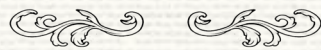




# ANY LAST ORDERS?



A CASE STUDY OF THE LOCAL PUB'S  
CLOSURE, GENTRIFICATION,  
AND THE DECLINE OF THIRD SPACES IN  
RURAL BRITAIN



**Neve Fairholme**

BA (hons) Interior Architecture  
2024 AIA673 Research Project  
Word Count: 3938











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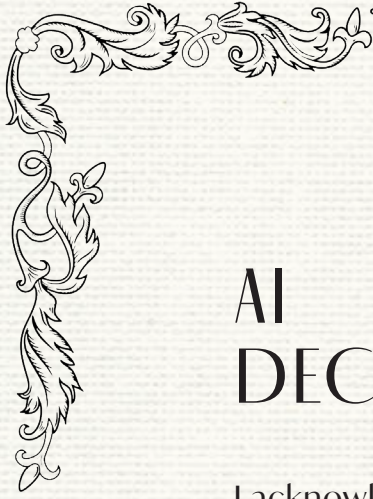
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NEVE FAIRHOLME

17/01/25







# AI DECLARATION

I acknowledge the use of ChatGPT to search for academic sources in regards to Third Places.

On 20th October I submitted a brief summary of my essay topics as reported in **Appendix A1** with the prompt “academic sources for third places”.

The output is reported in **Appendix A2**.

I then used the output to find and select the source Ray Oldenburg’s “The Great Good Place” as reported in **Appendix A3**.

I acknowledge the use of ChatGPT to search for academic sources in regards to British Rural Pubs.

On 20th October I submitted a brief summary of my essay topics as reported in **Appendix A1** with the prompt “academic sources for the importance of british pubs to rural communities”.

The output is reported in **Appendix B2**.

I then used the output to find and select the source Jennings, Paul. “A History of Drink and the English” New York: Routledge, 2007 as reported in **Appendix B3**.







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Newark and sherwood district council, *101 - Floor Plans*. accessed January 14, 2025, [https://publicaccess.newark-sherwooddc.gov.uk/online-applications/files/FFE7C9CEAD7BCB646262A308E15A6498/pdf/23\\_01856\\_FUL-EXISTING\\_AND\\_PROPOSED\\_FLOOR\\_PLAN-1493202.pdf](https://publicaccess.newark-sherwooddc.gov.uk/online-applications/files/FFE7C9CEAD7BCB646262A308E15A6498/pdf/23_01856_FUL-EXISTING_AND_PROPOSED_FLOOR_PLAN-1493202.pdf)

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Newark and sherwood district council, *SECTION 19 REPORT – CAUNTON – STORM BABET, OCTOBER 2023*, accessed January 6, 2025, <https://www.nottinghamshire.gov.uk/media/yqjcqilz/caunton-s19-storm-babet-oct-2023.pdf>

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## ABSTRACT

**“Given the mode of capitalism which we live, life is at its most rewarding, productive, and pleasant when large numbers of people understand, appreciate, and seek out interclass contact”<sup>1</sup>**

For eighteen years I have lived in the charming rural village of Caunton located Nottinghamshire, England. The village is characterised by its close-knit community and shared dependence on its pubs as social hubs. After noticing a correlation between the ongoing redevelopment of the pub, ‘The Beck at Caunton’ and the decline in the surrounding community cohesion, this research project intends to use the pub as a case study. It shall determine the defining attributes and subsequent effects of gentrification in a rural middle-class area as opposed to in the more widely discussed marginalised urban environments.

The study engages with contextual academic sources, qualitative interviews with Caunton residents and a review of proposed planning documents to determine the social and spatial impacts on the village. Through these findings, development strategies that ensure ethical and successful revitalisation can be recommended and further valuable insights can contribute to the larger discourse on rural gentrification.

<sup>1</sup> | Delany, Samuel R, 20th Anniversary Edition, “*Times Square Red, Times Square Blue*” (New York: New York University Press, 2001) 121





# 1. INTRODUCTION

2 | "Pub and restaurant the Cauntton Beck up for sale after owners decide to call last orders" Abigail Hunt, accessed January 8, 2025, <https://www.newarkadvertiser.co.uk/news/cherished-village-pub-up-for-sale-as-owners-call-last-orders-9261034>

3 | Oldenburg, Ray "The Great Good Place: cafes, coffee shops, bookstores, bars, hair salons, and other hangouts at the heart of a community", Berkshire Edition (Massachusetts: Berkshire Publishing Group LLC, 2023), 17

4 | "Save your local pub" CAMRA, accessed november 5, 2024, <https://camra.org.uk/save-your-local-pub>

