



Heritage Statement

THE CARPENTERS ARMS, LACOCK

Job: 2397 – Construction of Replacement Outbuilding
For: Adrian Gott

Date: 17/02/2026

Author: JB

Checked: AW



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1.0

Introduction

We exist to create remarkable built environments that have a profound effect on people's lives and make a positive, lasting difference.

1.1 Background Information

This report was commissioned by Adrian Gott.

The subject property is a Grade II Listed building, located in the Lacock Conservation Area.

1.2 Purpose

The report is designed to provide:

A brief summary of the context, history, and development of Lacock, in relation to the proposed works included in this Application.

A statement of significance of the affected items, along with an impact assessment of the proposal, has also been completed.

1.3 Acknowledgements

This report has been written by Jessica Barrow BSc MSc IHBC, on behalf of HPA Architects.

All photographs are by the Author, unless otherwise specified.

Extracts of historic maps are cited from their source.

Archival information has been sought from the Wiltshire Historic Environment Records with particular thanks to Dorothy Treasure.

1.4 Copyright

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2.0

History & Context

2.1 Context: Lacock Abbey

Lacock is a world famous, National Trust village which attracts thousands of tourists each year. The visitors flock to see the architecture of the village and to visit the Abbey.

Lacock Abbey was founded in the 13th century for the Augustinian canonesses by the Countess of Salisbury, in memory of her late husband. The Abbey was set in prosperous farmland which enabled a sizeable income from wool for the nuns who resided here.

This in turn helped the nuns support the poor people of the village by gifting both money and food. They also benefitted from receiving rents from tenants.

Following the dissolution of the Abbey in 1539, Sir William Sharington purchased the land and buildings. Having no children of his own, the estate passed to the Talbots following the marriage of Williams Niece to Sir John Talbot.

One of the most famous Talbots who resided at Lacock Abbey is William Henry Fox Talbot, inventor of modern photography.

He was frustrated by his own lack of skill as a draftsman and wanted to create more accurate records.



Talbot discovered how to make and fix images through the action of light and chemistry on paper during the 1830s, enabling the creation of negatives.

Talbot published his research and continued refining his work to develop the calotype process (also known as the Talbotype).

Above: Photograph of Lacock Abbey from parkland

Right: *Portrait of William Henry Fox Talbot.* Photograph by Calvert Richard (Rev.) Jones, circa 1845. Source - <https://www.vam.ac.uk/collections/william-henry-fox-talbot>



History & Context

2.2 Context: Lacock Village

Lacock itself is recorded in the Domesday Book as the property of Edward of Salisbury, Sheriff of Wiltshire. The landscape during the medieval period was dominated by Melksham Forest which extended to the edge of the village.

A direct descendent of Edward's, the Abbess Ela, founded the nunnery at Lacock in about 1230, near the existing settlement. By this date, the small settlement mentioned in the Domesday survey was beginning to expand, for burgesses are first mentioned in documents, and Ela obtained a grant from Henry III for a three-day fair at Lacock, from the 6th until the 8th of July, beginning in 1237

Physical reference to royal hunting trips in the forest is retained by the presence of King John's Hunting Lodge, parts of which dates from the early 13th century.

It is therefore likely that the planned town of Lacock was planted near the Abbey gates in the 1230s. Permission to hold a weekly Tuesday market was granted in 1242 and confirmed by another charter in 1260, and in 1257 a six-day fair (29th June – 4th July) was granted to the small town, together with another weekly market on Mondays.

Right: Andrews and Dury map of 1773 (held at Wiltshire & Swindon History Centre, Chippenham). Source: Wiltshire Building Record.



Local reference to royal hunting trips in the Melksham Forest is retained in the village by the presence of King John's Hunting Lodge, parts of which date from the early 13th century.

The village thrived on its agricultural activity which led to Lacock's success as a wool town. Being located on "cloth road" which ran between London and Bristol, also helped the woollen industry flourish.

Lacock is known to have been a prosperous town in the 13th and 14th centuries, trading with, amongst other places, Marshfield and Salisbury, and many houses in the town date back to the 14th and 15th centuries. The road over the bridge between Lacock and Bowden Hill, widened in the 17th century, carried coaches between London, Marlborough and Bristol, a route to which Lacock owed much of its medieval and later prosperity.

The influence of the 15th-century loom introduction can still be seen in the village by the addition of wide upper-floor windows to let in light to help the weavers at work. We can understand the historic wealth of the village during the 14th and 15th centuries by examining the buildings within. The Cruck framed buildings, as seen below at Cruck House, demonstrate an ability to construct fine houses using high-quality, expensive materials.

The Andrews and Dury map of 1773 shown at the top right helps us understand the relationship between the Abbey and the village.



2.0

History & Context

2.2 Context: Lacock Village

The village centers around 4 main roads: West Street, Church Street, East Street and High Street. Buildings were first erected around the church with the rest of the grid following during the medieval period. With the erection and establishment of the Abbey, feudal rights were passed to the nuns.

Obligations and rents were due to the Abbey by all tenants. The Tithe Barn on East Street was where rent was collected which might be paid in corn, hides or fleeces. Poor tenants of the village paid their rent by work and goods in kind.

A fine workhouse was built in 1833 by John Gale & George Banks to house the poor, which still stands near the Church today.

The 1764 Survey of the Manor of Lacock, courtesy of Wiltshire & Swindon History Centre (shown below) shows the Carpenters Arms on Plot 466, facing onto Old Market Place.



Whilst the building stock is diverse, properties are consistent in terms of scale, massing and materiality. Dominant building materials within the village are limestone rubble walls, and stone tile roofs along with some timber frames and infill panels of brick and render.

The majority of buildings are two storeys, with some benefitting from a further half-storey through the addition of dormers. A high proportion of the buildings are designated as listed buildings.

A key feature within the village are the horse passages which gave the wealthier villagers the ability to lead their animals to the backyards of their properties. Above is a photograph of the horse passage at the Sign of the Angel.

The quality and variation of the buildings in Lacock give the village a high-quality aesthetic.

Left: Survey of the Manor of Lacock, 1764 (held at Wiltshire & Swindon History Centre, Chippenham). Source: Wiltshire Building Record



2.0

History & Context

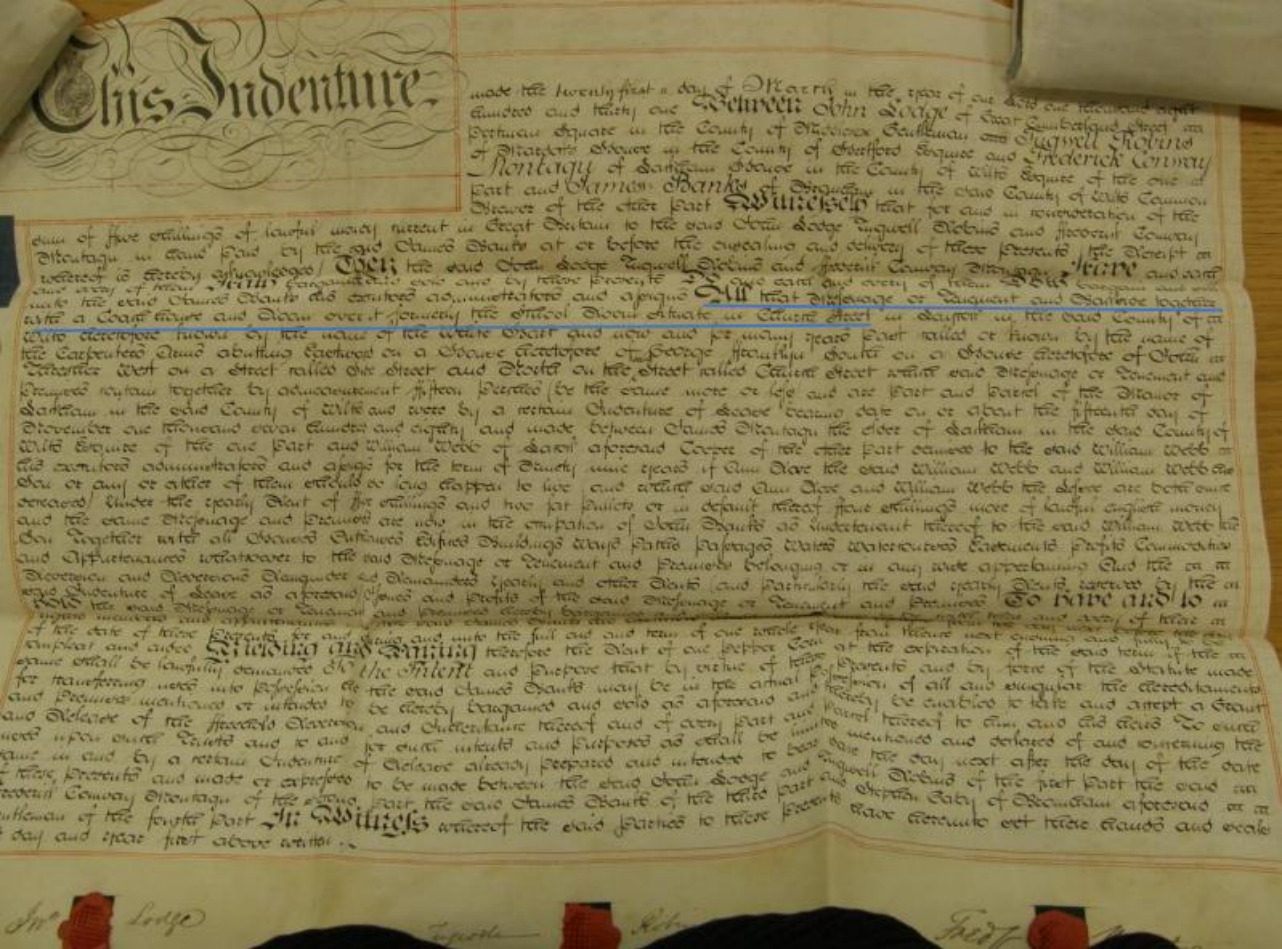
2.3 History of The Carpenters Arms

The Carpenters Arms is a Grade II listed building located within Lacock Conservation Area. The building occupies a prominent position at the junction of Church Street and East Street, located on the former marketplace.

The Wiltshire and Swindon History Centre holds a wealth of historical documents relating to the building, dating back to November 1780. Deeds from 15 November 1780 detail a lease and counterpart between Montagu and Webb for the former schoolhouse in the building previously known as the White Hart. The Leaseholder copy of the agreement, dated 1780 states that “William Webb shall hold the lease for 99 years a messuage, backside and other buildings situated in Church Street known by the name of the Axe...?” as part of the manor of Lackham.

Right: 1831 Montagu and others to James Banks Lease for a year :- tenement, Backside, coach house with room above it formerly the school room. Source: Wiltshire Building Record

Below: Copy of Lacock Tithe Map, 1840. Source: Wiltshire Building Record



The 1829 Title Deed for the Carpenters Arms states: ‘The Carpenter’s Arms public house part of the Manor of Lackham and situate in the parish of Lacock in the county of Wilts’.

An 1831 Lease between Montagu and Webb (shown above) for a year details the site to include a tenement, backside, coach house with room above it, formerly the school room.

