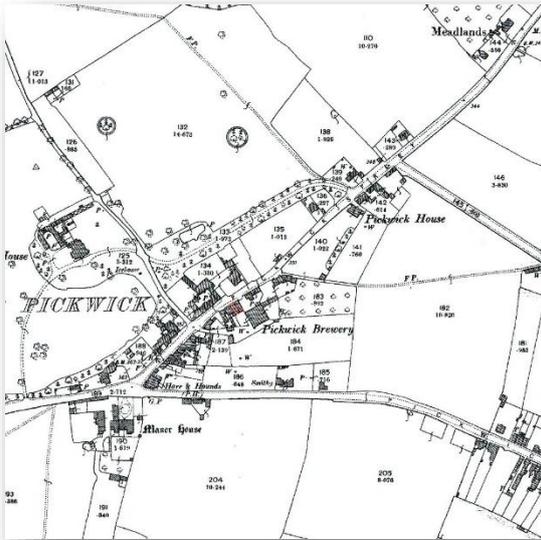
1839 Tithe Map

This is a more accurate map. The kitchen block is a separate discernible structure. Although still a working building. It is also possible to see the large brewery building located to the south east of 12 Pickwick.



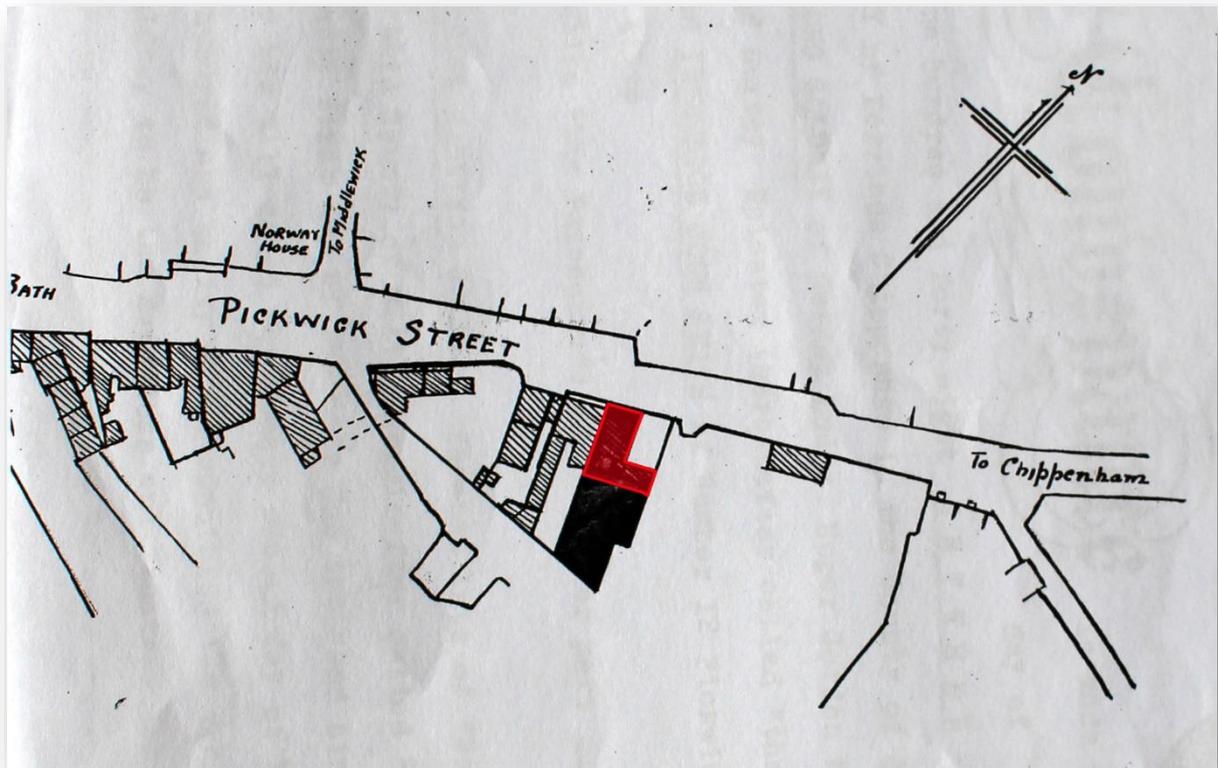
1886 Ordnance Survey 1st Edition

The first Ordnance Survey map and in colour. There is no differentiation between residential and non-residential buildings on this map. This map shows the development of the Brewery to the east of 12 Pickwick. The kitchen block is clearly separate from the malthouse building.



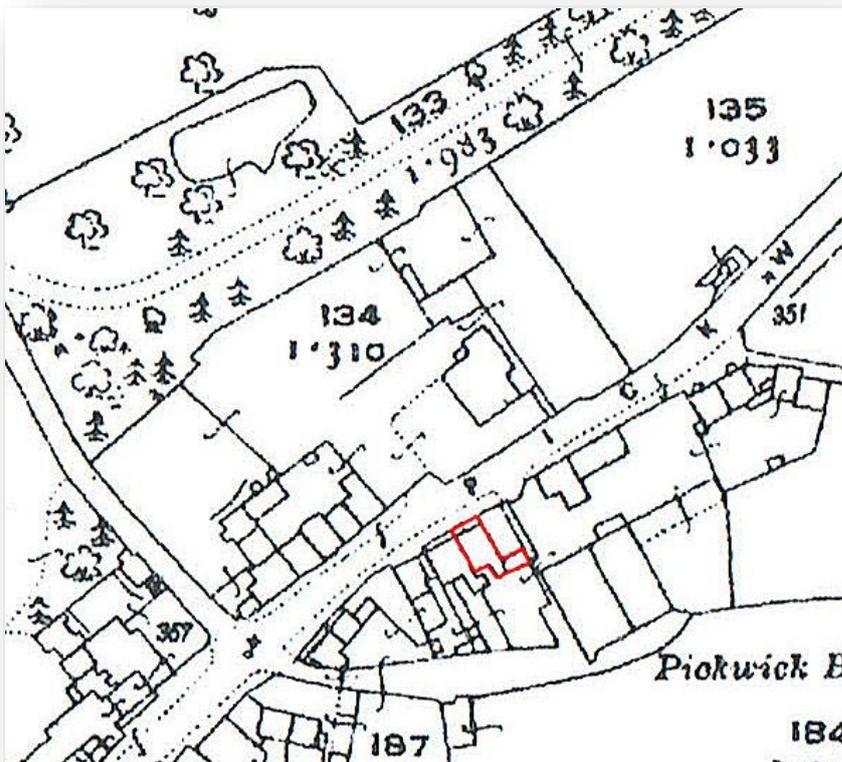
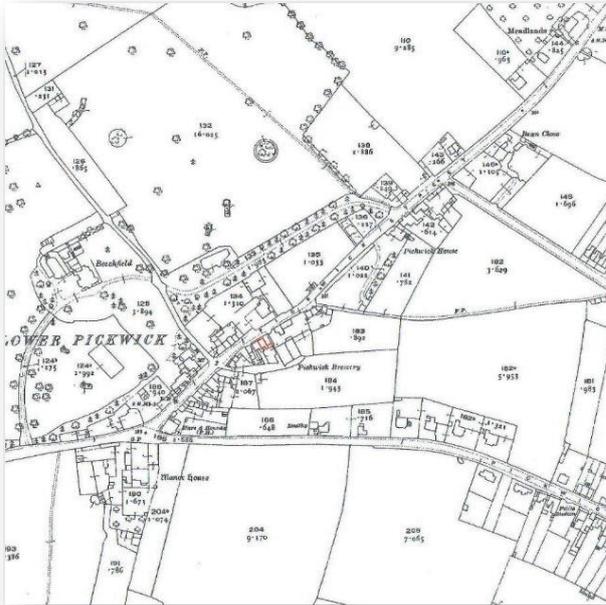
1900 Ordnance Survey

The \int symbol denotes the links of property or plots. Here we can see that 12 Pickwick is linked to the brewery property.



