



Fireplace at 13 Wilcot Green, Pewsey, SN9 5NN

A Historic Buildings Study

March 2026

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1. INTRODUCTION

13 Wilcot Green is located on the northeast side of Wilcot Green. Like many of Wilcot's 18th century buildings, it has brick and stone walls and a thatch roof, with a cottage plan of two rooms downstairs, one being the main kitchen/living room, originally with direct entry, the other being an unheated storage room. A building was located on the property as early as 1773.¹ Both the building materials and map evidence show that No. 13 was likely one of the earliest residences to be built on The Green.

It was extended to the rear by c1803 (this extension since replaced with a modern brick building) and by later lean-to conservatories. A desire to improve the accommodation has centred on an addition proposed against the south-east end of the building to form a utility room, creating an opening to the left of the present stack and through the scar left by the removal of the bread oven. A dining room against the exterior north-east wall is also proposed, forming an opening in the rear lateral wall. No alteration is proposed for the upper floor. A photographic record of historic fabric uncovered during any opening-up is recommended to complete this report.

2. SUMMARY OF MAIN POINTS

- A 2-room brick and stone thatched cottage dating to the mid-later 18th century. It has a simple traditional plan of one main heated living room/kitchen, and an unheated parlour and storage room. It also had an external bread oven against the main stack wall the body of which was housed in a beehive-like structure.
- The cottage has been altered and extended over time: in 1803 it had a short, probable lean-to at the rear, and in 1843 it had extensive outbuildings, doubling the footprint of the cottage.
- The original wider brick fireplace had a reused timber lintel over. Nail holes over the remaining parts indicate that it was hidden behind a planted chimneypiece which also contained the opening to the bread oven.
- By c1800 the fireplace was reduced in width and the bread oven removed, blocked in with stretcher bond brick, and perhaps to a rear outbuilding. A cupboard was formed in the recess in front of the bread oven opening.
- A probable copper boiler was retro-fitted in the righthand recess with a flue made through the right return wall of the fireplace.
- In the 1950s or 60s a Baxi heater was installed. The central part of the remaining lintel cut through. The opening built up in Flettons, with other areas of brickwork replaced in brick and cinder block.

¹ See Andrews and Dury's, *Map of Wiltshire*, 1773.

3. INSTRUCTION

In accordance with instruction by Andrew Crighton, a historical appraisal of the remains of the main fireplace at 13 Wilcot Green, Wilcot was undertaken in March 2026. The results, incorporated in the following report, present a photographic and textual observation of the fireplace as it now stands, supported by survey drawings, map and documentary evidence where relevant. This is followed by cautious archaeological interpretation.

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4. PURPOSE OF DOCUMENT

This report is intended to provide supporting information to assist in determining a building application in accordance with the National Planning Policy Framework² paragraph 128 which states:

In determining applications, 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5. ACKNOWLEDGEMENTS

Building Recorder: Report prepared by Dorothy Treasure and Julia Brickell at Wiltshire Buildings Record, Wiltshire & Swindon History Centre, Cocklebury Road, Chippenham, Wiltshire SN15 3QN Tel. 01249 705508 email to: dorothytreasure@wiltshire.gov.uk

Research: Julia Brickell

Survey Drawings: Based on survey drawings by Smith Associates, 46 Wilcot, Pewsey. October 2025