The Lacock Tithe Map of 1840 (left) demonstrates that at that date the ownership of the Carpenter’s Arms (plot 12) was shared between William Webb and Elizabeth Townsend. The tenant was John Banks. It was a plot of 15 perches. There is no mention of a schoolroom at this time. The plot behind (no.11) was a house, slaughterhouse and garden of 14 perches owned by George Bailey.

There is also a copy of a mortgage from Thomas P Stevens Esq. to Mrs Annie Leonard, dated 1st September 1892. This is for The Carpenters Arms and The Duke of Cumberland at Corsham for securing £1200 and interest. The transaction is detailed to include a Coach house; brewery, stables and adjoining....part of which said coach house was formerly used as a school.(Duke of Cumberland in Corsham numbered 170 on the tithe map) plus 15 perches.

History & Context

2.3 History of The Carpenters Arms

The Sale of Freehold Estates in 1826, included the sale of The Carpenters Arms, shown as Lot 17.



LOT XVII.

THE CARPENTERS' ARMS INN.

11 A good well accustomed Public House, Stone Built, 2 gardens out-buildings and Stable, in the occupation of John Banks.	 0 0 15	Held by Mr. William Webb, for his own Life aged about 50 years, subject to the payment of the annual reserved rent of 5s. and to the sum of 4s. in lieu of two Fowls.
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LACOCK AND PEWSHAM, WILTS.

SPECIFICATIONS

OF SUNDRY VALUABLE

Freehold Estates,

Most Eligibly Situate at

LACOCK AND PEWSHAM.

ABOUT

Three Miles from Chippenham, in the County of Wilts,

CONTAINING ALTOGETHER ABOUT

ELEVEN HUNDRED ACRES,

COMPRISING

Great Lodge and Nockett's Hill Farm,

AT PEWSHAM.

CATRIDGE FARM,

SUNDRY DWELLING HOUSES IN LACOCK,

AND

Various Parcels of Rich Land,

AT LACOCK AND ON BEWLEY HILL.

WHICH WILL BE SOLD BY AUCTION,

BY MESSRS. DRIVER,

At the Angel Inn, Chippenham,

On Saturday, the 23rd of December, 1826, at 12 o'Clock at Noon.

IN THIRTY-SIX LOTS.

To be Viewed by application to John Gale, at Lacock, and printed Specifications may be had at the Bell Gloucester; White Hart, Bath; Angel, Chippenham, and Oxford; Castle, Marlborough; Bear, Devizes; of Mr. W. L. T. Robins, Solicitor, Queen's Square, Bloomsbury; of Anthony Guy, Esq. at Chippenham; of Thomas Merriman, Esq. Marlborough; of Nathaniel Atherton, Esq. Calne; at the Auction Mart, London, and of Messrs. DRIVER, Surveyors and Land Agents, No. 8, Richmond Terrace, Whitehall.

2.0

History & Context

2.3 History of The Carpenters Arms

The Carpenters Arms is easily recognised in the map regression for Lacock, extracts of which are shown below. The property is shown in these to be subdivided in numerous ways however, the accuracy of this is unknown. This does, however, reinforce accounts of a range of uses at the property.

Accounts suggest that the oldest part of the Carpenters Arms (that section to the west) was formerly occupied by a carpenter and coffin maker. We know that Mary Barton married John Gale, a local carpenter and wheelwright, on 29th November 1836 in Lacock, which could tie the couple to part of this collection of buildings.

Mary Barton was part of the well-established Barton family in Lacock, which can be traced back to the 1680s. The Barton family were brewers with Richard Barton (brother of Mary) being the Maltster & Hop Merchant in Bewley Lane, Lacock from 1841-1851. Richard Barton married Harriet Joyce in 1834 and accounts help us understand that Harriet's family themselves were also part of the local brewing industry, being part of Melksham Brewery.

Mary and John Gale had a son, also John Gale who in 1861 became the clerk and cashier at the Melksham Brewery, which had become part of the complex Barton family business.



Above: Copy of Photographs of Wilkins Bros Brewery in Newton. Sourced: <http://www.bradfordonavonmuseum.co.uk/wilkins>

Catherine Barton (nee Taylor, mother of Richard and Mary) died in 1861 with Principal Registry by the oaths of John Gale (noted as Brewer of Lacock) and John Trescott Brinkworth (noted as Baker of Lacock). John Trescott Brinkworth married Sarah Barton in 1834 (Richard's sister and Catherine's daughter), which explains the links between these families.

Kelly's Post Office Directory of Wiltshire names John Trescott Brinkworth as the local landlord at "Carpenters' Arms" and baker in 1855. The Brinkworth family later moved on to owning the Grocers on High Street.

The 1910 Inland Revenue Tax Evaluation register states the occupier of The Carpenters Arms to be WJA Gale. The owners of the property at this time were the Wilkins Brothers & Hudon Ltd based in Bradford-on-Avon.

Wilkins Brothers & Hudson Ltd formed in 1897, purchasing Pickwick Brewery in Corsham with 20 tied pubs in 1905 and Chippenham Brewery (C.J. Dowding & Son) in 1914. Following over expansion of the business a decision was made to voluntarily wind up the company in Queens Square in Bath on the 6th February 1920. Usher's Brewery of Trowbridge then purchased the assets, closing down the brewery and selling off its plant while retaining the estate which included 50 tied pubs.



Wiltshire XXVI.10 Surveyed: 1885, Published: 1886
Source: <https://maps.nls.uk/view/120377355>



Wiltshire XXVI.10 Revised: 1899, Published: 1900
Source: <https://maps.nls.uk/view/106027771>

2.0 History & Context

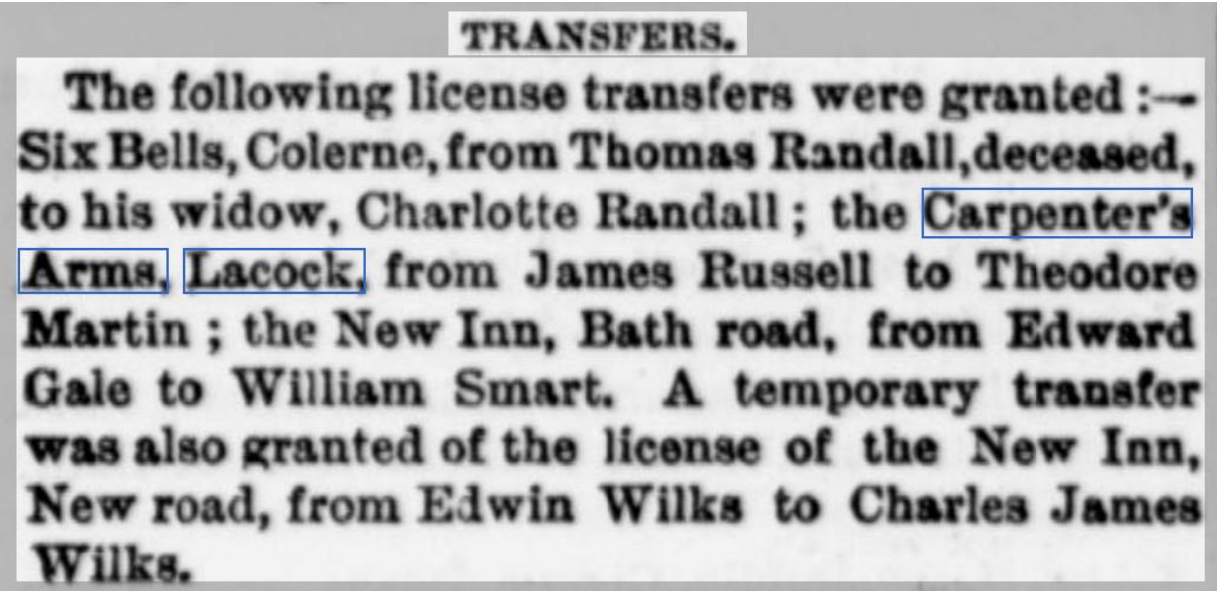
2.3 History of The Carpenters Arms

‘*Wiltshire Inns from Directories 1783-1900*’ by Robert Jago, MA details the landlords at The Carpenters Arms.

Landlord	Year
John Banks (& Butcher)	1839RD
William Brinkworth	1848 BD, HD
John Brinkworth (& baker & coal merchant)	1848 KD
John Trescott Brinkworth	1850 SD
William Brinkworth	1854 VD
John Trescott Brinkworth (& baker)	1855 KD
William Brinkworth (& Brewer)	1867 KD
William Brinkworth (& Brewer)	1872 MD
William Brinkworth (& Brewer)	1875 KD
W. Brinkworth	1875-1877 CD
Mrs. Brinkworth	1878 CD
William Brinkworth	1878 OD
William Brinkworth	1878 SADA
Mrs. Brinkworth	1879 SADA
Mrs. Brinkworth	1879 ND
Richard Wilkins Bingle	1880 ND
Richard Wilkins Bingle	1880 SADA
R. W. Bingle	1880 CD

Landlord	Year
Richard Wilkins Bingle (& Brewer)	1880 KD
Richard Chance	1881 ND
R. Chalice	1881-1882 CD
Mrs. L. Rice	1884 CD
Mrs. Mary Ann Nutt	1885 KD
Theodore Marchant	1889 KD
‘Furler’	1892 ND
Henry Strange	1893-1898 ND
Henry Strange	1895 KD
H. Strange	1897 CD
Henry Strange	1898 KD

A transfer of the license from James Russell to Theodore Martin is also detailed in the Bath Herald, Friday 3rd August 1888, shown below. Source: <https://www.britishnewspaperarchive.co.uk/viewer/bl/0005859/18880803/077/0004>



2.0

History & Context

2.3 History of The Carpenters Arms

Given the intertwined relationships of the Barton's, Gale's and Trescott Brinkworth's, it is highly likely that the Carpenter's Arms was entwined with the Barton empire at some point in time.

This saw the family involvement with Brewing companies Barton & Joyce, Melksham Brewery, Barton & Gale and Barton & Co. All these operations used Lacock Brewery on Bewley Lane for their business, images of the remains of this can be seen right and overleaf.

The Lacock Brewery passed through various hands over time:

- c.1868-72 - E. Harris & Co. Brewers
- c.1872-77 - Harris, Cator & Cator. Brewers, Maltsters & Spirit Merchants
- c.1877 - Cator & Co.
- c.1878-84 - Morgan & Cator. Brewers, Maltsters & Spirit Merchants
- c.1885-95 - F. J. Kingsford. Brewer & Maltster.
- c.1899-1917 - J. H. & H. Blake Ltd. (as Trowbridge brewery), Brewers & Wine & Spirit Merchants

The transaction between Kingsford and Blake was an auction held on 15th May 1897 which included the sale of "21 tied houses".

We understand that J H & H Blake was then sold by auction to Ushers Brewery Ltd on 30th May 1922.



LACOCK BREWERY,
NEAR CHIPPENHAM.

FLAVIUS J. KINGSFORD,
BREWER, MALTSTER, AND SPIRIT
MERCHANT,

HAVING acquired the above Brewery and Business,
begs respectfully to solicit the Patronage and
Support of the Inhabitants of the District.

PRICE LIST.

XXXX	...	...	54s. per Barrel
XXX	...	...	45s. "
XX	...	...	36s. "
AK	...	...	36s. "
X	...	...	30s. "
TABLE	...	...	18s. "
PALE ALE	...	...	48s. "
XX STOUT	...	...	54s. "
PORTER	...	...	42s. "



Right: Photographs of Lacock Brewery and associated memorabilia Sourced:
<http://westcountrybottles.co.uk/mike4/Companies/Lacock.html>

2.0 History & Context

2.3 History of The Carpenters Arms

A photograph of the Carpenters Arms from 1860 is shown right.