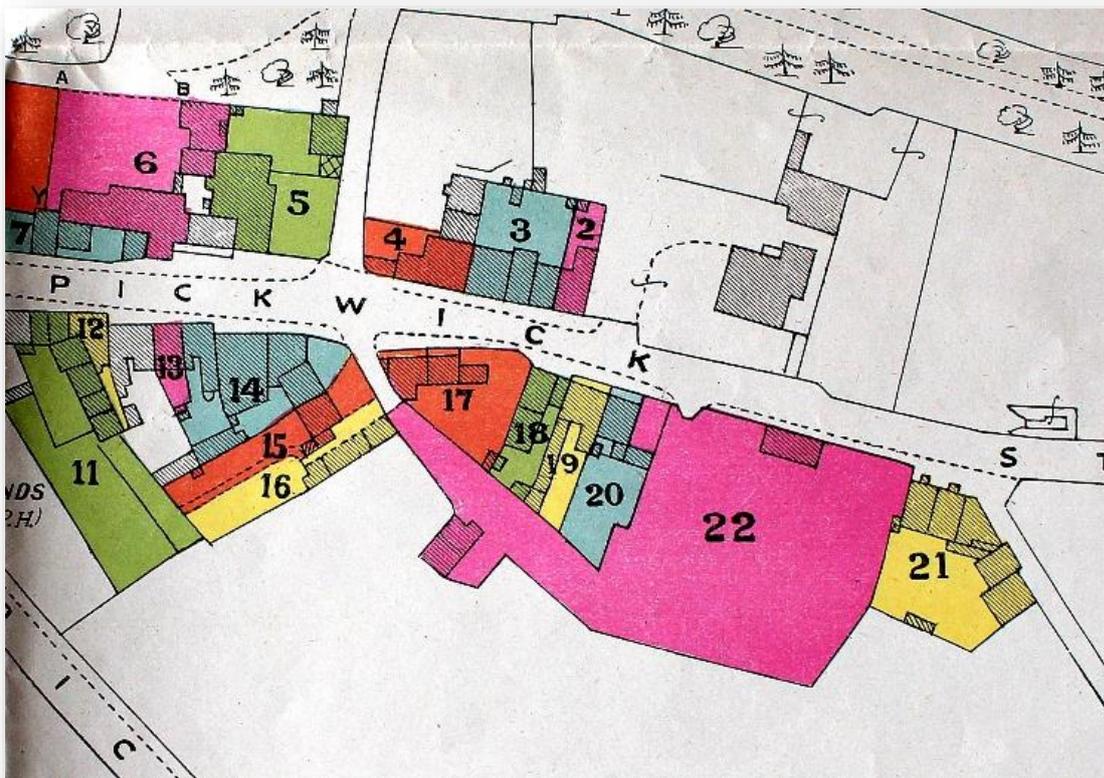
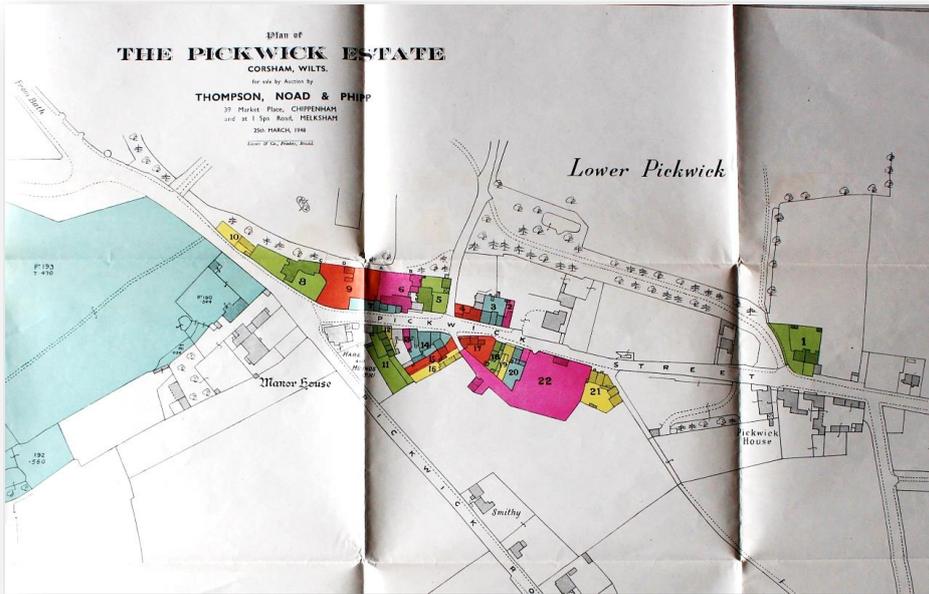
1918 Block Plan

A plan of the 12 Pickwick property included in the 1918 deeds when Frederick Hastings Goldney bought the property from the Dickson-Poynder Estate.



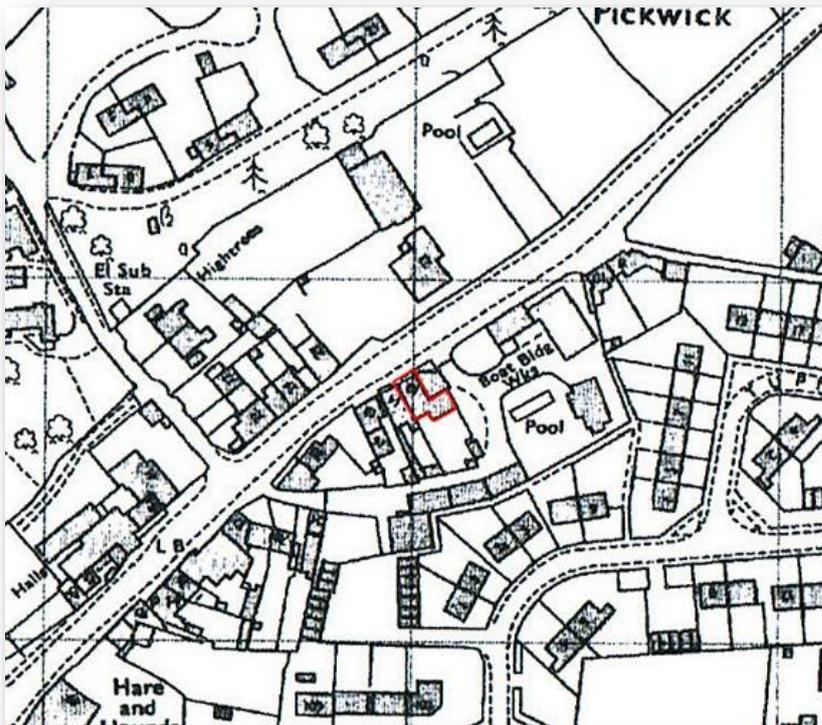
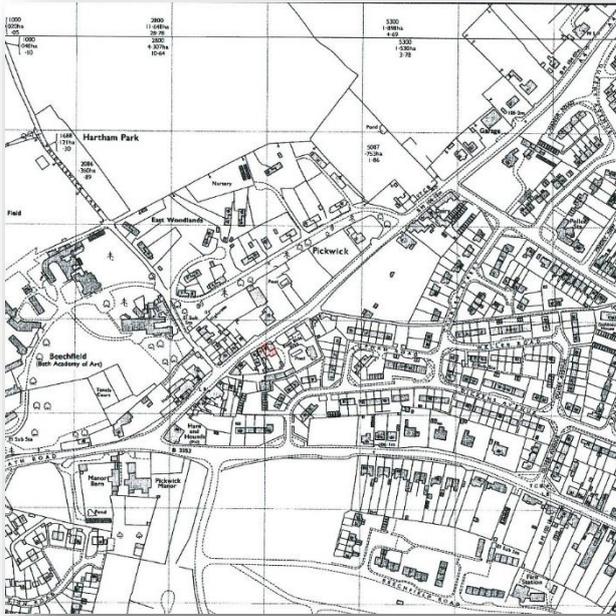
1921 Ordnance Survey

The Ordnance Survey map of 1921 shows that 12 Pickwick was still connected to the brewery.