² Department for Communities and Local Government, 27th March 2012

6. DESIGNATIONS

Wilcot Conservation Area

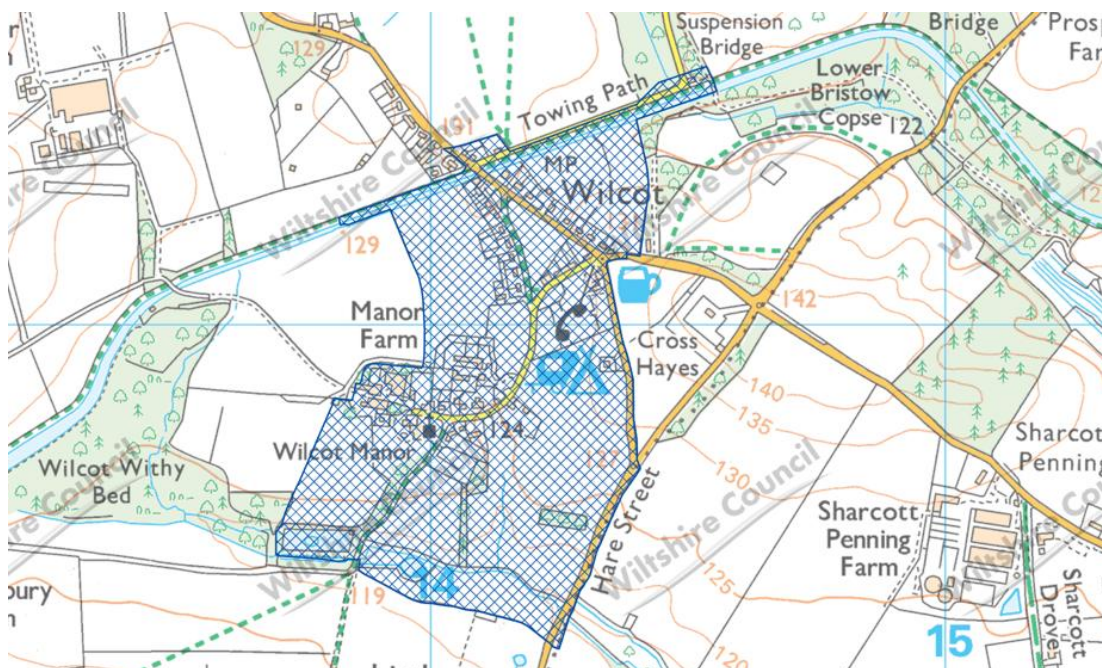


Fig.1 Wilcot Conservation Area © Crown Copyright. All Rights Reserved (100049050) 2026.

The Wilcot Conservation Area was designated in 1975. 13 Wilcot Green is located within the conservation area, and all of the houses located to either side of no. 13 (nos. 10-20) on Alton Road facing the Green are Grade II listed. Nos. 10-11 and 12 are thought to be late 18th century to early 19th century, while nos. 14-20 and the School House and Hall are thought to date to the early 19th century.³

According to the Wilcot Conservation Area Statement, Wilcot Green contains two broad architectural styles. The older, northeast side of the green has standalone brick or limestone and thatch residences with aesthetic variations between them (such as nos. 12 and 13).⁴ The pairs of residences built on the western side of the green a little later are characterized by squared limestone and low-pitched Welsh slate roofs (which were introduced after the opening of the Kennet and Avon Canal in 1810).⁵ There are variations between the pairs of residences in plan and exterior appearance due to minor alterations and extensions over the last two centuries.

³ '20, The Green - 1193337 | Historic England', <https://historicengland.org.uk/listing/the-list/list-entry/1193337?section=official-list-entry>; '18 and 19, The Green - 1035743 | Historic England', <https://historicengland.org.uk/listing/the-list/list-entry/1035743?section=official-list-entry>; '16 and 17, The Green - 1286226 | Historic England', <https://historicengland.org.uk/listing/the-list/list-entry/1286226?section=official-list-entry>; '14 and 15, The Green - 1035742 | Historic England', <https://historicengland.org.uk/listing/the-list/list-entry/1035742?section=official-list-entry>; '10 and 11, The Green - 1035741 | Historic England', <https://historicengland.org.uk/listing/the-list/list-entry/1035741?section=official-list-entry>.

⁴ Kennet District Council, 'Wilcot Conservation Area Statement', 2005, 7.

⁵ Kennet District Council, 7 & 10.

Historic England

13 Wilcot Green, Wilcot was listed as Grade II with group value on October 30th, 1987.⁶ It is listed as follows:

WILCOT THE GREEN SU 16 SW (north side)

5/158 No 13

GV II

Cottage. Limestone, with brick facade and thatched roof. Late C18-early C19. Two storeys, 3 window bays. C20 thatched porch to left bay. Leaded casement windows with 9in gauged brick lintels, the centre bricks forming flush raised key. Thatch half-hipped to left and gable stack to right. Left gable refaced and 2-storey rear wing added in C20.