Interestingly this image shows the through passage leading to an open courtyard through the property, reinforcing the presence of a larger more open courtyard to the rear.

The photograph also shows sliding sash and casement windows to the ground floor with fine glazing bars. The ground-floor windows are flanked by shutters.

The number of people included in this image is also particularly interesting as they appear to have a number of trades and interests. It is likely that they were involved in the brewing of beer perhaps on this site and in the wider area.

We see two gentlemen dressed in suits and top hats, 3 men wearing aprons and 3 other men plainly dressed.



Copy of photograph of The Carpenters Arms held by the Wiltshire Building Records – file No. B3029.

THE CARPENTERS' ARMS, LACOCK, WILTS.

MR. C. H. PARRY will **SELL** by **AUCTION**, on the premises, on **WEDNESDAY**, September 21st, 1892, at one o'clock, the complete

BREWING PLANT,
in good condition ;

Which will include capital brewing copper with tap and fittings, copper wort pump and piping, copper jig pump and length of lead pipe union, copper sparger, mash tub with false bottom and cover, underback with copper well, two working rounds, two square deal coolers and stands, malt hopper, malt crusher, large lead lined cistern, a quantity of lead piping of various sizes, with taps, &c., step and other ladders, grain shoot, iron windlass with rope and jenny wheel, farnace tools, branding irons, &c., &c. ; the whole of which will be on view the morning of sale.

Dated Auction, Land, Estate and Surveying Offices,

Chilvester House, Calne and Chippenham,
Sept. 12th, 1892.

Interestingly, an advert for the sale by auction of brewing plant at The Carpenters Arms can be found in the Marlborough Times, printed Saturday 17 September 1892. Source: <https://www.britishnewspaperarchive.co.uk/viewer/bl/0004575/18920917/045/0004>

This further reinforces the inclusion of brewing activities within the site and enables us to understand the decline of this by the late 19th century.

2.0

History & Context

2.3 History of The Carpenters Arms

As The Carpenter's Arms was owned and managed by Ushers Brewery, we are confident that this provides strong evidence for the pub being tied to Lacock Brewery since Kingsford.

Pairing this information with the earlier knowledge of local family history, it is surmised that The Carpenters Arms has been tied to the Lacock Brewery prior to 1885.



The copy of the 1934 photograph above shows Edna Smith's wedding to Des Moody in Lacock. Edna is noted as the daughter of the publican of The Carpenter's Arms, assumed to be Jim Smith who can be seen far right with his wife Dorothy Smith to his immediate left.

In 1939 accounts name Henry Jason Smith as landlord.

More recent records help up understand that the Carpenters Arms was owned by Ushers Brewery until being bought by the Unique Pub Company Limited.

Right: *Photographs of Lacock Brewery and associated memorabilia* Sourced:
<http://westcountrybottles.co.uk/mike4/Companies/Lacock.html>



3.0

Character Assessment



The above aerial image is an extract of *EPR000159 ENGLAND (1934)*. The village, Lacock, 1934. Sourced: <https://www.britainfromabove.org.uk/en/image/EPR000159>

There are very few historic photographs of the property available and therefore we must use historic records and site analysis to help us understand the age and development of the site.

The building dates from the 17th and 18th centuries with 19th and 20th century additions and alterations.

This image is particularly useful in understanding the complex roof arrangement which has been altered and extended in a number of ways.

On first appearances, the main part of the building represents a fine Georgian property of sandstone rubble beneath a stone slate roof of 5 bays, over 2 storeys. There is a gable fronted element to the west which is also of 2 storeys.

First floor windows are of typical Georgian proportion, and their size and scale demonstrates the importance of the first floor. The sliding sash and casements house 6 over 6 windows.

Windows have attractive dressed surrounds with a singular central quoin to those on the first floor.

Upon closer inspection it is apparent that the ground floor windows openings have been altered with the removal of mullions, as retained on the East Street elevation. The masonry window surrounds also appear altered.

The below advert from 1984 shows the retention of the historic sash and casement windows at ground floor level (as seen in the 1860 photograph).

A string course runs above the ground floor window heads.

The string course extends around East Street where a single window is found on the ground and first floors.

The ground floor window includes an attractive stone surround and central mullion.

The front entrance door includes a projecting portico, supported by console brackets.

To the rear of the property, a series of alterations have been completed. This includes a replacement extension with a low-quality timber building, and alterations to create a balcony structure.



Melksham and Bradford Advertiser, Autumn 1984.

3.0

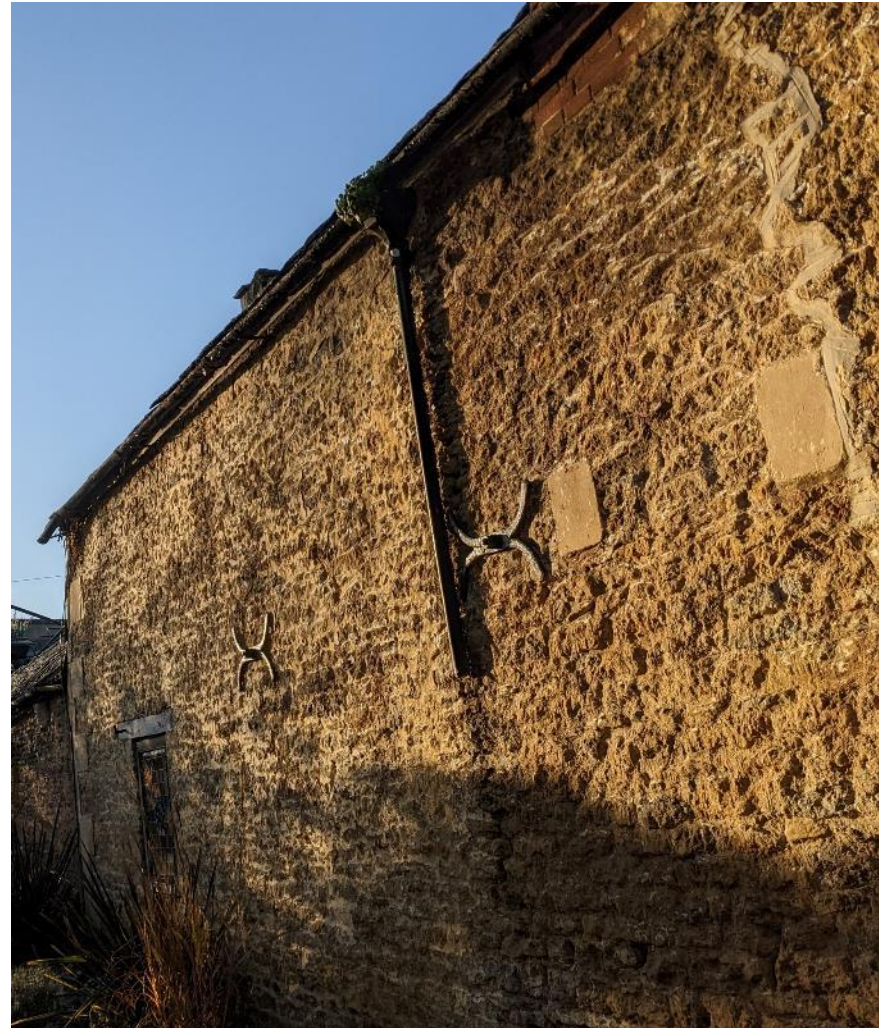
Character Assessment

The gable fronted element of the building which sits perpendicular Church Street predates the larger element which runs parallel to the street. This building is constructed of smaller pieces of sandstone rubble with a large entrance door to the ground floor and pair of arched headed windows to the first floor.

There is a timber beam above the entrance door and the material surrounding this appears to be infill from a previous larger opening. This would explain the unusual quoin arrangement.

A new opening has been added to the ground floor west elevation of this part of the building which now houses the extract units and plant.

Following the investigations of the roof structure, set out on the following page, it is apparent that this structure predates the Georgian elements adjoining. The grand window could be a later addition given its particularly large scale.



The side elevation which forms the boundary with King John's Hunting Lodge is also built of sandstone rubble. It includes a small ground-floor window, which is not visible from within the modern kitchen, which includes a timber lintel. The window is multi-pane including stained-glass set-in leadwork. Its age and origin is unknown.

This elevation also shows that the building benefits from structural ties. The pattress plates are U-shaped and are assumed to be of cast iron. It is unknown when these were installed at the property.

A brick chimney has also been added to this elevation. Masonry to this elevation is damaged and degrading. In some places, heavy tool marks scarring the masonry can be seen. Quoins exist at the rear corner which are now abutted by a single-storey extension.

3.0

Character Assessment

In the attic is a remnant of a cruck frame which appears to have been reused from another structure. This is shown in the photograph to the right. There is no evidence of a cruck frame remaining elsewhere within the wider building.

This being said, there is strong evidence suggesting that the building we see on site today was originally a single storey building which is likely where the partial cruck originates from.

Further evidence for this is the differing characteristics of the quoins between first and second floor levels, the inclusion of large stones beneath the string course seen prominently on the East Street gable.



Evidence that the gable-fronted element predates the larger building can also be seen in the attic which retains the original roof structure within, shown in the below photograph.

Historic lath and plasterwork can also be seen on this former roof structure. It is assumed that this has been covered over within the “lounge” space.

Skirtings are replacements throughout. Some historic doors remain internally but the majority are lost. Windows are all replacements other than the first-floor sash to East Street.

3.0

Character Assessment

To the rear of the property, a number of 19th and 20th century extensions and alterations had been erected. The works currently being executed on site have seen the replacement of the 20th century flat roof extension.

The outbuilding to the rear is believed to have some 19th century origins although this is largely rebuilt and remodeled. This is evidenced within the Lacock Tithe Map, dated 1840 (shown top right) shows the outbuilding substantially smaller and set back away from East Street.

The 1886 OS Map shows the outbuilding in a slightly different position with it now fronting East Street and not extending quite so far into the site. The laundry building lean to was also constructed at this point.