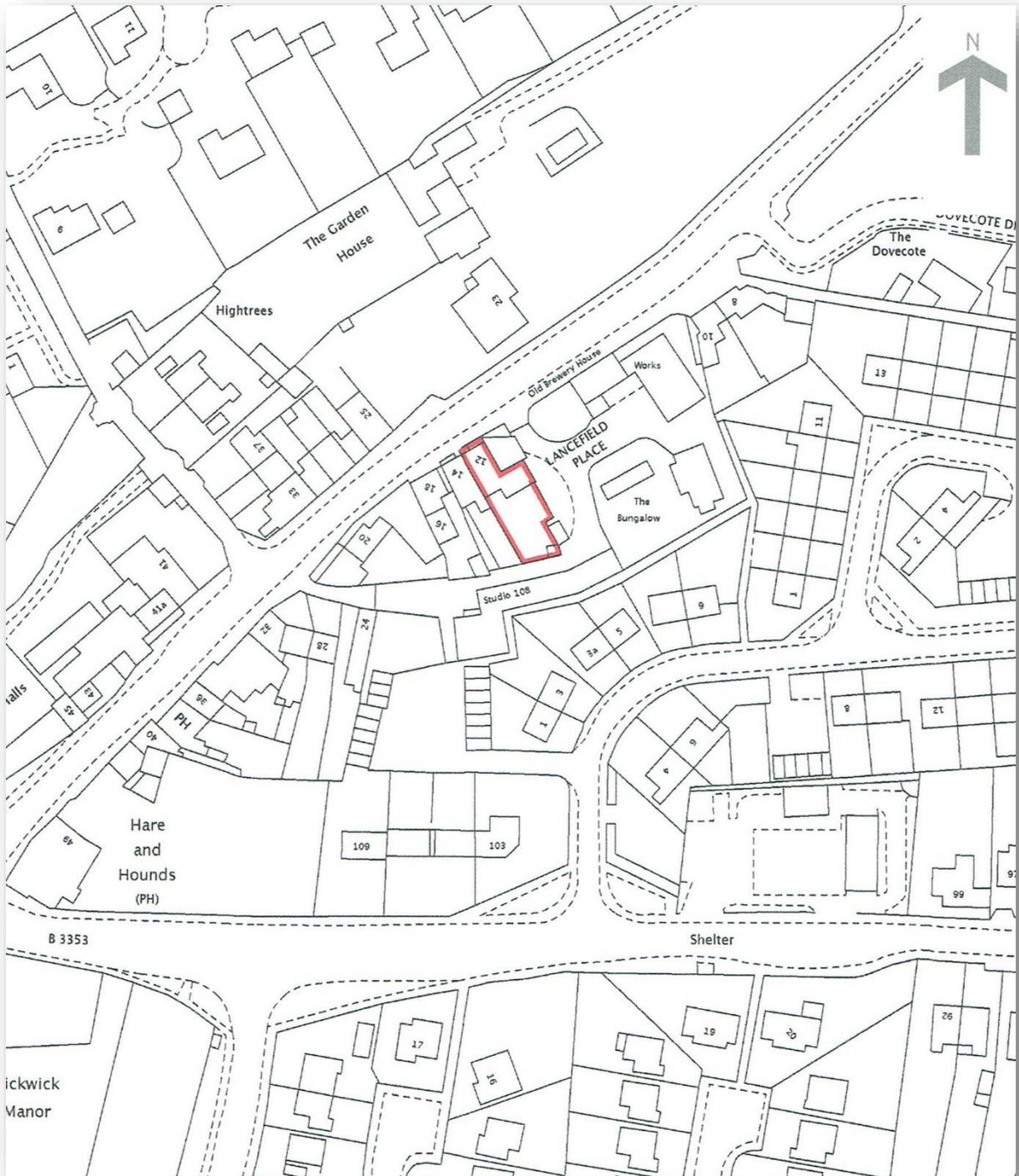
1947 Sales Map

The 1947 Map of Pickwick for the Goldney Sale. The 12 Pickwick lot is numbered 20. The additional rear structures are shown here. These were removed in 2011.



1976 Ordnance Survey

This map shows the partial demolition of the malthouse, carried out in the 1950s, to widen the entrance to what is now Lancefield Place.



2015 Land Registry

The latest land registry map showing the official boundaries of 12 Pickwick today.

12 Pickwick in 2010 prior to the renovations



Figure 22: The Entrance Hall



Figure 23: The Entrance Hall Arch



Figure 24: Stairs - Ground Floor

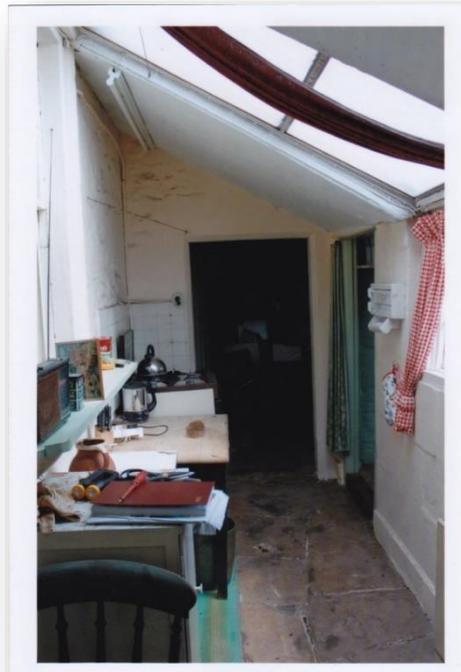


Figure 25: Rear Corridor (Now Garden Room)

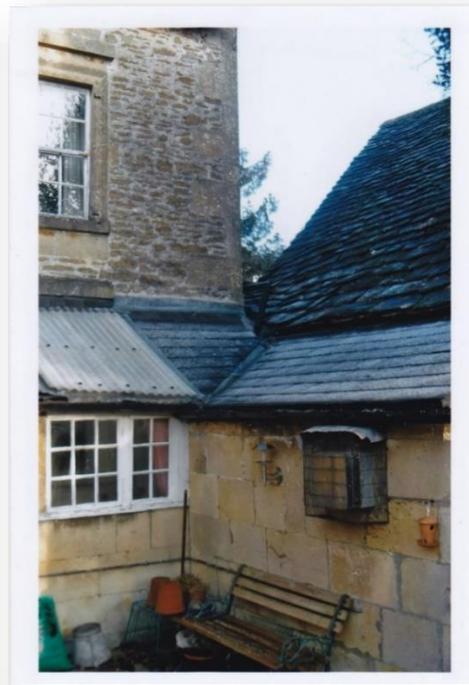


Figure 26: Rear Elevation and Kitchen House (Now Garden Room)



Figure 27: Rear Elevation



Figure 28: Living Room



Figure 29: Study



Figure 30: Bathroom (Now Part of the Garden Room)



Figure 31: Rear Bedroom (Now Family Bathroom)



Figure 32: Master Bedroom



Figure 33: Top Landing

Pickwick 2014 – Hunter French’s photographs



Fig 34: Front Elevation



Fig 35: Living Room



Fig 36: Study



Fig 37: Garden / Playroom



Fig 38: Garden / Playroom



Fig 39: Kitchen / Dining



Fig 40: Kitchen / Dining



Fig 41: Rear Elevation



Fig 42: Rear Elevation



Fig 43: Family Bathroom



Fig 44: Master Bedroom



Fig 45: Master Bedroom



Fig 46: Maurice Bedroom



Fig 47: Maurice Bedroom

Sources

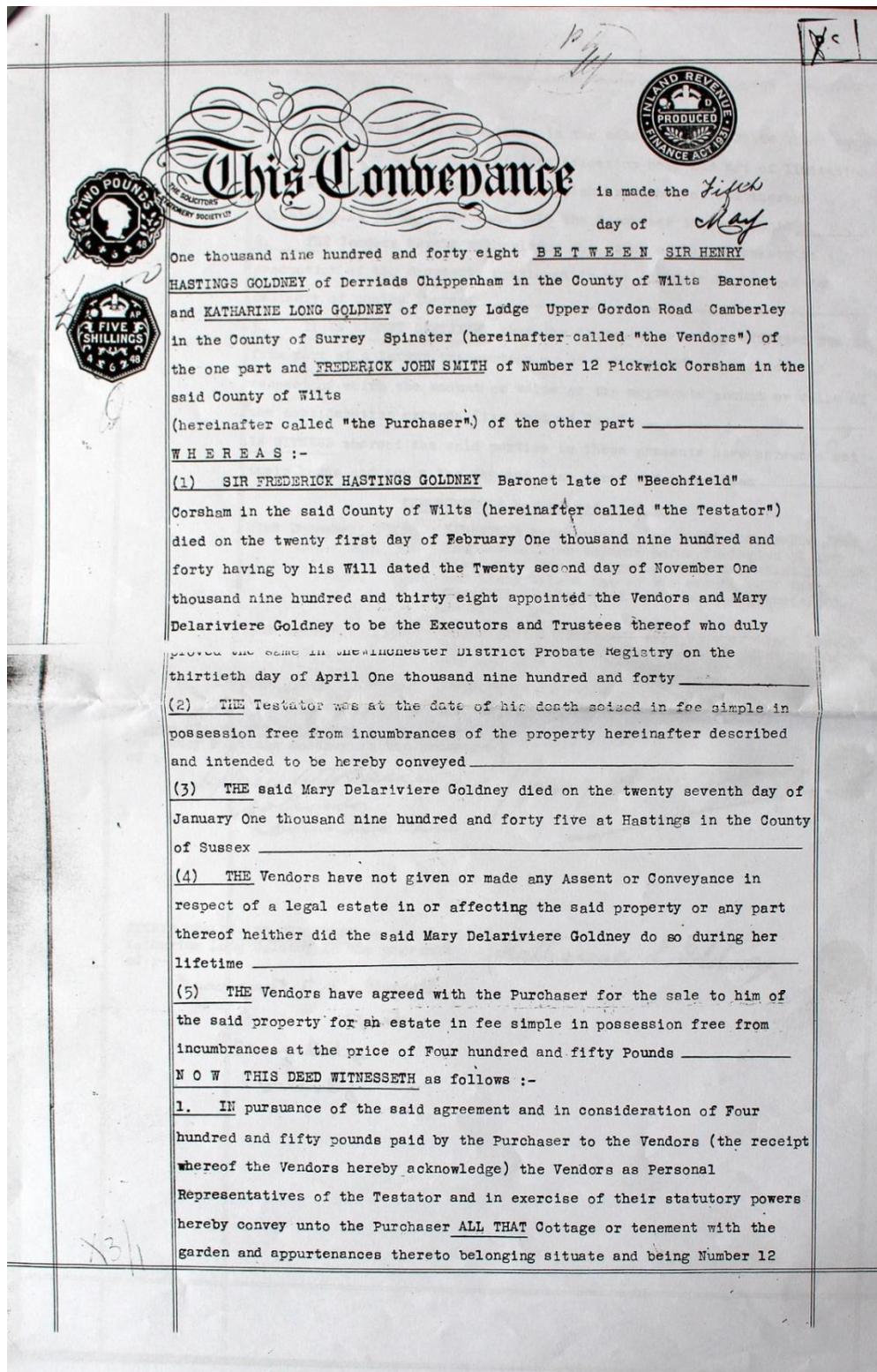
- Wiltshire and Swindon History Centre
- The National Archives, Kew
- The Royal Institute of British Architects Library and Drawings Collection
- Wiltshire Council Planning and Building Control
- Library of the Society of Friends