Listing NGR: SU1426961201

7. HISTORY

Wilcot

The parish of Wilcot is located about 6 miles southwest of Marlborough and 1.5 miles northwest of Pewsey. It originally consisted of three ancient tithings, Wilcot and East Stowell, Draycot Fitz Payne, and Oare.⁷ Today, the parish is made up of the same villages and hamlets, however, it is called the parish of Wilcot, Huish, and Oare. In the 10th century, Edward of Salisbury gave the manor of Wilcot and Stowell to Bradenstoke Priory.⁸ Thirty years after the dissolution of the monasteries, the manor passed to the Wroughton family, who held the majority of the land until the late 18th to early 19th century.⁹

Wilcot village consists of two areas: the earlier settlement in the south containing the manor house and church, and Wilcot Green to the northeast. Wilcot Green underwent a period of development between 1803 and 1839, when East Stowell Village was cleared of its inhabitants for the building of Stowell Lodge.¹⁰ In 1807, the Kennet and Avon Canal

⁶ Historic England, '13, The Green - 1193328 | Historic England', National Heritage List for England (NHLE), accessed 11 November 2025, <https://historicengland.org.uk/listing/the-list/list-entry/1193328?section=official-list-entry>.

⁷ A.P. Baggs et al., 'Parishes: Wilcot', in *A History of the County of Wiltshire*, vol. 10, ed. Elizabeth Crittall (Victoria County History, 1975), British History Online, <https://www.british-history.ac.uk/vch/wilts/vol10/pp190-204>.

⁸ Baggs et al., 'Parishes: Wilcot', in *A History of the County of Wiltshire* (Victoria County History, 1975).

⁹ Baggs et al.

¹⁰ Baggs et al.

was constructed just north of Wilcot Green.¹¹ Up until the early 19th century the parish's economy centred on arable farming. In the 19th century, much of the arable land in Wilcot was converted to pastureland.¹² After the 1940s, there was a significant reduction in farm employment, and the majority of Wilcot's residents began commuting to work in nearby areas.¹³

13 Wilcot Green

13 Wilcot Green is located on the northeast side of the green. Like many of Wilcot's 18th-century buildings, it has brick walls and a thatch roof. A building was located on the property as early as 1773.¹⁴ Both the building materials and map evidence show that No. 13 was likely one of the earliest residences to be built on the green. The Wroughton family owned the land in Wilcot Green until about the early 20th century. In the early 1840s the residence was occupied by a carpenter, William Strong.¹⁵ From the 1850s to 1920s, the William and Sarah Pearce and their family lived on the property.¹⁶ Sometime after 1843, 13 Wilcot Green became a freehold property, as it was listed as being owned by "Mrs. Collins of the Station Hotel, Woodborough" in the 1910 Inland Revenue Survey.¹⁷

¹¹ Baggs et al.

¹² Baggs et al.

¹³ Kennet District Council, 'Wilcot Conservation Area Statement', January 2005, <https://www.wiltshire.gov.uk/planning-conservation-areas>, 5.

¹⁴ See Andrews and Dury's, *Map of Wiltshire*, 1773.

¹⁵ 'Census Returns of England and Wales', 1841, Ancestry.com, <https://www.ancestry.co.uk>, 14; 'Wiltshire Tithes: Wilcot', 12 September 1843, Know Your Place, https://maps.bristol.gov.uk/kyp-attachment/MediaFull.aspx?OBJECTID=6858&service=wilts_her_2022&layerid=21.

¹⁶ 'Census Returns of England and Wales', 1901, Ancestry.com, <https://www.ancestry.co.uk>, 2; 'Census Returns of England and Wales', 1891, Ancestry.com, <https://www.ancestry.co.uk>, 6; 'Census Returns of England and Wales', 1881, Ancestry.com, <https://www.ancestry.co.uk>, 1; 'Census Returns of England and Wales', 1851, Ancestry.com, <https://www.ancestry.co.uk>, 20; 'Census Returns of England and Wales', 1921, Ancestry.com, <https://www.ancestry.co.uk>; 'Census Returns of England and Wales', 1911, Ancestry.com, <https://www.ancestry.co.uk>.