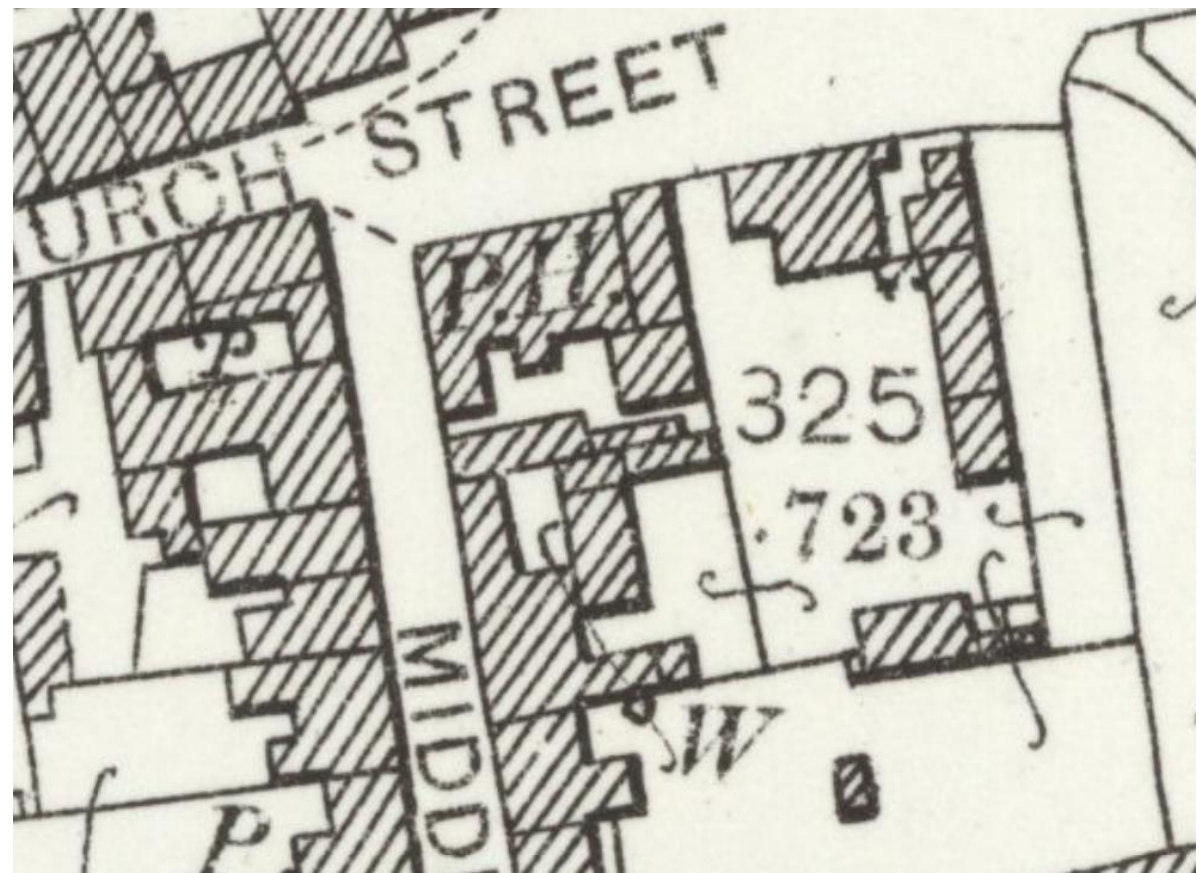
This evidence suggests the building was first substantially altered / extended between 1840-1885.

Development in the site to the rear of the site is seen again in the 1900 OS Map publication which shows extensions adjoining the main building.

Top Left: *Copy of Lacock Tithe Map, 1840.* Source: Wiltshire Building Record

Bottom Left: *Extract of Wiltshire XXVI.10. Surveyed: 1885, Published: 1886.* Source: <https://maps.nls.uk/view/120377355>

Bottom Right: *Extract of Wiltshire XXVI.10. Revised: 1899, Published: 1900.* Source: <https://maps.nls.uk/view/106027771>



3.0

Character Assessment

This is reinforced when examining the 1932 aerial image (top right) which does not appear to include a first-floor window or timber cladding.

The outbuilding on site presents a one and a half storey building which is clad with modern lap boarding to the East Street elevation. The building is topped with clay tiles. The internal courtyard elevation includes some timber framing and infill panels. The building sits on a brick plinth, that to East Street includes modern engineering brick and a damp proof course can be seen.

Previous planning applications demonstrate heavy re-modelling of this building from a former garage and store to provide additional restaurant space during the 1980s (plans shown on the following pages).

Above: *Extract of aerial image EPR000159 ENGLAND (1934). The village, Lacock, 1934-*
Sourced:
<https://www.britainfromabove.org.uk/en/image/EPR000159>



3.0

Character Assessment

There are a series of plans available that demonstrate the Ushers Brewery proposals for reconfiguring the internals of the property.

The Wiltshire and Swindon History Centre hold copies of the Ushers Brewery plans, assumed to date from the 1970s which are shown adjacent.

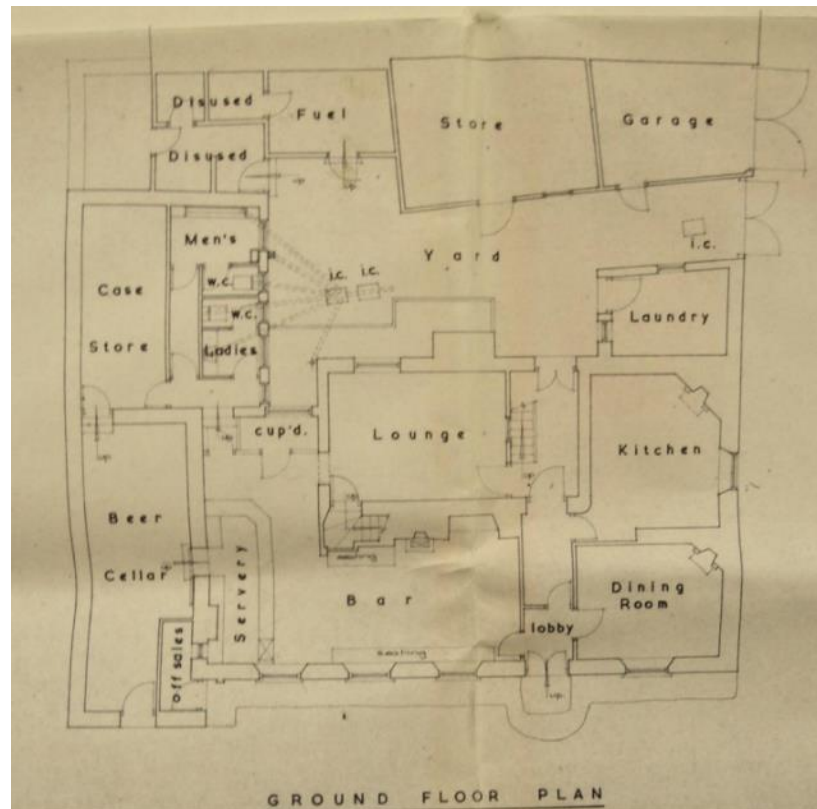
These plans demonstrate that the lounge to the rear of the ground floor was previously a single-storey building with a loft above.

The staircase to access the upper floors and conversion to create a “box room” in the loft and upgrade the stair is captured within this proposal

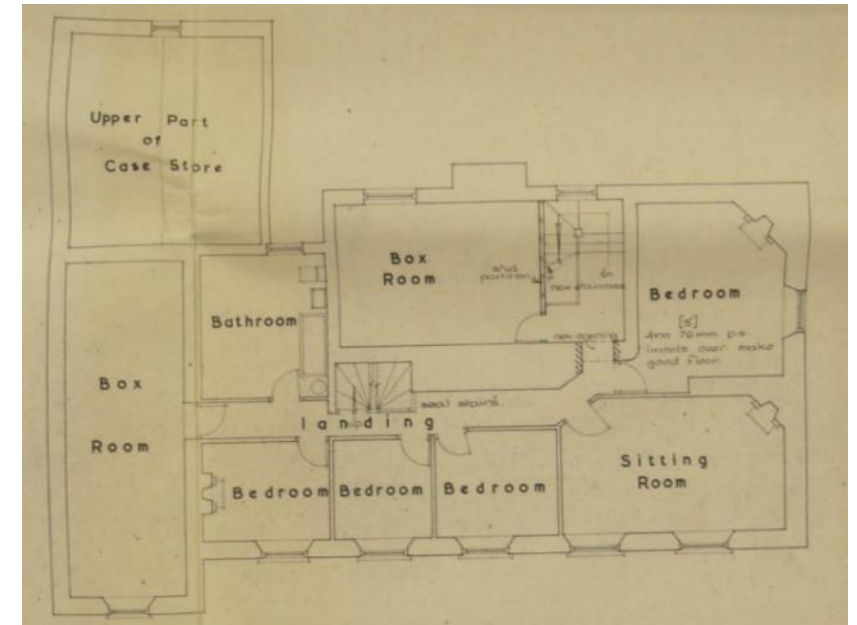
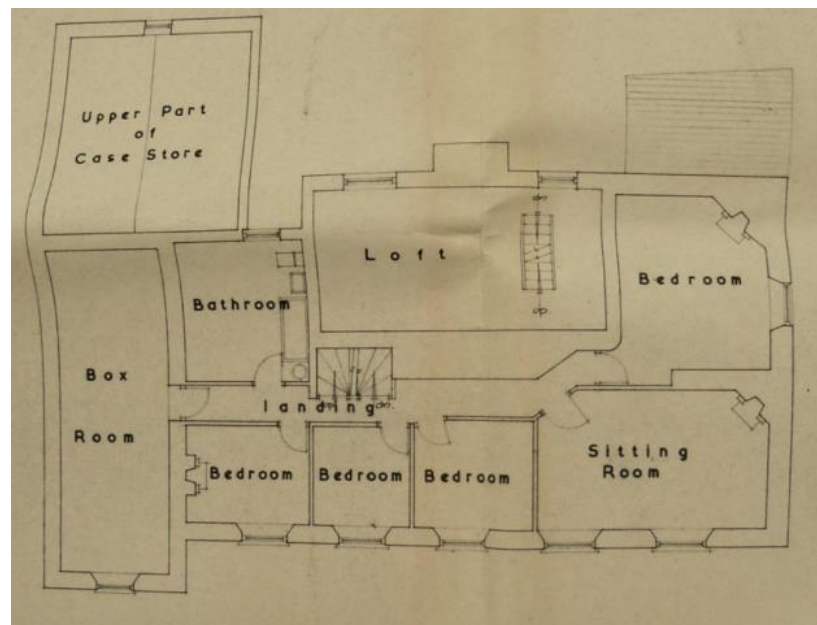
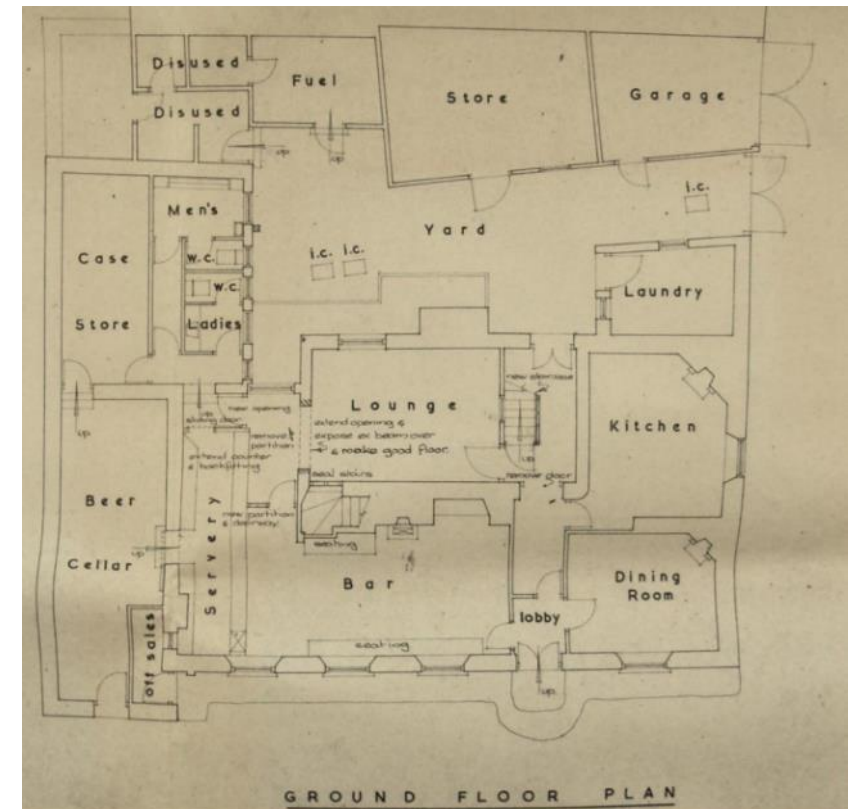
We also see the proposed partial demolition of the ground floor lounge wall to enable the extension of the servery.