Acknowledgements

Thanks are due to Rachel and Noel Avent for providing the photographs of the property in 2010 prior to their renovations and to Rachel for helping to acquire the deeds. Also, thanks to Jacob Heatley-Adams (Director, Hunter French Estate Agents) for permission to use the photographs from the sales brochure and providing hi-res digital versions.

Finally, I am grateful to John Maloney for providing a range of documents, photographs and plans.

Appendix 1 – Deeds for Sale of 12 Pickwick in 1948



Pickwick in the Parish of Corsham in the said County of Wilts which said property is for the purpose of identification only and not of limitation more particularly delineated on the plan drawn hereon and thereon coloured pink TO HOLD the same UNTO the Purchaser in fee simple

2. THE Vendors hereby acknowledge the right of the Purchaser to production of the documents mentioned in the Schedule hereto and to delivery of copies thereof

3. IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Five Hundred Pounds

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written

THE SCHEDULE before referred to

- 23rd December 1918 INDENTURE made between The Right Honourable John Poynder Dickson Poynder Baron Islington of the first part The Honourable Henry Cavendish Bentick and Henry Wilson Fox of the second part Bechely Crundall of the third part and the Testator of the fourth part
- 16th April 1931 COMPENSATION AGREEMENT made between Field Marshal The Right Honourable Paul Sanford Baron Methuen of the one part and the Testator of the other part
- 30th April 1940 PROBATE OF THE WILL of the Testator

SIGNED SEALED AND DELIVERED by the said Sir Henry Hastings Goldney in the presence of :-

Sydney W. H. Kamm,
Solicitor
Blunham

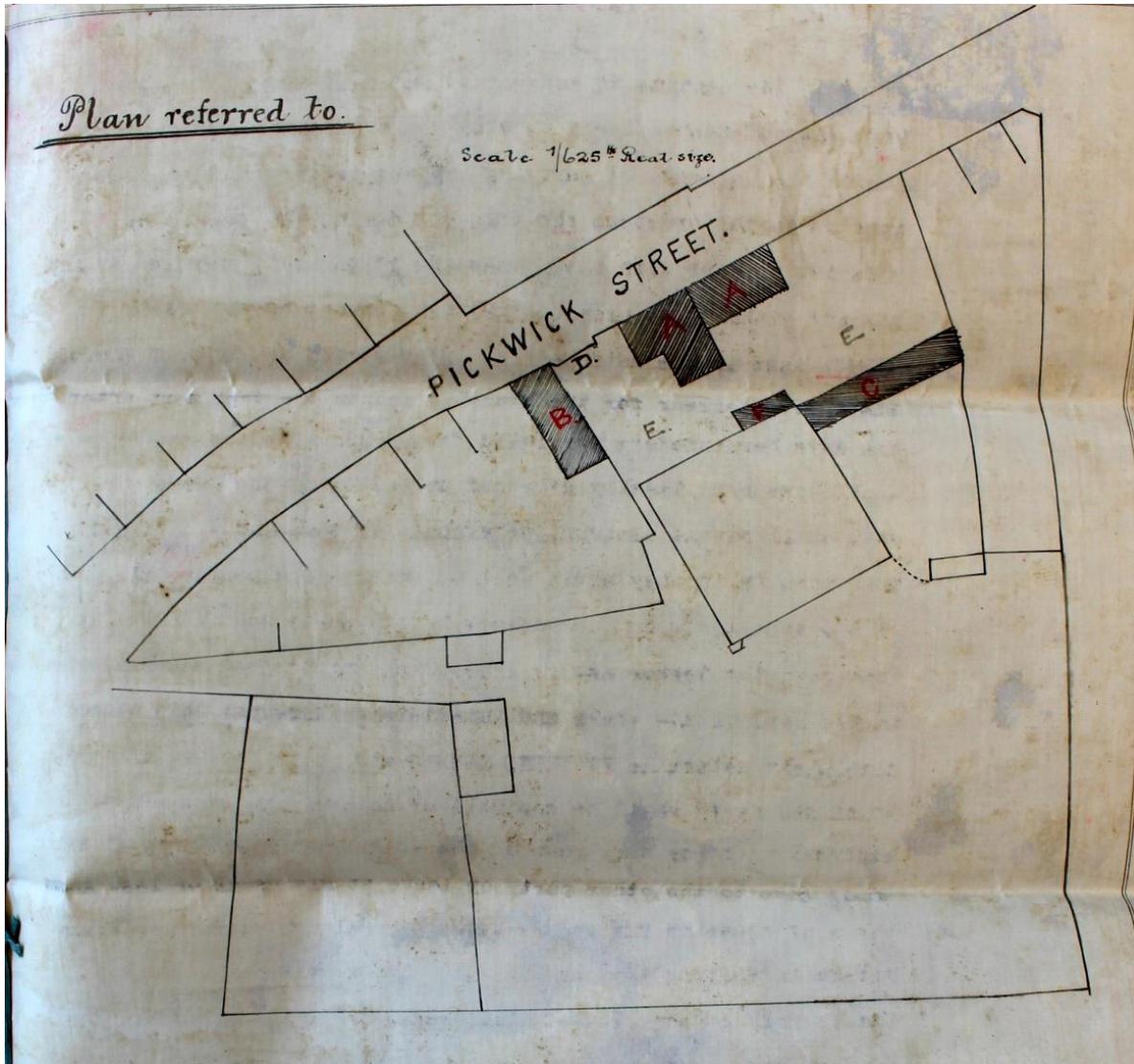
Henry Hastings Goldney

SIGNED SEALED AND DELIVERED by the said Katharine Long Goldney in the presence of :-

Margaret C. S. Russell
Spinster
Greeny Lodge
Cambridge

Katharine L. Goldney

Appendix 2 – Brewery Lease 1909





Barth
2/9

A N A G R E E M E N T made the *ninth* day of *September* One thousand nine hundred and nine BETWEEN SIR JOHN POYNDR DICKSON-POYNDR of Hartham Park Corsham in the County of Wilts Baronet - (hereinafter called "the Lessor") of the one part and WALTER JAMES WILKINS of Wellclose Bradford-on-Avon in the said County of Wilts and GILBERT HUDSON of Little Chalfield Holt Near Trowbridge in the said County of Wilts carrying on business under the style or firm of "Messrs Wilkins Brothers and Hudson" at the Pickwick Brewery Corsham aforesaid (hereinafter called "the Lessees") of the other part - WHEREBY it is mutually agreed as follows:-

The Lessor agrees to let and the Lessees agree to take the Wine and Spirit Stores and offices adjoining General Stores Cart Shed and Stable more particularly delineated and described in the plan annexed hereto and signed by the parties and thereon indicated by the letters A. B. C. and F. being part of a messuage or dwellinghouse - Brewery Malthouses Wine and Spirit Stores Stables Paddocks and - premises situate at Pickwick in the parish of Corsham in the County of Wilts and known as the Pickwick Brewery Together with full and free right of ingress and egress for the Lessees and their servants with or without horses and carts and all other necessary vehicles in common with the Lessor and all other persons having or to whom the Lessor may grant a similar right through over and along the gateway marked D. on the said plan and the yard marked E. on the same plan.-

The Tenancy to be from half year to half year commencing on the twenty fifth day of March One thousand nine hundred and ten at the rent of Twelve pounds ten shillings for each half year payable on the twenty fifth day of March and the twenty ninth day of September in every year the first half year's rent to be paid on the twenty ninth day of September One thousand nine hundred and ten.