¹⁷ 'Inland Revenue: Valuation Book for the Parish or Places of Huish, Wilcot, Oare, and Draycot Fitzpayne', The Commissioners of Inland Revenue, 1910, L8/1/100, Wiltshire & Swindon Archives.

8. MAP PROGRESSION



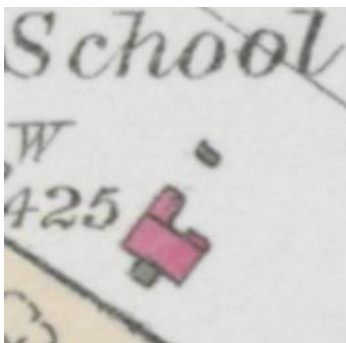
1773¹⁸



1803¹⁹



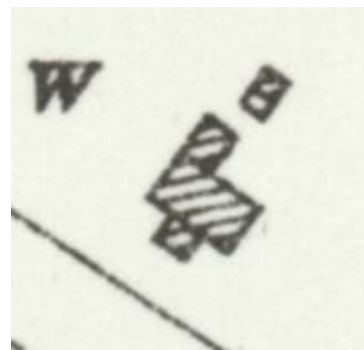
1843²⁰



1887



1901



1924



c1970 OS map



2005 OS map

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¹⁸ Andrews and Dury's Map of Wiltshire, 1773, Sheet 11, Wiltshire & Swindon Archives.

¹⁹ Young Sturge, Plan of the Manor of Wilcot in the County of Wilts Belonging to George Wroughton Esq., 1803, 248/187h, Wiltshire & Swindon Archives.

²⁰ Tithe Apportionment Map, 1843, Know Your Place, <https://maps.bristol.gov.uk/kyp/?edition=wilts&layer=Tithe%20Awards&mapbase=1840s%20Wiltshire%20Tithe%20Awards&overlay=1844-1888%20OS%2025%22%201st%20Edition&x=414020.08&y=160791&extent=1435>.

9. Description and analysis

Exterior:



Fig.2 Main elevation

A Flemish bond brick cottage of two full storeys under a gabled thatch roof, with former central entrance on the **main road elevation**, now a window (**fig.2**). Some brickwork has been replaced, but the right-hand vertical joint of the former doorway largely remains. There is a single brick chimney to the hearth in the main room on south-east gable end. The lower windows have flat gauged arches with prominent keyblocks. There is some slight evidence that the upper floor may have been set under a long dormer from the lighter brick corners at first floor level, and a possibility that the wall has been raised by one or two courses (**fig.3**).



Fig.3 South-west corner showing discontinuity in brickwork due to the rebuilding of the north-east gable wall

The **south-east gable wall** is of greensand rubble with limestone quoins. There are brick returns to the front elevation, and limestone to the rear elevation, which is obscured by a rear range, and a facing of concrete block. The upper gable is in Flemish bond brickwork, continuing to the chimney (**fig.4**).

At the base of the gable the stonework is more random, with a band of 3 brickwork courses to the lower wall. To the right of the fireplace is a patch of stretcher bond brick, a facing behind which is the former opening to a bread oven (**fig.5**).

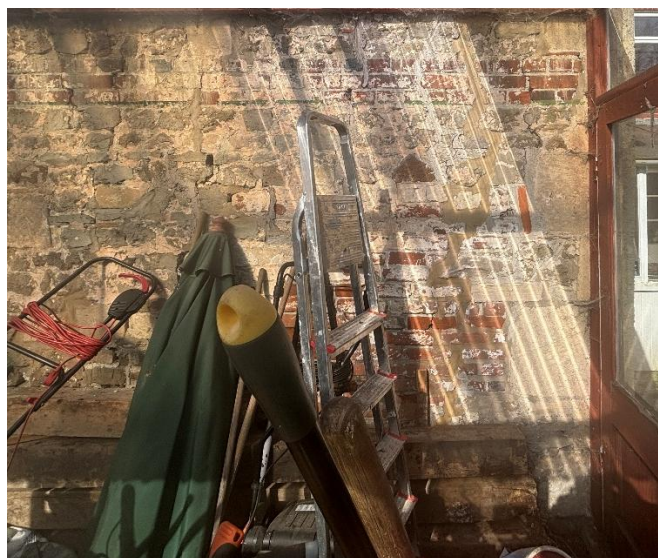


Fig.4 South-east gable

Fig.5 Detail within greenhouse of before c1970 showing stretcher bond brickwork patch on north side of fireplace behind blocked bread oven opening

Interior

Much altered.