The yard to the rear of the property has not been enclosed at this time with the buildings to the south remaining separate from the pub.

Existing ground floor and first floor plans



Proposed ground floor and first floor plans



3.0

Character Assessment

Wiltshire Council planning and listed building consent applications for the property also demonstrate changes to the property.

Application references include:

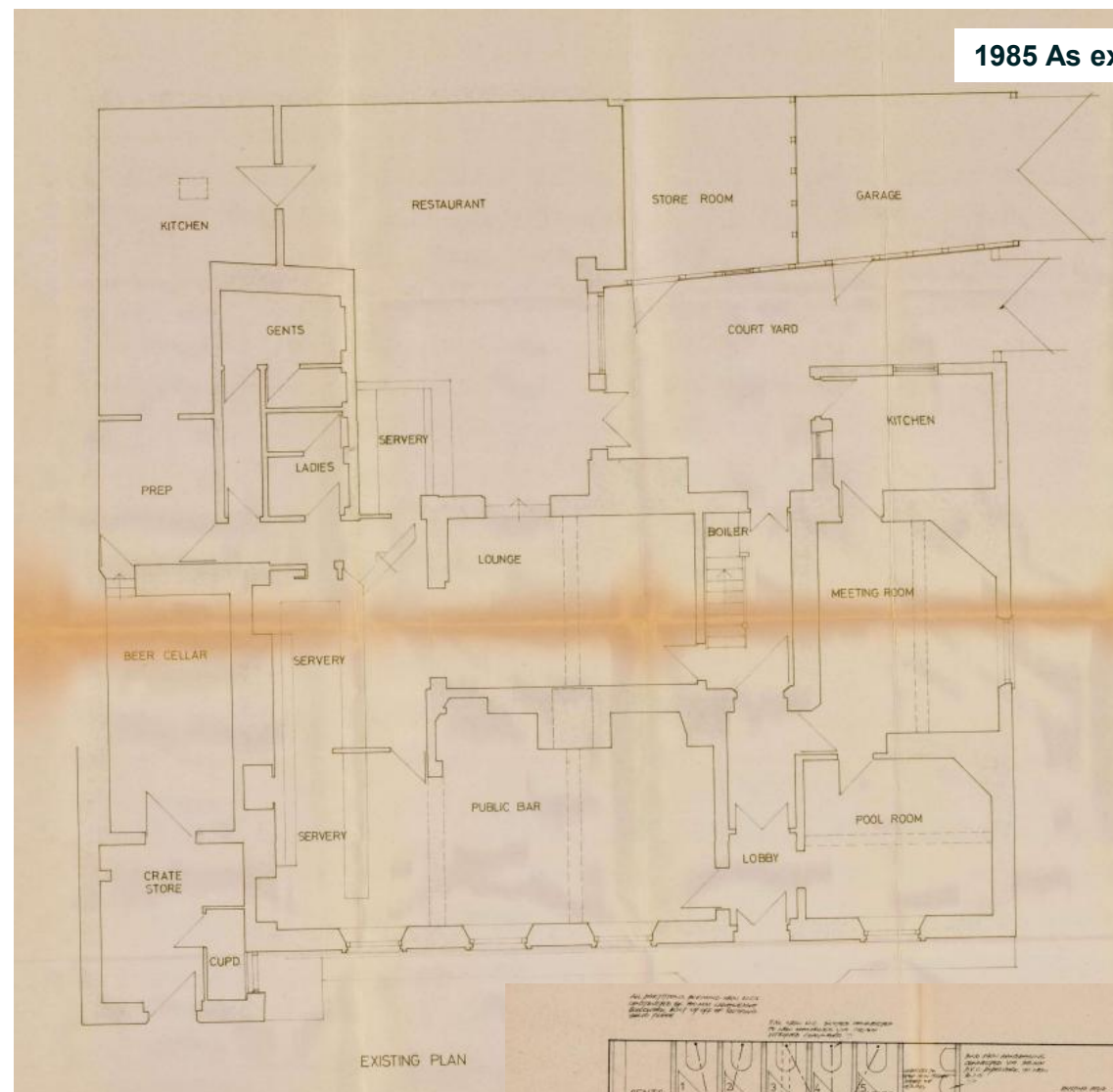
- N.85.0940.LB
- N.86.0932.LB
- N.00.00515.LBC and subsequent amendment

The most notable change is the reconfiguration works of the ground floor seen in the As existing 1985 plans. This shows the partial enclosure of the rear yard to create a restaurant, changes to the previous case store to provide a kitchen and prep area and the store and garage retained.

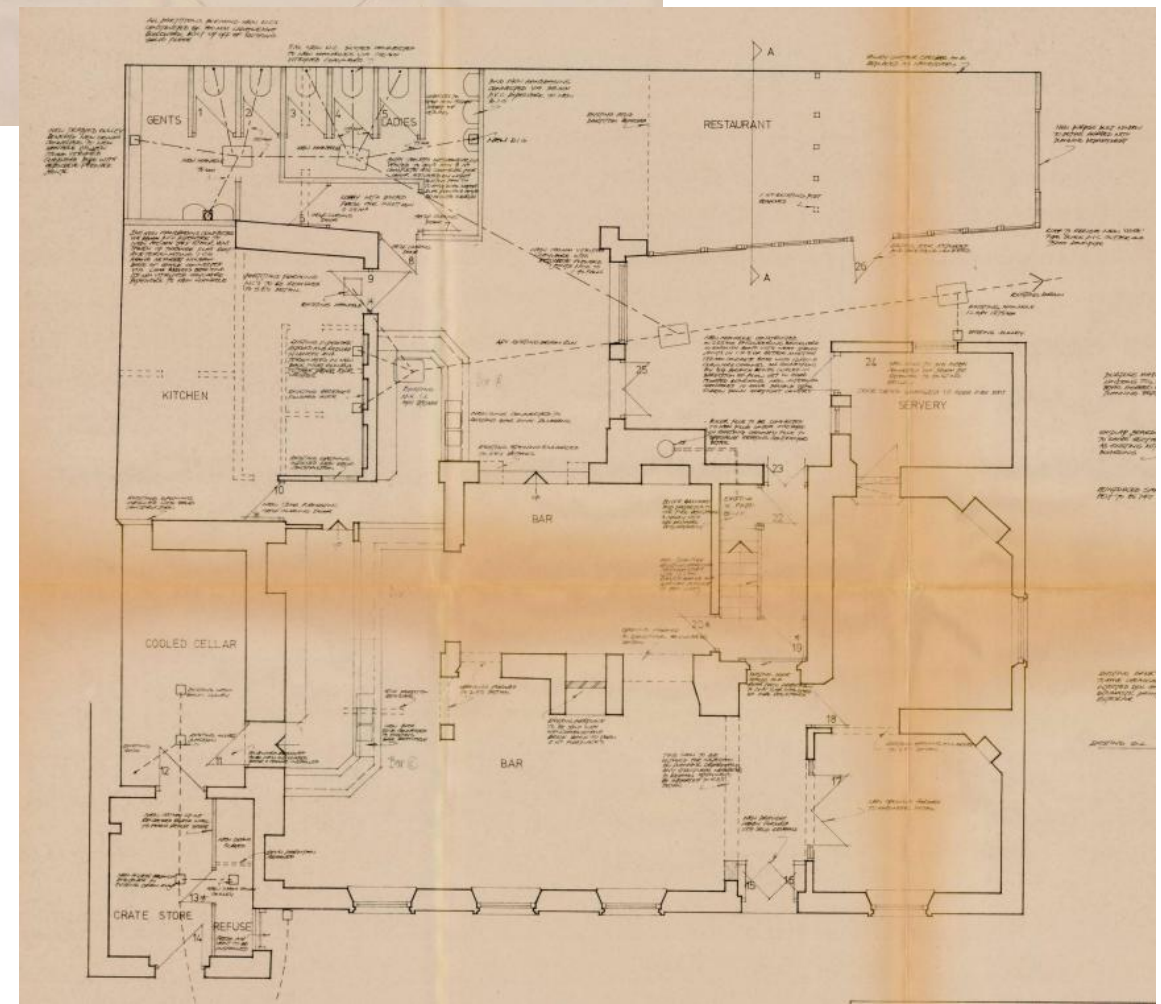
The proposed drawings accompanying this application show the proposed relocation of the WCs to the rear of the site and a series of partial demolitions through the original rear wall of the property into the lounge area.

This application also shows the proposed upgrade to the store and garage to extend the restaurant.

1985 As existing ground floor plan



1985 As proposed ground floor plan



3.0

Character Assessment

The 1985 and 1986 As Proposed Elevations show the scheme for the upgrade to the storeroom and garage to provide additional restaurant space.

A 1985 Advert (below) for The Carpenters Arms in the Wiltshire Times demonstrates the pride in the completion of these updates.

DECEMBER 13, 1985

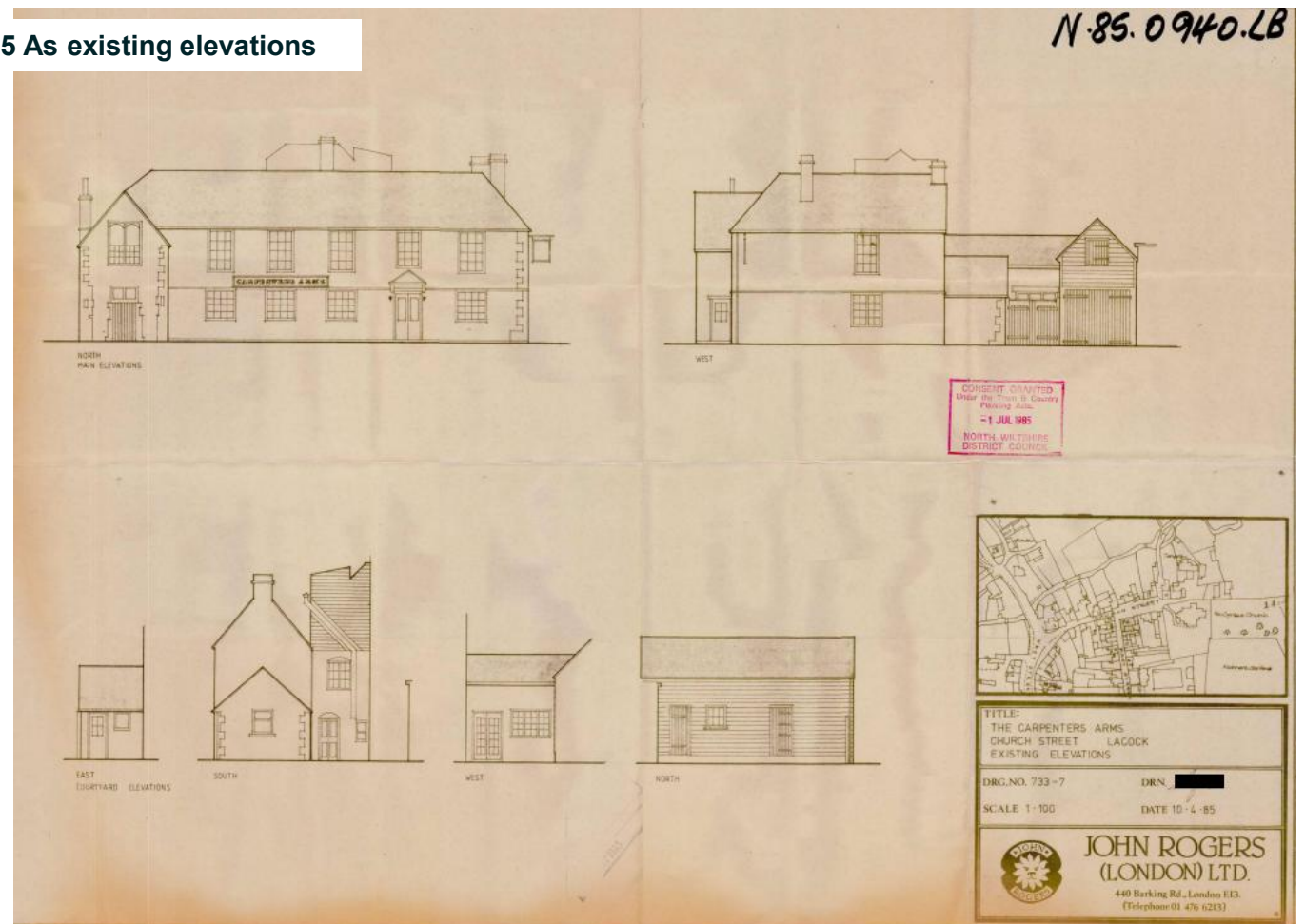
WHAT DO YOU REALLY COME TO LACOCK FOR?