The Lessees agree with the Lessor that they the Lessees their successors and assigns during the said tenancy will duly pay the half yearly rent hereinbefore reserved on the days and in manner aforesaid and will pay all rates taxes tithe rent charge and other outgoings of an ordinary recurring nature now payable or hereafter to become payable in respect of the demised premises AND will at the expiration or sooner determination of the said term yield up the said premises unto the Lessor AND also will permit the Lessor with or without workmen or others during the said tenancy at reasonable

times in the daytime to enter into and upon the said premises or any part thereof respectively to view and examine the condition thereof and for the purposes of carrying out any necessary alterations or repairs to the premises AND will not during the tenancy assign - underlet or part with the possession of the said premises or any part thereof without the previous written consent of the Lessor PROVIDED ALWAYS that if the said rent hereby reserved or any part thereof shall be in arrear for the space of twenty one days next after any of the days hereinbefore appointed for payment thereof whether the same shall have been legally demanded or not or if the Lessees or any of them shall become bankrupt or arrange or compound with his or their Creditors or if they shall fail to observe and perform all or any of the Agreements by the Lessees herein contained then and in any such case the Lessor may re-enter upon any part of the said premises in the name of the whole and immediately thereupon this tenancy shall absolutely determine PROVIDED ALWAYS and it is hereby declared that if either party shall be desirous of determining this tenancy at the expiration of any half year of the said tenancy and of such desire shall give to the other party or leave at his usual or last known place of abode in England or Wales six calendar months previous - notice in writing then and in such case at the end of such half year the tenancy hereby created shall cease but subject to the rights and remedies of the Lessor for or in respect of any rent in arrear or any breach of any of the Lessees Agreements AND the Lessor agrees with the Lessees that the Lessees paying the rent and observing and performing the Agreements and conditions herein contained and on their part to be observed and performed shall and may peaceably and quietly possess and enjoy the said premises hereby demised during the said tenancy without any lawful interruption from or by the Lessor or any person rightfully claiming from or under him PROVIDED ALWAYS and this Agreement is upon the express condition that the Lessor may on or before the twenty ninth day of September One - thousand nine hundred and nine let the said premises known as the Pickwick Brewery as a whole and if he shall on or before the said twenty ninth day of September One thousand nine hundred and nine give to the Lessees notice of his intention so to do the tenancy intended to be hereby created shall thereupon absolutely cease and determine and this Agreement and everything herein contained shall

become null and void and of no effect and as if it had never been executed otherwise it shall remain in full force and virtue AND it is declared that where the context allows the expressions "the Lessor" and "the Lessees" used in this Agreement shall include - respectively besides the said Sir John Poynder Dickson Poynder his successors in title and assigns and besides the said Walter James Wilkins and Gilbert Hudson their respective executors administrators and assigns.

AS WITNESS the hands of the said parties hereto the day and year first before written.

SIGNED by the said Walter James Wilkins)
in the presence of:-

Walter James Wilkins

Africa Jerome Palmer
26 Market Street
Brasford-on-Avon
Clerk

SIGNED by the said Gilbert Hudson in -)
the presence of:-

Gilbert Hudson

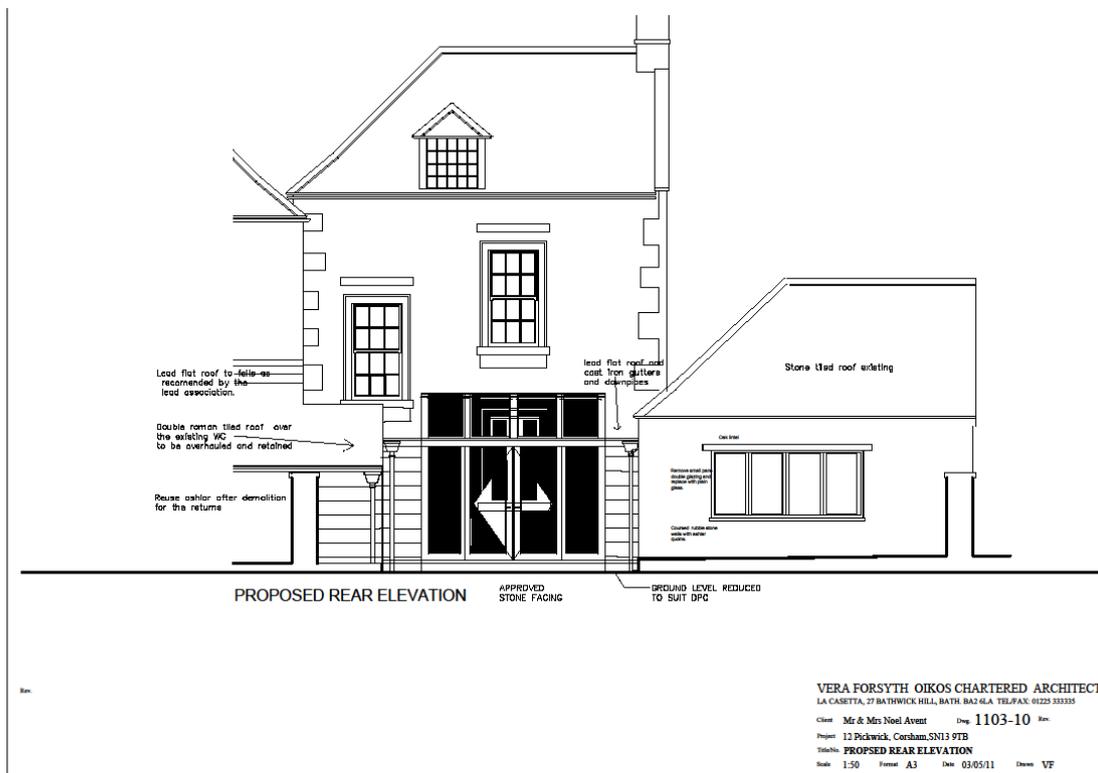
Arthur A. Speyer
Birchwood
Shorelands, Kent
Stock Jobber

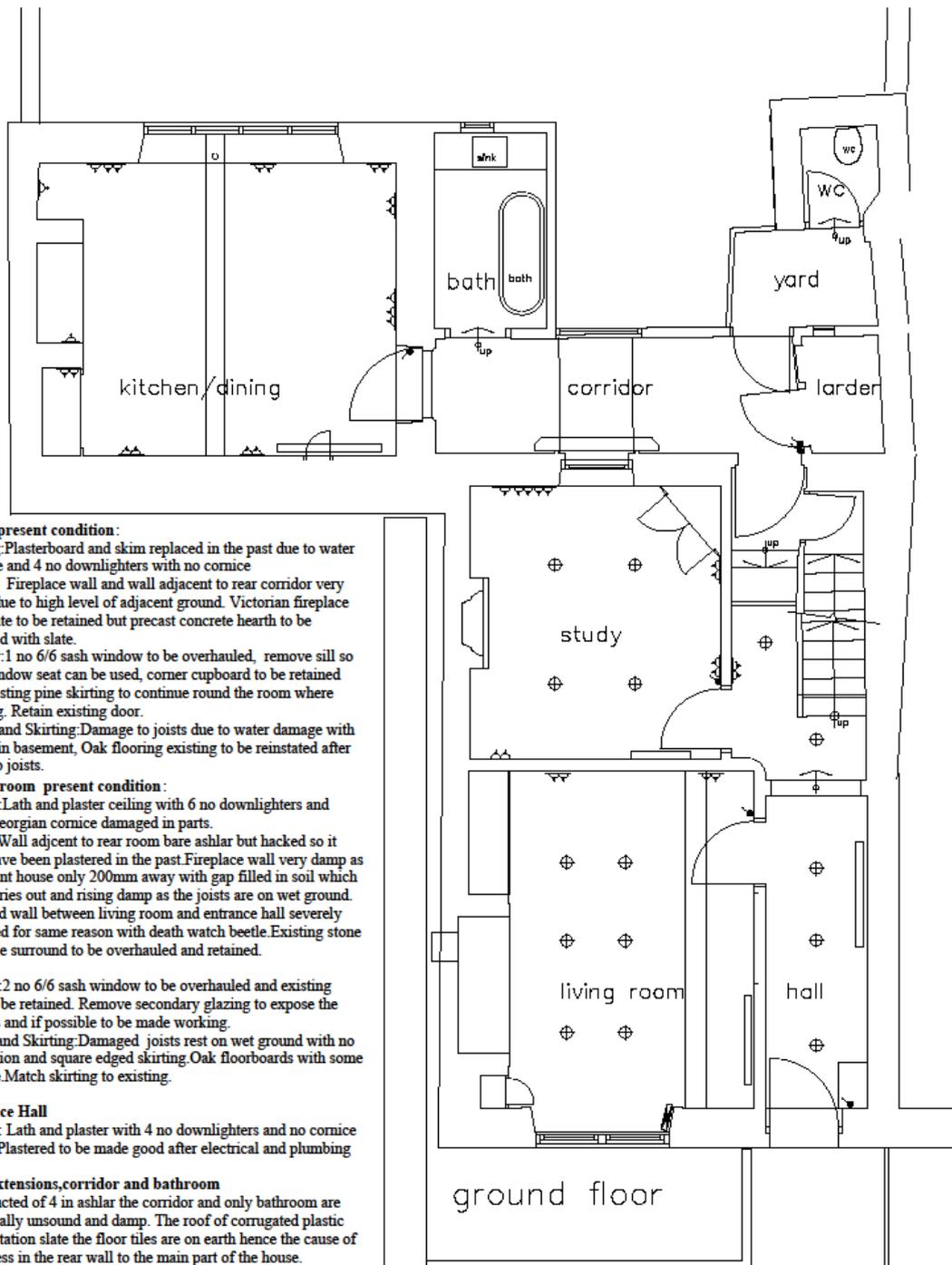
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Appendix 3 - Planning History