Since the 16th century<sup>2</sup>, the pub 'The Beck at Cauntton' (although under various titles) has been the beating heart of a village named Cauntton: a place wherein pint-induced laughter and tall tales circulate like blood and breathe life into the community. Social hubs such as this rural pub are historical examples of 'Third Places', a term coined by American sociologist Ray Oldenburg, which define the environments that are found outside a person's home and place of work<sup>3</sup>. Unfortunately, Britain has seen a decline in these places causing detrimental effects not only to the industry's economy but the communities that inhabit them<sup>4</sup>. This trend is particularly rampant in areas facing urbanisation pressures making them vulnerable to gentrification. But what about pubs in more rural settings? Following the closure of my village's pub I have noticed my own community's pulse start to weaken, providing a more personal passion towards investigating this decline.

This Research Project will investigate questions such as: What makes a space a successful Third Place? How are communities affected by pub closures? Could the redevelopment of rural pubs be a case of gentrification? Through my findings, I will argue the importance of communication, community-developer collaboration and consideration of accessibility during and after construction in advocacy against the erosion of third places that are especially vital for social cohesion and community identity in rural Britain.

To provide context, Chapter Two will look to academic sources to explain the impact of urban planning, the social and the economic importance of third places and the repercussions of gentrification on communities when access to these places is lost. Via qualitative interviews with various community members, Chapter Three will research the role of my local pub for the village community prior to its closure, analyse the forces contributing to the prolonged closure and assess the impact the proposed plans could have on the community once fully realised. Chapter Four will draw a direct comparison of the qualitative data derived from Chapter Three and the theory introduced in Chapter Two, in hopes to finalise my argument and draw a conclusion to my research.

By reviewing and documenting the impact the closure of the pub has had on my village's community, this research project aims to add new insight to the discussion of gentrification by studying a potential case in a rural middle-class environment as opposed to in a marginalised urban one.



## 2. ESTABLISHING CONTEXT

### 2.1 THIRD PLACES

With the book 'The Great Good Place' Ray Oldenburg defines the term 'third place' as the social settings that are outside the realms of home or the workplace<sup>5</sup> and describes the important qualities third places should nurture for rich neighbourhood communities "There must be places where individuals may come and go as they please, in which none are required to play host, and in which all feel at home and comfortable."<sup>6</sup> My village pub can be understood as a third place not only through its social function but also through the spatial characteristics that advocate these defining traits.

5 | Oldenburg, "The Great Good Place", 17

6 | Oldenburg, "The Great Good Place", 24



**Figure 1** | The south side or 'front' elevation of 'The Beck at Cauntun' showing the building's traditional façade and sunny beer garden from the view of the access road.

The traditional architectural façade, with its wide windows, lavish front beer garden and accessible entrance evoke a sense of traditional familiarity and invitation for both locals and passersby. The pub still preserves some of its original 16th century materiality such as exposed brick, bared timber beams and a stone hearth located close upon arrival, retaining the warm atmosphere upheld for hundreds of years. The internal spatial layout fosters interaction with a large wooden bar as the central focal point surrounded by strategically varied seating ranging from communal tables by the bar to more secluded seating in private nooks for quieter exchanges. Through this combination of inclusive exterior and strategic interior the pub has fostered a community of locals not just from the village but from places far and wide, exemplifying Oldenburg's vision of a third place.



**Figure 2** | Inside 'The Beck at Cauntun' just past both entrances to the building, brick hearth and exposed timber beams illustrated clearly



## 2.2 THE IMPORTANCE OF URBAN DESIGN IN COMMUNITY COHESION

The existence of third places also relies on attentive urban planning, which must enhance their accessibility and establish collaborative connections with surrounding infrastructure to allow them to become deeply rooted in their communities. Jane Jacobs stresses the importance of ‘eyes on the street’ generated by vibrant, mix-use and continuously occupied public streets “The trust of a city street is formed over time from many, many little public sidewalk contacts... It grows out of people stopping by at the bar, the diner, the hardware store, the grocery, and in the course of these visits, they grow familiar to one another.”<sup>7</sup> Within the context of cities, Jacobs demonstrates how active streets intertwined with local businesses are the catalyst for cultivating community and safety amongst dense amounts of people. It is through the streets that accessibility to third places is preserved and in turn, the streets dependent on third places to keep a flow of people on the streets; an inherently cyclical relationship.

<sup>7</sup> | Jacobs, Jane, *The Death and Life of Great American Cities* (New York: Penguin, 1961), 56

**Figure 3** | A contextual map of the village and its third spaces, demonstrating a series of networks

The red Areas represent the two village pubs, the most southern one being ‘The Beck at Caunton’.