When you visit the beautiful village of Lacock, where do you go first? The imposing 13th century abbey? The Fox Talbot museum or The Cruck House? The Tithe barn? Perhaps the old market place? No, none of these. The best idea is to head straight for the Carpenters Arms. In addition to the uniquely refurbished pub-restaurant with a traditional village atmosphere serving Ushers fine ales and a wide selection of country style fare, there is a Bakery Teashop where you can sit and sip tea and coffee and sample freshly baked bread, cakes and pastries. So, whether you're setting off for a sightseeing tour, looking for a quiet evening in one of the friendliest pubs around, or just want a rather special business lunch - the new look Carpenters Arms is the one historical landmark to head for.

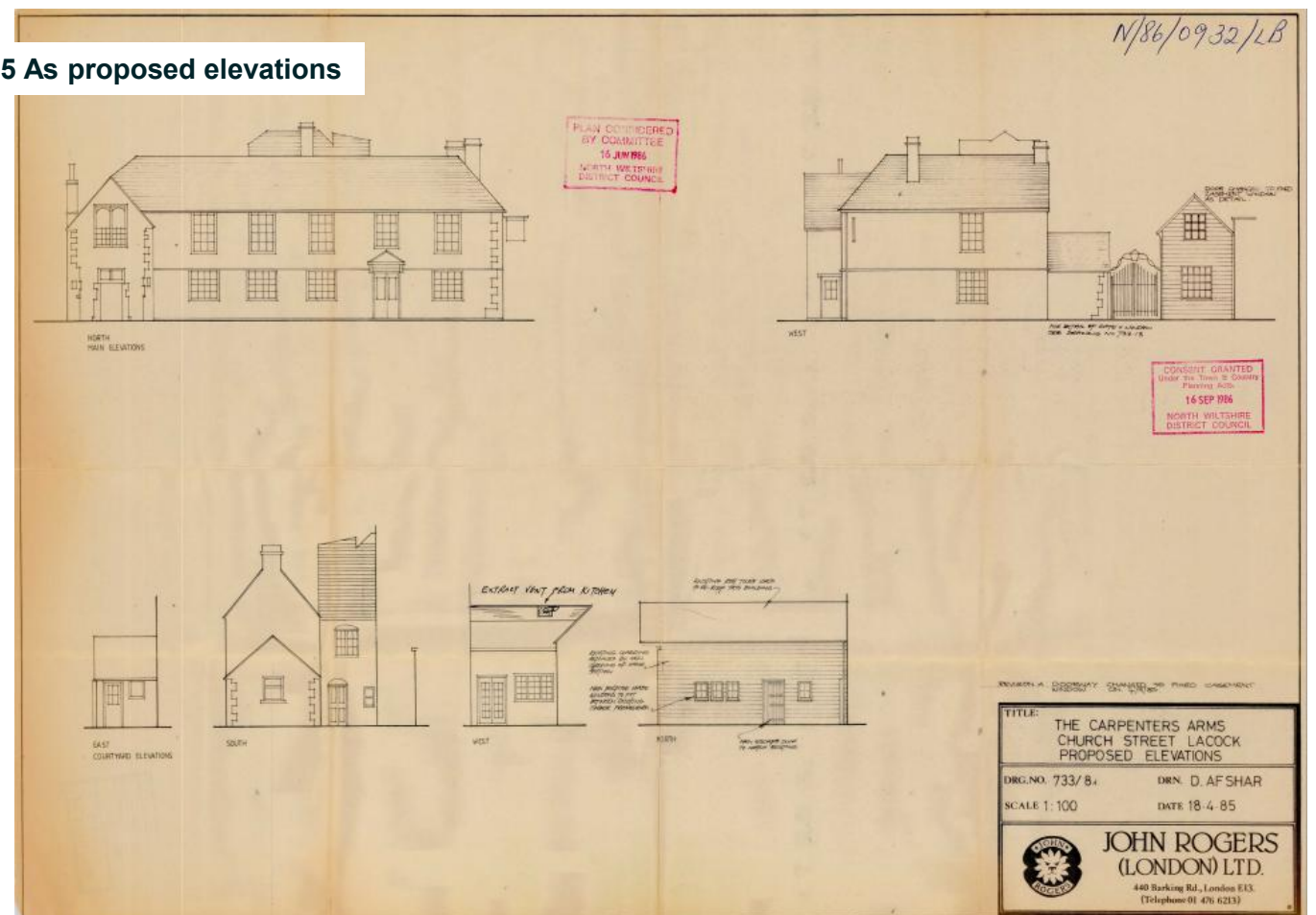
USHERS

QUALITY BREWERS SINCE 1824.
The Carpenters Arms, Lacock, Chippenham, Wiltshire.
Telephone: Lacock 203.

1985 As existing elevations



1985 As proposed elevations



3.0

Character Assessment

Since opening up works have taken place, limited evidence for the development of the building has been revealed.

This has demonstrated a mixture of some historic timber framing, which has been altered in a number of places, alongside the insertion of modern materials and adaptations.

The gable end of the building has been entirely removed at a previous time and some inadequate structural interventions were made.

Internally, the floor has been raised and suspended timber floor with modern sawn timber joists and floorboards can be found (shown in the below photograph).



Images of the timber within the building can be found on the following pages.

It is clear that this is a mixture of historic timber and modern replicas to create the desired aesthetic internally.

A false ceiling including plant on timber framing with infill panels was found above the former ceiling level.





Photograph showing roof structure of outbuilding. Modern sawn timber throughout.

3.0

Character Assessment

When investigating the party wall to the neighbouring property on East Street, it is clear that a number of the beams are tied into the masonry structure. However, the vertical elements, some of which appear to include historic fabric, are used for decorative purposes only and have been positioned on the internal face of the plasterboard wall. There is no evidence currently present to suggest these are original to the site. Unfortunately, there is insufficient evidence to understand previous forms and designs of the building before the mid 20th century.

On examination it can be seen that the masonry wall demonstrates a former wall head height, perhaps for one of the earlier building phases. The timber beams sit on top of this. This wall has been partially rendered with cementitious material to the lower section, and the wall head appears to have been amended/reconsolidated.

The timber beams spanning the room have been supported through the addition of timber bracing to account for rot at the entry point to the wall.

Modern materials and replacements are shown on drawing 2397-012.



3.0 Character Assessment



Photograph showing interior of outbuilding. Note some historic timber to internal face of courtyard elevation although originality unknown. Image taken from Matterport scan.

3.0

Character Assessment

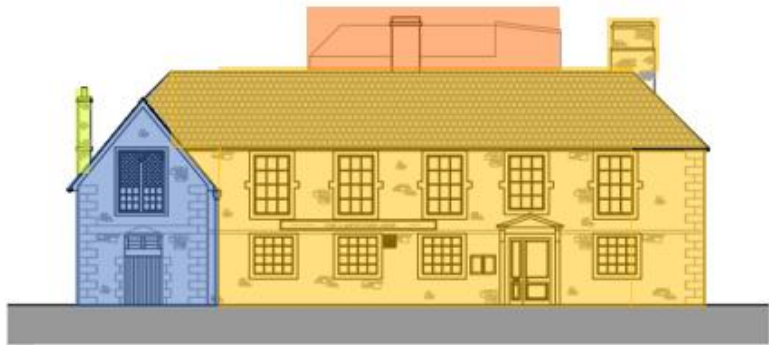
As highlighted in the previous pages, the building has been altered and extended throughout its life.

Understanding these phases of development is problematic due to recent interventions and a lack of historical archival information relating to the property.

By reading the fabric of the building, we have interpreted the ages of the property as set out in the below key:

	Earliest part of building, believed to be 17 th century
	Georgian extended and altered building (believed to have previously existed as single storey cruck frame building, unknown age)
	19 th century extension
	Late 19 th / early 20 th century infill and extension
	Altered 19 th century extension
	Former store and garage adapted and altered late 20 th century
	20 th century extension
	20 th century infill extension

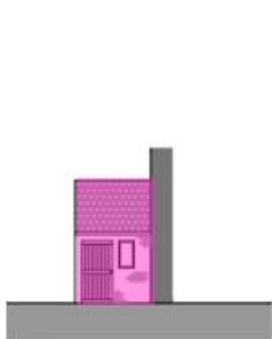
Plans on the following pages are highlighted in the same manner for consistency. The plans show the current condition of the internals of the property, identifying important historical features and demonstrating the high level of modern intervention.