Despite 12 Pickwick's long history, the official planning history of the house is very short. Namely, the works carried out in 2011. Both planning permission and listed building consent were granted. The plans and elevation drawing below show 12 Pickwick prior to the 2011 renovations and the plans of the proposed changes.

N/11/01642/LBC	12 PICKWICK, CORSHAM, WILTSHIRE SN13 0HZ	Internal & External Alterations Including a New Bathroom on the First Floor, a New Kitchen & a Glazed Link in the Rear to Replace an Existing Substandard Extension (Part Retrospective).	FINAL DECISION	04/05/2011	Approve with Conditions
N/11/01641/FUL	12 PICKWICK, CORSHAM, WILTSHIRE SN13 0HZ	Alterations & Extension to the Rear Elevation	FINAL DECISION	04/05/2011	Approve with Conditions





Study present condition:

Ceiling: Plasterboard and skim replaced in the past due to water damage and 4 no downlighters with no cornice

Walls: Fireplace wall and wall adjacent to rear corridor very damp due to high level of adjacent ground. Victorian fireplace and grate to be retained but precast concrete hearth to be replaced with slate.

Joinery: 1 no 6/6 sash window to be overhauled, remove sill so that window seat can be used, corner cupboard to be retained and existing pine skirting to continue round the room where missing. Retain existing door.

Floors and Skirting: Damage to joists due to water damage with across in basement, Oak flooring existing to be reinstated after work to joists.

Living room present condition:

Ceiling: Lath and plaster ceiling with 6 no downlighters and plain Georgian cornice damaged in parts.

Walls: Wall adjacent to rear room bare ashlar but hacked so it must have been plastered in the past. Fireplace wall very damp as adjacent house only 200mm away with gap filled in soil which never dries out and rising damp as the joists are on wet ground. The stud wall between living room and entrance hall severely damaged for same reason with death watch beetle. Existing stone fireplace surround to be overhauled and retained.

Joinery: 2 no 6/6 sash window to be overhauled and existing door to be retained. Remove secondary glazing to expose the shutters and if possible to be made working.

Floors and Skirting: Damaged joists rest on wet ground with no ventilation and square edged skirting. Oak floorboards with some damage. Match skirting to existing.

Entrance Hall

Ceiling: Lath and plaster with 4 no downlighters and no cornice
Walls: Plastered to be made good after electrical and plumbing

Rear extensions, corridor and bathroom

Constructed of 4 in ashlar the corridor and only bathroom are structurally unsound and damp. The roof of corrugated plastic and imitation slate the floor tiles are on earth hence the cause of dampness in the rear wall to the main part of the house.

Kitchen:

Ceiling: Full pitch with a central beam resting on the window lintel.

Walls: Due to the bad condition present owners used render and renovating plaster throughout.

Joinery: New Window, and boarded up window opening at high level needs window frame and glass retaining original frame

Floors: Existing terracotta tiles to be cleaned and retained.

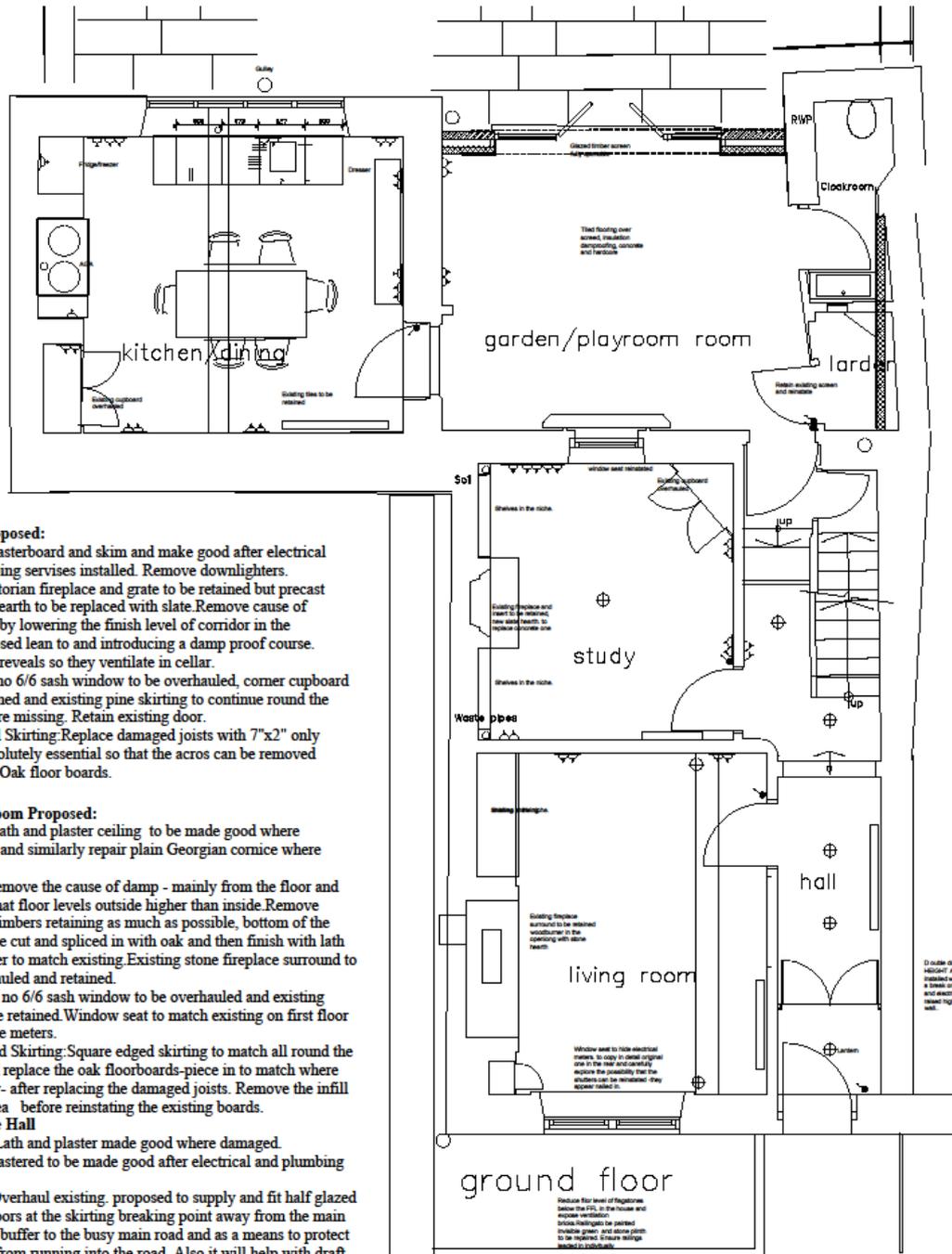
VERA FORSYTH OIKOS CHARTERED ARCHITECTS
LA CASETTA, 27 BATHWICK HILL, BATH BA2 6LA TEL/FAX: 01225 333335

Client Mr & Mrs Noel Avent Dwg 1103-02 Rev.

Project 12 Pickwick, Corsham, SN13 9TB

Title No Existing Ground floor Plan

Scale 1:50 Format A3 Date 03/05/28 Drawn VF



Study Proposed:

Ceiling: Plasterboard and skim and make good after electrical and plumbing services installed. Remove downlighters.
 Walls: Victorian fireplace and grate to be retained but precast concrete hearth to be replaced with slate. Remove cause of dampness by lowering the finish level of corridor in the rear-proposed lean to and introducing a damp proof course. Board the reveals so they ventilate in cellar.
 Joinery: 1 no 6/6 sash window to be overhauled, corner cupboard to be retained and existing pine skirting to continue round the room where missing. Retain existing door.
 Floors and Skirting: Replace damaged joists with 7"x2" only where absolutely essential so that the across can be removed. Reinstall Oak floor boards.