The yellow areas represent the other third places in the village such as the school and cricket pitch to the west of the village and the church in the centre.

The dark grey represents the roads and the lighter grey illustrates the pavements and footpaths.



When these ideas are applied to the spatial layout of a village such as mine, it becomes evident how these principles manifest on a smaller scale. The two pubs, ‘The Beck at Caunton’ and its smaller more rugged accomplice ‘The Plough Inn’, act as critical magnets that pull people into shared spaces, while the church, school and cricket club provide more exclusive but complimentary hubs of activity.





The physical positioning of these establishments creates a network of routes through the village, ensuring the occupied streets that Jane Jacobs so heavily regards. ‘The beck at Cauntun’ property is not only nestled nicely alongside these well-trodden paths but in addition to this, is also the closest amenity when entering the village from the most accessible road entrance just off the A616, which is just three miles east of the A1 the UK’s longest numbered road<sup>8</sup>, promoting frequent visits from people outside of the village.

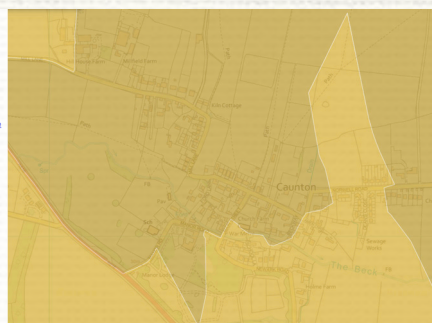
<sup>8</sup> | “A1 road (Great Britain)” *Wikipedia*, accessed January 5th, 2025, [https://en.wikipedia.org/wiki/A1\\_road\\_\(Great\\_Britain\)](https://en.wikipedia.org/wiki/A1_road_(Great_Britain))

## 2.3 GENTRIFICATION: THE RESHAPING OF THE PHYSICAL AND SOCIAL LANDSCAPE

When gentrification affects a neighbourhood it not only changes its economic landscape, but it rewrites the social infrastructure, often consuming the diverse and vibrant community identity that gentrifiers had hoped to capitalise on. This community consumption occurs when its authenticity is commodified, often in the form of new third places but the financial accessibility for its residents is lost. This is not merely a physical transformation, but a socio-spatial strategy derived from capitalism that prioritises middle and upper-class interests whilst marginalising others, labelled as ‘exclusionary displacement’<sup>9</sup> by Stacey Sutton. While Cauntun’s demographic is primarily middle-class, omitting it from the conventional framework of gentrification as it applies to urbanising city neighbourhoods, the village exhibits symptoms that parallel these exclusionary dynamics. The prolonged closure and redevelopment of ‘The Beck at Cauntun’ could reflect a wider trend in the commodification and consumption of cultural spaces. This is dependent on the redevelopment’s design, consideration of resident accessibility and ability to accommodate a successful third space environment. If the renewed pub fails these criteria, a dynamic is created that echoes Sutton’s idea of gentrification as a tool for exclusion, although more subtly, and displacing social and spatial networks and severing accessibility to the wider community.

<sup>9</sup> | Sutton, Stacey, “What We Don’t Understand about Gentrification” / Stacey Sutton / TEDxNewYork, 15 January, 2015, video, 6:18, <https://youtu.be/XqogaDX48nl?si=cbhafZOWJALXyB3>

This layer shows the percentage of household reference persons aged 16 to 64 that are classified as Approximated Social Grade AB - Managerial, administrative and professional. This classification is developed by the Market Research Society using Census data. [Read more](#)



**Figure 4** | Society Digimap illustrating the density of Social Grade AB households to highlight the village middle-class demographic





**Figure 5** | Society Digimap illustrating the density of households owned outright or mortgaged to highlight the villages middle-class demographic



Samuel R Delaney discusses the social erosion that unfolds when third spaces are no longer accessible due to gentrification. He describes the intricate social and behavioural effects that take place within in the context of New York “A park with no public eating spaces, restaurants, or small item shopping...forces mothers who live adjacent to it...to share everything or nothing...they soon become extremely choosy and cliquish about whom they will even speak to. The feel of the park becomes exclusive and snobbish”<sup>10</sup> Delaney observes how gentrification accelerates exclusion and perpetuates social conformity in, ironically, the areas often popular due to their alternative nature. When this social exclusion begins to play out, due to a lack in amenities or third places available, it can also cause the consequential downfall of the other remaining third places. In the case of Cauntton, this is most notable when observing the trends of decline I personally have perceived in the inhabitation of the other pub in the village ‘The Plough Inn’.