Front (North) Elevation



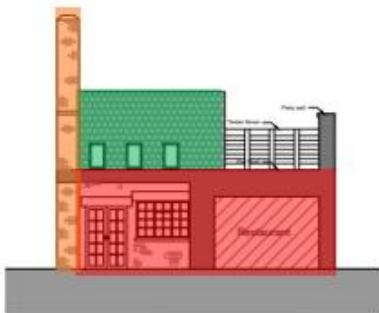
Side (West) Elevation



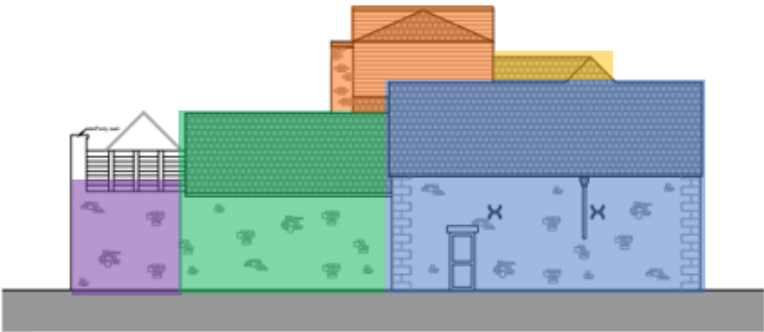
Courtyard (East) Elevation



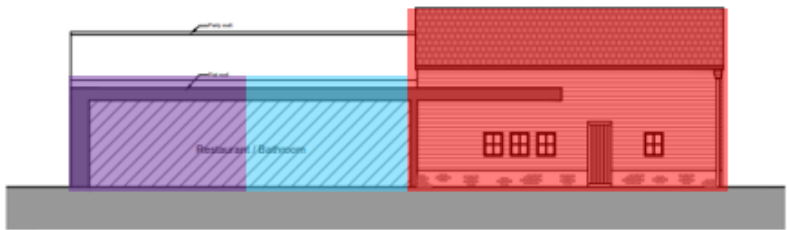
Courtyard (South) Elevation



Courtyard (West) Elevation



Side (East) Elevation



Courtyard (North) Elevation

Significance Assessment

The concept of significance is defined by the National Planning Policy Framework 2024, as the: ‘Value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from the heritage asset’s physical presence but also from its setting.’

Understanding significance is a key principle for managing change to heritage assets, and this is embedded within National Policy. A key objective of such government policy is: ‘The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.’ (NPPF, paragraph 210). To establish the level of significance afforded to a heritage asset, firstly the interests and its character must be determined.

Frameworks for understanding significance and managing change to heritage assets has been published by Historic England and relevant publications include Conservation Principles, published in 2008.

Whilst historic England have not published specific guidance on the hierarchy of significance levels, there is some guidance available through ICOMOS. This specifically references the James Kerr’s Conservation Plan which helps us understand the need to identify significance as cultural value to ensure the safeguarding of heritage assets.

We therefore use this general scale to define the level of significance and value:

- **Exceptional / Highest** – An asset important at the highest national or international levels, includes Grade I Listed Buildings and landscapes, our most important scheduled monuments and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – A designated asset important at national level, including Grade II and II* Listed buildings and some Conservation Areas. May also include non-designated archaeology of national importance. The NPPF advises that substantial harm to such assets should be exceptional.

- **Medium** – A non-designated asset important at a local to regional level, including local list (non-statutory) buildings and unlisted buildings that make positive contributions to a Conservation Area. Includes some Conservation Areas, and less significant parts of Listed buildings. Buildings, landscapes, and structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – Structure or feature of very limited heritage / cultural value. This may include insignificant interventions to Listed buildings, and modest buildings that don’t contribute positively to Conservation Areas. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negligible** – Structures or features of no heritage value and structures or features that may harm the value of a heritage asset. Removal of such features can be considered, taking into account the setting and opportunities for enhancement.

To dig down into an asset’s significance we must understand the components which contribute to a site. Historic England’s Conservation Principles, 2008, set out how interest may be categorised. These are:



Evidential Value (Archaeological Value) – Evidential value derives from the potential of a place to yield evidence about past human activity.



Historical Value – Historical value derives from ways in which past people, events, and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

- Illustrative historical value is the idea of illustrating aspects of history or prehistory.
- Associative historical value is the association with a notable family, person, event, or movement which gives historical value a particular resonance.



Aesthetic Value – Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.



Communal Value – Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

We must also consider the assets role in the wider area, and the contribution that its setting makes to its significance.

Significance Assessment

Overall, the significance of the Carpenters Arms is determined to be high owing to the following values:



Evidential Value

Evidential value of the site is embodied within the fabric of the building as a building complex originating from the 17th and 18th century.

Whilst there have been pre medieval finds in the village, there have been no finds so far within the site itself. The erection of the rear extensions during the 20th century will have disturbed the grounds and it is therefore unlikely that there will be significant archaeological remains below ground in this location.

The evidential value of the site is therefore considered to be high.



Historical Value

The historical value of the site is both associative and illustrative. The illustrative value of the site is considered to be high. This accounts for the use of local materials in the buildings construction and its redesign as a Georgian Inn.

The associative value, as highlighted earlier within this document, is considered to be medium. This is largely owing to the association of the site with historic families of Lacock and the sites ties to the now redeveloped Lacock Brewery on Bewley Lane.

Overall the historical value of the site is high.



Aesthetic Value

Evidential value of the site is embodied within the building fabric as a medieval and post this 17th and 18th century building.

Whilst there have been archaeological finds in the village, There have been no archaeological finds within the site.

Given that the rear extension was completed during the late 20th century, the grounds within this area have already been disturbed to enable the construction of foundations, it is unlikely that there will be remains within this location.

The evidential value of the site is therefore considered to be medium.



Communal Value

Given the site's use as a pub and its location in a prominent position, it is deemed that the site has high communal value.

Lacock is well used as a filming location and the property appears within various modern films and series.

Given the use of the building as an inn and for the sale of goods to local residents, former visitors, guests and families in the area will have embedded memories of this property and their experience.

The communal value is considered to be high.



Significance Assessment

Overall, the significance of the outbuilding at the Carpenters Arms is determined to be medium owing to the following values:



Evidential Value

Evidential value of the site is embodied within the fabric of the building which potentially originated in the 18th century.

Given the alterations and amendments which have taken place to this building, the likelihood of unearthing further information about the past is limited.

The evidential value of the outbuilding is therefore considered to be medium.



Historical Value

The historical value of the outbuilding relates to the solely to the illustrative value of the building as an ancillary outbuilding to the main asset.

This therefore has the potential to represent wider activity within the site beyond the pub and brewery although a lack of evidence for such at present means this is limited.

Overall the historical value of the outbuilding is low.



Aesthetic Value

The aesthetic value of the outbuilding relates to the retention of some historic fabric within the building and its subservient scale and design to the host building.

The aesthetic value of the outbuilding is medium.



Communal Value

Given the site's use as a pub, and the buildings use as part of the restaurant for this, along with its location on the highway, it is deemed that the outbuilding has high communal value.

The communal value of the outbuilding is high.



4.0

Significance Assessment

The outbuilding is located on East Street. Whilst the building is part of the street scene, it is not considered to form part of a key view within the conservation area owing to this section of East Street being largely residential. The confined nature of East Street also means that long-distance views along here are limited. This is reinforced by the lack of photographs captured of this area through time.

The low-quality timber lap boarding which has been added to the building is of low quality and this unfortunately downgrades the setting of the immediately adjacent heritage assets.



4.0

Significance Assessment

Setting of adjacent assets

The Carpenters Arms forms the setting of a number of adjacent listed buildings.

The listed buildings which have the potential to be impacted by the scheme are highlighted in the adjacent map and are detailed to be:

- King John's Hunting Lodge (Grade II*)
- 14-16 Church Street (Grade II*)
- 9-11 East Street (Grade II)
- 12 East Street (Grade II)
- 12A East Street (Grade II)
- 14 East Street (Grade II)
- 15 East Street (Grade II)
- 16 & 17 East Street (Grade II)
- 18 East Street (Grade II)
- 7 Church Street (Grade II)
- 8 and 8A Church Street (Grade II)
- 9 Church Street (Grade II)
- 10 Church Street (Grade II)
- 11 & 12 Church Street (Grade II)
- The Red House, Church Street (Grade II)
- 23 & 24 Church Street (Grade II)

The listed buildings immediately surrounding the property largely demonstrate local vernacular. This is largely due to the fact that Church Street is part of the earliest development of Lacock.

East Street buildings form a continuous row of terraced properties, all of which with their own style and character.



Significance Assessment

Lacock Conservation Area



Lacock Conservation Area extends from the village to the Abbey. Lacock Conservation Management Plan 2011 places Lacock Village in Character Area 3. This details:

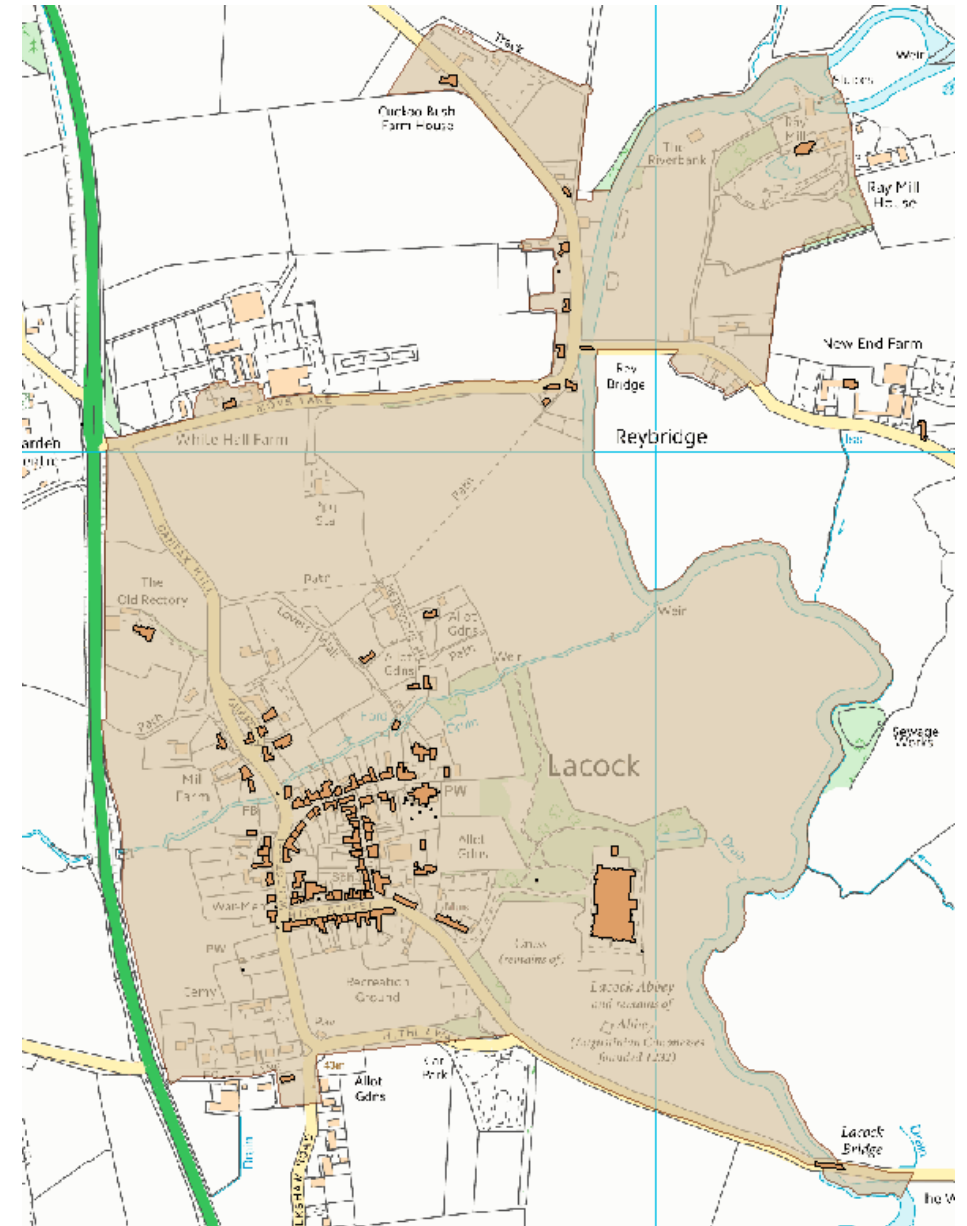
The village of Lacock is compact in plan, largely arranged around the four main streets: High Street, East and West Streets, and Church Street. The broad expanse of the High Street marks it out as the principal element of the later medieval (and current) layout, and this was the location of the market.