Living room Proposed:

Ceiling: Lath and plaster ceiling to be made good where damaged and similarly repair plain Georgian cornice where damaged.
 Walls: Remove the cause of damp - mainly from the floor and the fact that floor levels outside higher than inside. Remove affected timbers retaining as much as possible, bottom of the studs to be cut and spliced in with oak and then finish with lath and plaster to match existing. Existing stone fireplace surround to be overhauled and retained.
 Joinery: 2 no 6/6 sash window to be overhauled and existing door to be retained. Window seat to match existing on first floor to hide the meters.
 Floors and Skirting: Square edged skirting to match all round the room and replace the oak floorboards-piece in to match where necessary- after replacing the damaged joists. Remove the infill in this area before reinstating the existing boards.

Entrance Hall

Ceiling: Lath and plaster made good where damaged.
 Walls: Plastered to be made good after electrical and plumbing works.
 Joinery: Overhaul existing, proposed to supply and fit half glazed double doors at the skirting breaking point away from the main door as a buffer to the busy main road and as a means to protect children from running into the road. Also it will help with draft proofing.

Rear extensions, corridor and bathroom

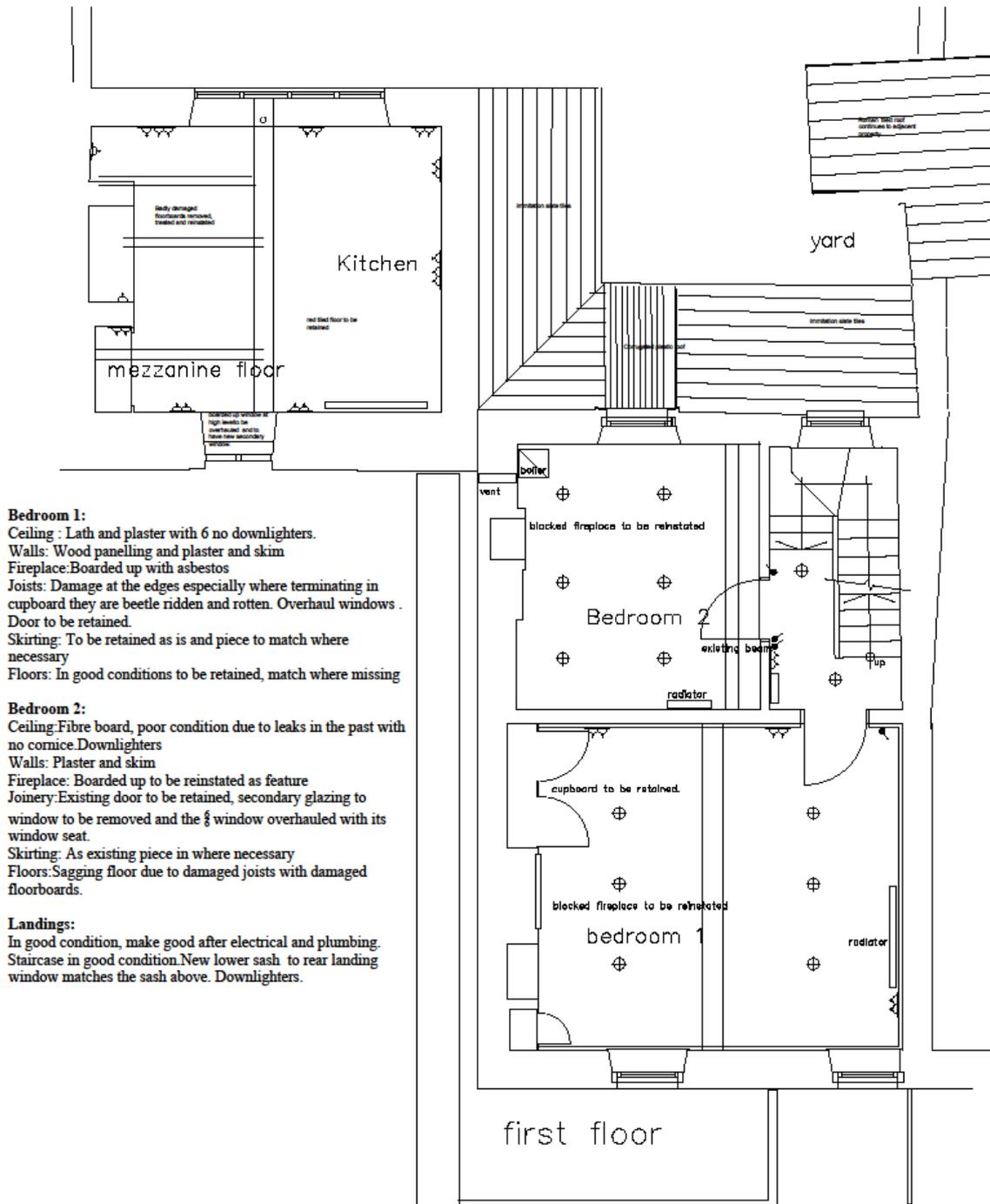
With the exception of the WC lean to that is old the 1930s substandard extensions to be removed and replaced with a glazed link to the kitchen.

Kitchen

Clean the existing tiles and retain. Remove the small pane double glazed windows in the kitchen and replace with plain glass.

VERA FORSYTH OIKOS CHARTERED ARCHITECTS
 LA CASETTA, 27 BATHWICK HILL, BATH, BA2 6LA TEL/FAX: 01225 333335

Client Mr & Mrs Noel Avent Dwg 1103-03 Rev.
 Project 12 Pickwick, Corsham, SN13 9TB
 Title No Proposed Ground floor Plan
 Scale 1:50 Format A3 Date 02.05.11 Drawn VF



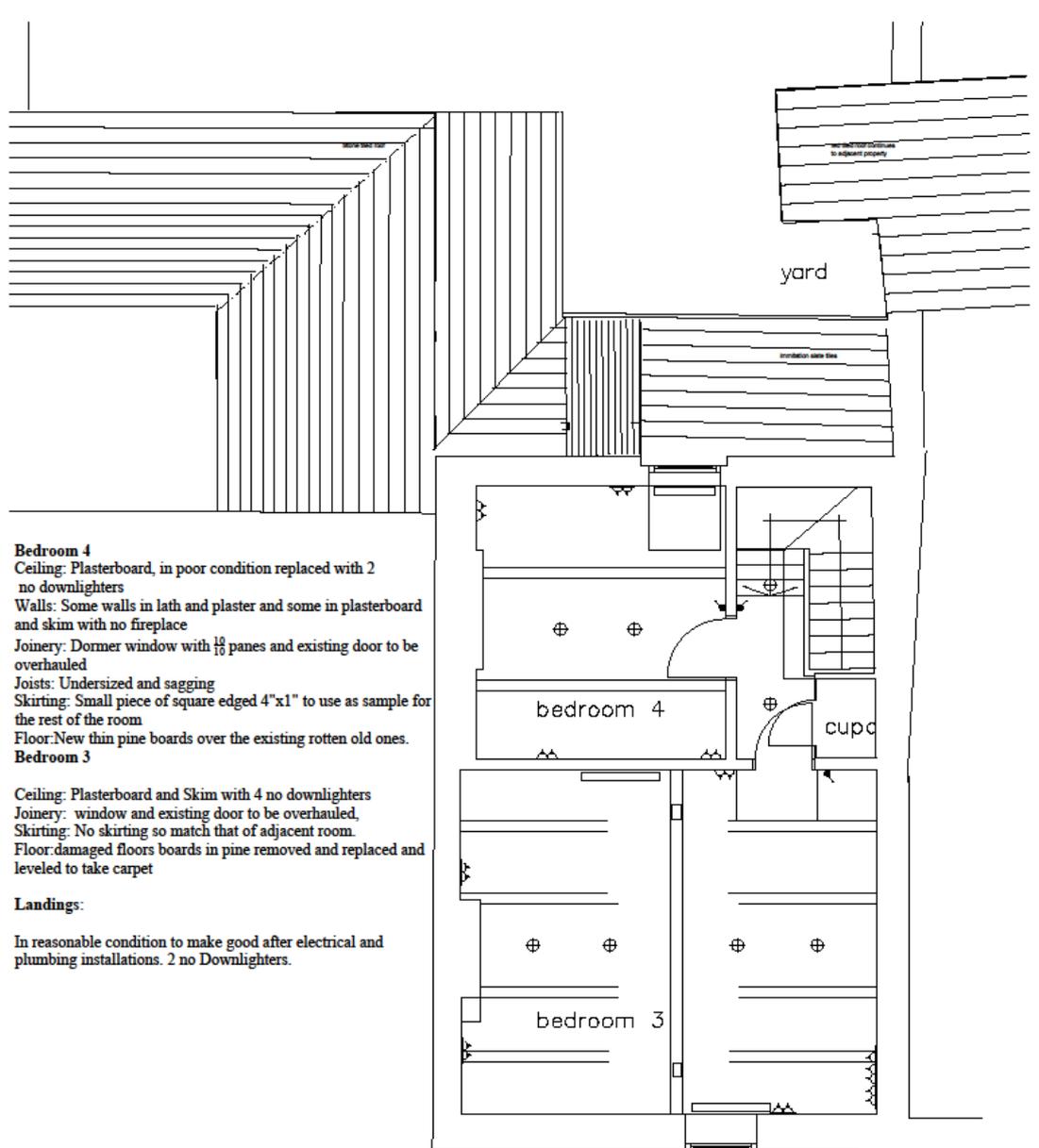
Bedroom 1:
 Ceiling : Lath and plaster with 6 no downlighters.
 Walls: Wood panelling and plaster and skim
 Fireplace: Boarded up with asbestos
 Joists: Damage at the edges especially where terminating in cupboard they are beetle ridden and rotten. Overhaul windows .
 Door to be retained.
 Skirting: To be retained as is and piece to match where necessary
 Floors: In good conditions to be retained, match where missing