**10** | Delany, Samuel R, 20th Anniversary Edition, “*Times Square Red, Times Square Blue*” (New York: New York University Press, 2001), 126

**11** | Delany, “*Times Square Red, Times Square Blue*”, 121

**12** | Delany, “*Times Square Red, Times Square Blue*”, 127

Delaney also emphasises facilitating diverse socio-economic contact, not just between the community as Jane Jacobs discusses but also amongst strangers. The writer states “Given the mode of capitalism which we live, life is at its most rewarding, productive, and pleasant when large numbers of people understand, appreciate, and seek out interclass contact”<sup>11</sup> later specifying “...Jane Jacobs still confuses contact with community. Urban contact is often at its most spectacularly beneficial when it occurs between members of different communities”<sup>12</sup> This observation is important regarding my village’s third place network because despite ‘The Plough Inn’ remaining open, the important role ‘The Beck at Cauntton’ played in ensuring a steady flow of people from outside the village community has ceased activity.

**Figure 6** | The front elevation of ‘The Plough Inn’.





### 3. CASE STUDY: 'THE BECK AT CAUNTON'

#### 3.1 A BRIEF HISTORY

Caunton is a picturesque village found in the district of Newark & Sherwood within Nottinghamshire, England. With its origins dating back to the medieval period<sup>13</sup>, Caunton's rich history of rural English traditions is anchored by the 13th century St. Andrew's Church, timber framed cottages and agricultural roots. Over time, the village has fostered a modest population of about 500<sup>14</sup>, characterised by its close-knit social fabric and shared dependence on third places such as the two pubs.

**13** | "GENUKI: Caunton," GENUKI, accessed January 8, 2025, <https://www.genuki.org.uk/big/eng/NTT/Caunton#:~:text=The%20village%20is%20mentioned%20in,in%20Caunton%20churchyard%20in%201904.>

**14** | "Caunton," *wikipedia*, accessed October 19, 2024, <https://en.wikipedia.org/wiki/Caunton>



**Figure 7** | The 13th century St. Andrew's Church



**Figure 8** | The historic pub sign detailing the previous title 'The Hole Arms', 1984

Since the 16th century the property now known as 'The Beck at Caunton' has played a central role to village life, beginning first as a hostelry and later evolving into a pub named "Hole Arms", seen in figure 8. The name presumably honoured the Hole Family, whose ancestral ties to Caunton Manor and the village date back to at least 1537 via the Church<sup>15</sup>.

**15** | "Dean Reynolds Hole," Rochester Cathedral, accessed January 8, 2025, <https://www.rochestercathedral.org/research/hole>

Since 1998 'The Beck at Caunton' has been owned and run by Valarie Hope and her family<sup>16</sup>, transitioning the pub into an open-plan mix-use open house and fine dining restaurant, drawing in both the locals and customers from far and wide. In 2022 following the sale of another pub owned by Valarie, the owners decided to retire from the industry and put 'The Beck at Caunton' up for sale. In April 2023, the pub came under new ownership, complemented with promises of exciting plans for its future<sup>17</sup>. By the start of the next month, it shut its doors to the community for a full renovation to take place. Nevertheless, two years have passed with little to no updates on its progress and unfulfilled promises of reopening, leaving the village community sceptical of the new owner's intentions.

**16** | "Pub and restaurant the Caunton Beck up for sale after owners decide to call last orders," Newark Advertiser, accessed January 6, 2025, <https://www.newarkadvertiser.co.uk/news/cherished-village-pub-up-for-sale-as-owners-call-last-orders-9261034/>

**17** | The Beck at Caunton, "Morning Caunton & surrounding villages!," Facebook, april 5, 2023, <https://www.facebook.com/TheBeckatCaunton/posts/>



I have a deeply intimate connection to both Cauntton and The Beck, having grown up in the village over the past eighteen years, and experiencing the integral role 'The Beck at Cauntton' has played for the community. In 2021, I became employed by 'The Beck at Cauntton' as bar and front-of-house staff, gaining further insight as to how and who this third space functioned for.

### 3.2 THE ROLE OF 'THE BECK AT CAUNTTON'

To further understand the impact the closure of the pub has had on Cauntton village, the role the pub played in the community must first be explored. When village resident interviewees were asked the importance of pubs and to recall memories that made 'The Beck at Cauntton' so valuable to them it became clear the third place's importance to village identity, community spirit and social health.