The latter's cross still survives on the north side of the street towards its west end, albeit a short distance from its original position. The east end of Church Street is also broad, however, and this would appear to have been the original market focus. The close relationship with the Church of St Cyriac (at the south-east corner of Church Street, though lying outside the study area) is notable. West Street is also a broad thoroughfare, its raised eastern pavement being a distinctive feature of the village.

East Street is something of an exception, being (or at least feeling like) a quite narrow lane running from High Street to Church Street, and often referred to by locals as Middle Street.

East Street and the abbey/manor farm also form something of a buffer between the village and the Abbey. Cantax Hill is an important element of the urban plan, running northeast from the junction of West and Church Streets, while Nethercote Hill is a further but less important extension to the north. These two streets are joined by the narrow lane of Lover's Walk. The relative significance of Cantax Hill over Nethercote Hill is demonstrated by the fact that the former bridges the Bide Brook whilst the latter merely fords it.

Village buildings are predominantly of later medieval and post-medieval vernacular form, mostly of two or three storeys and with very little by way of tall buildings other than the Church of St Cyriac. Some of the more prominent buildings within the village also include the Tithe Barn, village hall, school and the Red Lion Inn. The palette of building materials is relatively restricted (timber frames and brick or stone masonry, often rendered or painted, under stone slate roofs). This and the consistently high quality of the buildings (whether vernacular or otherwise) contribute to the very attractive character of Lacock.



Above: Map showing Lacock Conservation Area Boundary and Listed Buildings

Significance Assessment

Lacock Conservation Area



The summary of significance for Character Area 3 is:

Lacock is one of England's finest villages largely because of its rich and varied stock of historic buildings, and a strong argument can be made (when taking the Abbey complex into account as well) for defining the built heritage as being of international significance for its landscape, historical, archaeological and architectural quality.

The majority of the buildings within the character area are listed (including the grade I listed Tithe Barn and a number of grade II buildings), and are thus by definition at least of national significance. They provide an outstanding example of individual and group significance, ranging in date from the 13th to the 19th centuries, with a mixture of vernacular and high architectural styles.*

Current knowledge suggests that the archaeology of the village is predominantly of local significance (with the exception of the Market Cross, which is of national significance).

The material palette of the village is limited to stone, brick, timber framing (with brick and render infill) and stone slates which adds to the character and quality of the area.

Local services within Lacock are few given the nature of the village. Both the Core Strategy and Lacock Conservation Management Plan highlight the importance of retaining businesses which support the village.

The Carpenters Arms is currently undergoing an extensive renovation following decades of poor maintenance and low-quality adaptations.

This latest proposal looks to improve the outbuilding as a usable space within the pub. The high quality design takes influence from the site and buildings within the conservation area.



5.0

Scope for Development

Listed Buildings are protected by the Planning (Listed Building and Conservation Areas) Act 1990.

Listed building consent is required for all works that have the potential to affect the character of the designated heritage asset. Listed building consent must be granted prior to such works being undertaken, otherwise the works will constitute a breach of legislation – a criminal offence.

The National Planning Policy Framework (NPPF) 2024 states that Local Planning Authorities should require *‘an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted, and the heritage assets assessed using appropriate expertise where necessary.’*

This exercise has been completed in Section 4.0 of this document.

Paragraph 210 of the NPPF specifies that: *‘In determined applications, local planning authorities should take account of:*

- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) *The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality and*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.’*

It is recognised that The Carpenters Arms forms the setting of a number of adjacent listed buildings and generally makes a positive contribution to the character and significance of the conservation area.

The poor-quality additions and alterations made to the outbuilding have had a negative impact on the setting of the host building, the immediately adjacent listed buildings and the wider conservation area.

The overhaul of the outbuilding in previous years has seen the removal / alteration of a considerable amount of historic fabric which has resulted in the original form of the outbuilding being unidentifiable. It is likely that this building originally represented a single storey structure, providing storage to the pub / brewery. There is some historic timber within the building which may have been retained or reused within the retained building. Some of the beams have been strengthened and extensive rot can be seen at the junction with the party wall.

It is agreed that the loss of the outbuilding will cause harm in alignment with the tests set out in the NPPF.



5.0

Scope for Development

Discussions and comments have been received to date relating to the previously withdrawn application. This included a site meeting on 4th November with the Conservation Officer and Planning Officer.

Comments received include:

- The existing building is part of the historic sequence of development of the site and still reads as a separate, subservient outbuilding.
- The retention of functional outbuildings are an important part of Lacock's historic character as a working place.
- Concern that the demolition and loss of the traditional vernacular outbuilding is so harmful that this cannot be outweighed.
- Concern that the alteration of the character of this building is harmful to the character of the listed building and wider conservation area.
- Concern that the replacement building will see the ridge line and eaves raised.
- Concern that a visual hierarchy between the buildings along East Street and within the site would be lost.
- Suggestion that raising the truss height on the existing outbuilding would be a possibility.
- More comprehensive information required to demonstrate why the existing building cannot be adapted to provide the accommodation required to make the scheme financially viable.
- Financial viability information.

These comments have been carefully considered, and proposals have subsequently been further developed.

Care has also been taken to include within the submission information relating to how the conversion of the outbuilding to provide a two storey building could be achieved.



5.0 Scope for Development

The Proposal

The proposed scheme seeks to replace the outbuilding with a useable alternative. The design of the building will see the stone-faced building, replicating the historic fabric found on the elevation of the existing outbuilding.

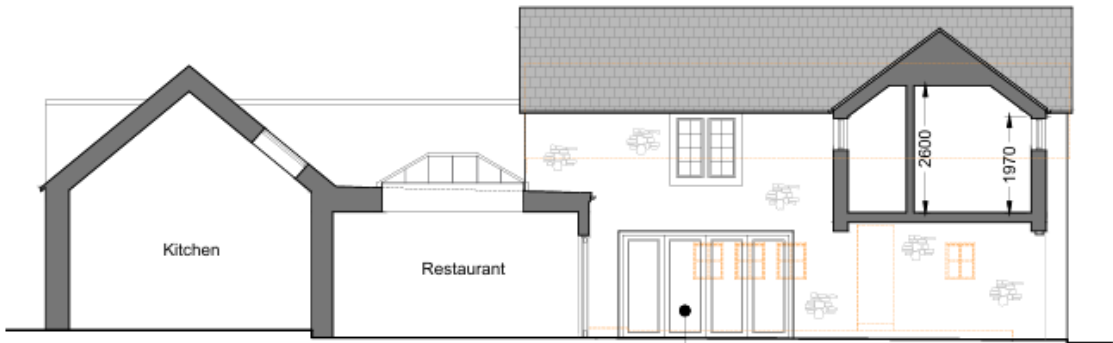


Front (North) Elevation

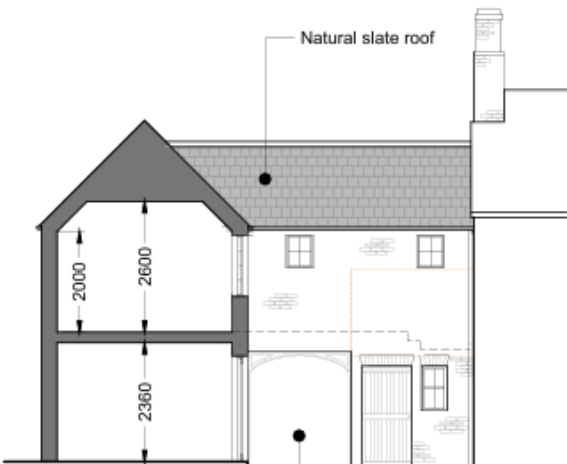
All existing windows to be repaired as methodology on drawing 2397-031



Side (West) Elevation



Courtyard (North) Elevation



Courtyard (East) Elevation

Impact assessment

Proposed Intervention	Impact Assessment
Replacement of existing outbuilding with a stone-faced alternative.	The demolition of the existing outbuilding will cause less than substantial harm to the listed building through the removal of the remaining historic fabric. This being said, it is recognised that by large the external finishes of the existing building are of low quality being replacement boarding finished in a green paint, which is not befitting this prestigious conservation area. Similarly, whilst the building remains to be subservient and can be identified as ancillary to the main building, it's original form and scale has been lost owing to the ad hoc alterations which have been completed to date. Furthermore, the proposal seeks to utilise stone construction in the replacement design which will reinforce the use of this finish within the site. The design for the replacement building is subservient to the host building in terms of scale and proportion, whilst being in keeping with the materiality and form of buildings within the conservation area. This will ensure that the replacement building is complementary to the character and appearance of the conservation area which would uplift the street frontage, creating public benefit. The proposal will also see the replacement of the modern decorative gate with a close timber boarded alternative which will give a more traditional finish, creating an enhancement within the conservation area. It is also imperative to recognise that this scheme forms part of the wider restoration and regeneration of The Carpenters Arms. Works within the main host building are seeing the reinstatement of traditional materials within the building and the removal of unsympathetic additions. Such works are creating public benefits in the form of heritage benefits. Further to this, restoration scheme is undoubtedly creating public benefit by reinstating a heritage pub in a rural location to the benefit of the local community. It is therefore seen that on balance, the proposal will likely have a neutral impact on the listed building and conservation area.



7.0

Conclusion

Overall it is seen that the proposal will have a neutral impact on both the listed building and wider conservation area.



8.0

Appendices

8.1 National Heritage List for England – Listing Description for The Carpenters Arms

8.2 Conservation Area Boundary Map



8.0

Appendices

8.1 National Heritage List for England –
Listing Description for The Carpenters Arms

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1363933
Date first listed:	20-Dec-1960
List Entry Name:	THE CARPENTERS ARMS
Statutory Address 1:	THE CARPENTERS ARMS, CHURCH STREET

Location

Statutory Address:	THE CARPENTERS ARMS, CHURCH STREET
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The building or site itself may lie within the boundary of more than one authority.

District:	Wiltshire (Unitary Authority)
Parish:	Lacock
National Grid Reference:	ST 91640 68561

Details

LACOCK CHURCH STREET ST 9168 (south side) 4/67 The Carpenters Arms 20.12.60 GV II

Inn, C17 and C18, rubble stone with hipped stone slate roof. Two storeys. Main range, originally plastered, has 5 early to mid C18 first floor thick glazing bar sashes in raised moulded surrounds. Dripcourse over ground floor of 4 squat 16-pane sashes inserted in flush cyma-moulded frames, originally for mullion windows. Door in fourth bay in raised moulded surround with large open pedimental head on scroll brackets. At left end a lower projecting crosswing with C17 details. Long first floor 2-light window with segment heads and carved spandrels. Leaded lattice glazing over 9-pane windows. Ground floor has timber lintel over doorway in chamfered surround with 2-light cyma-moulded overlight. Side stack and south end stack. Right end, to East Street, has south end stack, one upper sash as on front and ground floor 2-light flush cyma- moulded window. Interior: ground floor wholly altered.

Listing NGR: ST9164068561