Bedroom 2:
 Ceiling: Fibre board, poor condition due to leaks in the past with no cornice. Downlighters
 Walls: Plaster and skim
 Fireplace: Boarded up to be reinstated as feature
 Joinery: Existing door to be retained, secondary glazing to window to be removed and the $\frac{1}{2}$ window overhauled with its window seat.
 Skirting: As existing piece in where necessary
 Floors: Sagging floor due to damaged joists with damaged floorboards.

Landings:
 In good condition, make good after electrical and plumbing.
 Staircase in good condition. New lower sash to rear landing window matches the sash above. Downlighters.

VERA FORSYTH OIKOS CHARTERED ARCHITECTS
 LA CASSETTA, 27 BATHWICK HILL, BATH. BA2 6LA TEL/FAX: 01225 333335

Client **Mr & Mrs Noel Avent** Dwg. **1103-04** Rev.
 Project **12 Pickwick, Corsham, SN13 9TB**
 Title/No. **Existing first floor**
 Scale **1:50** Format **A3** Date **10/03/16** Drawn **VF**



Bedroom 4
 Ceiling: Plasterboard, in poor condition replaced with 2 no downlighters
 Walls: Some walls in lath and plaster and some in plasterboard and skim with no fireplace
 Joinery: Dormer window with $\frac{10}{10}$ panes and existing door to be overhauled
 Joists: Undersized and sagging
 Skirting: Small piece of square edged 4"x1" to use as sample for the rest of the room
 Floor: New thin pine boards over the existing rotten old ones.

Bedroom 3
 Ceiling: Plasterboard and Skim with 4 no downlighters
 Joinery: window and existing door to be overhauled,
 Skirting: No skirting so match that of adjacent room.
 Floor: damaged floors boards in pine removed and replaced and leveled to take carpet

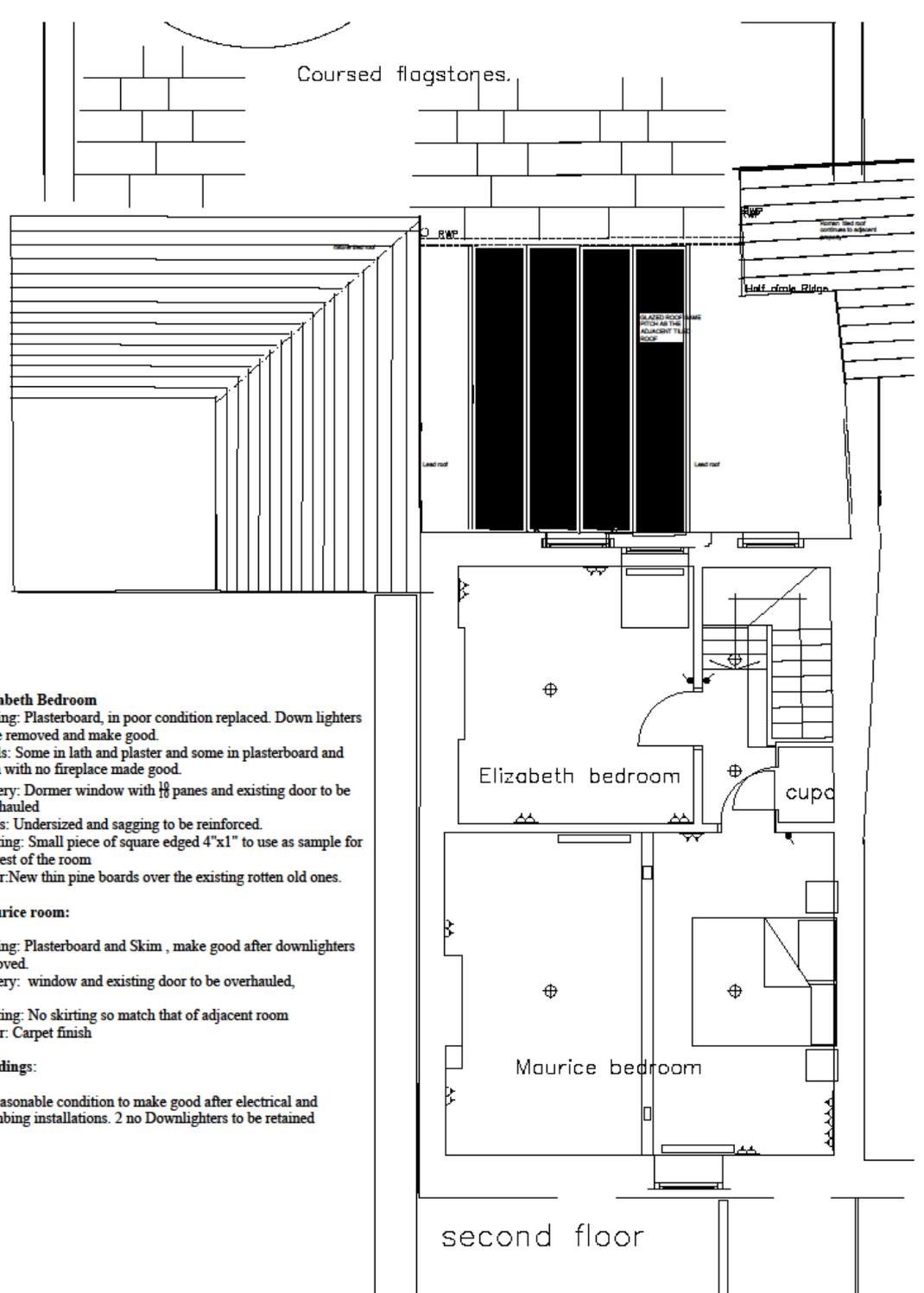
Landings:

In reasonable condition to make good after electrical and plumbing installations. 2 no Downlighters.

second floor

VERA FORSYTH OIKOS CHARTERED ARCHITECTS
 LA CASSETTA, 27 BATHWICK HILL, BATH. BA2 6LA TEL/FAX: 01225 333335

Client: Mr & Mrs Noel Avent Dwg: 1103-07 Rev.
 Project: 12 Pickwick, Corsham, SN13 9TB
 Title No: Existing second floor Plan
 Scale: 1:50 Format: A3 Date: 03.05.2011 Drawn: VF



Elizabeth Bedroom

Ceiling: Plasterboard, in poor condition replaced. Down lighters to be removed and make good.

Walls: Some in lath and plaster and some in plasterboard and skim with no fireplace made good.

Joinery: Dormer window with 18 panes and existing door to be overhauled

Joists: Undersized and sagging to be reinforced.

Skirting: Small piece of square edged 4"x1" to use as sample for the rest of the room

Floor: New thin pine boards over the existing rotten old ones.

Maurice room:

Ceiling: Plasterboard and Skim, make good after downlighters removed.

Joinery: window and existing door to be overhauled,

Skirting: No skirting so match that of adjacent room

Floor: Carpet finish

Landings:

In reasonable condition to make good after electrical and plumbing installations. 2 no Downlighters to be retained

VERA FORSYTH OIKOS CHARTERED ARCHITECTS

LA CASSETTA, 27 BATHWICK HILL, BATH. BA2 6LA TEL/FAX: 01225 333335

Client Mr & Mrs Noel Avent Dwg. 1103-08 Rev.

Project 12 Pickwick, Corsham, SN13 9TB

Title/No. Proposed second floor Plan

Scale 1:50 Format A3 Date 3/05/11 Drawn VF