The exterior entry and stairs are now in what was the former unheated service end of the cottage. There were no older features to note here. All the interest is in the main living room, with a newly-opened fireplace against the south-east wall, and a much-weathered 17th century axial beam with a 3" chamfer. At the south-east end it is propped on a flat-laid board in the chimney breast. At the north-west end it is lodged in the partition wall. Due to its weathered state, and the wide chamfer, it is likely that the beam is reused.

Description of Fireplace

- The fireplace opening originally extended to the rear lateral wall and has been cut back to the present proportions. Part of the lintel has been cut out of the central section remaining presumably to accommodate a flue inserted in the 1950's or 60s
- Fireplace brickwork is of 9"x 2¼-½" x 4" soft orange bricks based on English garden wall bond (1 row of headers to 3 rows of stretchers)
- The tapered recess recently uncovered to the left of the fireplace was the front of a bread oven which once opened into the main flue (**figs.12, 17 & 18**)
- In c1800 the fireplace was shortened to the present proportions using slightly wider bricks (9"x 2½-¾) in a harder lime mortar. The wall is not bonded into the back of the hearth (**figs.10 & 16**) This function may have become housed in a rear outbuilding or detached kitchen.
- It is likely that the lefthand recess was converted to a cupboard (the slightly wider righthand recess *may* have housed a newel stair at this time – a traditional position for this feature).
- If a newel stair once existed in the righthand recess, it was removed to house a copper boiler. A tall thin recess was made in the existing brickwork to facilitate a low-set flue to vent the smoke from the boiler. Note that the original brickwork return has been rounded off to the height of the flue, possibly for ease of access. At the base of this return wall is a patch repair in what appears to be cinder block (**fig.9**).
- The same cinder block infill is seen in the bread oven opening, suggesting that a refurbishment of the hearth in the 1950's or 60's took place at the same time that a Baxi boiler or heater was said to have been installed. The surrounding replacement brickwork contemporary with this latest phase is of Flettons in a cement mortar (**fig.6**).
- The original north-east wall of the fireplace retains a single timber lacing course in the original brickwork (**fig.11**).
- At the time of the visit, remains of a mid-20th century corrugated Newtonite lath was seen at the return with the rear wall. At the head of the recess is a substantial concrete lintel (**fig.6**).



Fig.6 Main hearth at ground floor level



Fig.7 South-west end of beam showing cuts from a former use

Fig.8 North-east end of beam showing a possible redundant joist pocket



Fig.9 South-west return of fireplace with narrow recess of 6 bricks' height cut in for a flue

Fig.10 North-east return showing stretcher bond brickwork partition of c1800 which reduced the width of the fireplace



Fig.11 The original north-east wall of the fireplace, showing a remaining timber levelling course



Fig.12 The soot-blackened, tapered top of a bread oven infilled with cinder block



Fig.13 Concrete lintel with edge of Newtonite lath lining to left



Fig.14 Right-hand end of lintel



Fig.15 Junction of later partition with back wall of hearth

Fig.16 Sooted flue blocked with original loose brickwork



Fig.17 Bread oven in tapered recess in a farmhouse in Semington

Fig.18 Remains of bread oven opening at 13 Wilcot Green

Appendix: Historic Photographs



The northwestern side of no. 13 is visible beside the former schoolteacher's cottage.²¹



From the Wilcot Parish website²²

²¹ *Wilcot Village, Pewsey*, c 1955, Photograph, Wilcot and Huish with Oare: Parish Council Website, <https://wilcotandhuish-pc.gov.uk/wilcot-cottages/>.

²² *13 Wilcot Green*, n.d., Photograph, Wilcot and Huish with Oare: Parish Council Website, accessed 6 January 2026, <https://wilcotandhuish-pc.gov.uk/wilcot-cottages/>.