**Figure 9** | A table of quotes from interviews with village residents explaining the role of 'The Beck at Cauntton'

Interviewee's name, Village Role, Time lived in Village, Age	Interview Quote	Themes
Kathryn Fairholme, Village resident, 21yrs, 50+	"[There's] quite a number of houses in the village where they've got single occupancy... there's older people, widowed people or there's single people living out in the sticks. It's important that you have that sense of community. There's also the agricultural component that it's a farming area...it's a location that the farmers can connect... Network if you like... It's not just about going out for a drink. I think it's a vital part of a community to connect the various subsets of the local society together."	<ul style="list-style-type: none"> <li>Cauntton Demographic</li> <li>Role of 'The Beck at Cauntton'</li> <li>Community Cohesion</li> </ul>
Rob Bull, Village resident, 9yrs, 40+	"It is beyond cultural... Pubs are a requirement to British people. They need somewhere to congregate, to discuss things that matter to them outside of their house."	<ul style="list-style-type: none"> <li>Role of 'The Beck at Cauntton'</li> <li>Third Place</li> </ul>
Rob Bull, Village resident, 9yrs, 40+	"Fucking loads of them [memories] because periodically, I would walk out of here [The Plough Inn] and they'd [The Beck at Cauntton] still be open and I'd pop in, and Ed would give me a pint"	<ul style="list-style-type: none"> <li>Role of 'The Beck at Cauntton'</li> <li>Role of 'The Beck at Cauntton' in comparison to 'The Plough Inn'</li> </ul>
Edward Liley, former Beck employee/current Plough employee /Village Resident, 20yrs, 35+	"Too many to mention [memories] to be honest. Work wise and as well party wise, and the amount of friends, amount of people I've met as well. It's camaraderie."	<ul style="list-style-type: none"> <li>Role of 'The Beck at Cauntton'</li> </ul>

The interview findings underscore the vitality of 'The Beck at Cauntton' as the village's third place and its effectiveness for fostering community cohesion. Kathryn Fairholme elaborates upon the role of the pub as a connector for various demographics within or surrounding the village providing people with not just a space to relax and have a pint but also an intricate networking hub. Edward Liley reiterates this sentiment, having worked at 'The Beck at Cauntton' for about twenty years, he describes the quantity and quality of the connections he has made over the years in the pub to be so strong it can be

compared to camaraderie. Rob Bull's insights stress the more cultural necessity of pubs as key spaces for congregation and discussion, sharing personal anecdotes that emphasise the accessibility of 'The Beck at Cauntton', particularly due to its later closing hours in comparison to 'The Plough Inn'.



The distinction between 'The Beck at Caunton' and 'The Plough Inn' is an important one, as the village, while losing one of its third places, still retains the other. However, interview responses uncover that 'The Plough Inn' hasn't necessarily filled the gap that was left. Instead, the closure has highlighted the unique role 'The Beck at Caunton' played in fostering regular clientele from a wider demographic, its absence exacerbating the village's lack of interclass contact and reduction in intraclass contact.

Interviewee, Village Role, Time lived in Village, Age	Interview Quote	Themes
Kathryn Fairholme, Village resident, 21yrs, 50+	"There are the two pubs in the village, there's 'the plough', which was very much a local, Casual pub, shall we say less formal, less high end? And then there was 'The Beck' which served Bistro type Food and was a little more upmarket, a little more dining orientated, but did have a drinking facility and section which was often used so as an alternative. It was a good contrast."	<ul style="list-style-type: none"> <li>Role of 'The Beck at Caunton' in comparison to 'The Plough Inn'</li> </ul>
Rob Bull, Village resident, 9yrs, 40+	"It provided somewhere for people of a higher income bracket to go. That wasn't a local village pub full of farmers."	<ul style="list-style-type: none"> <li>Role of 'The Beck at Caunton' in comparison to 'The Plough Inn'</li> <li>Caunton Demographic</li> </ul>
Alec, Elliot, Village resident, 18yrs, 20+	"I think the beck catered to locals and the people from all over, yeah."	<ul style="list-style-type: none"> <li>Role of 'The Beck at Caunton'</li> <li>Interclass contact</li> </ul>
Kathryn Fairholme, Village resident, 21yrs, 50+	"...We're not that keen on the beer and we're not that keen on the food there [The Plough Inn] ... you want to go out, you want to meet people and socialise and relax. And if there is no alternative, then you have to go outside of the community, which is not very good for community cohesion."	<ul style="list-style-type: none"> <li>Role of 'The Beck at Caunton'</li> <li>The closure of the pub</li> <li>Intraclass contact</li> </ul>
Lily Storer, Village resident, 18yrs, 20+	"I'd say people are quite bitter about it [the closure of the pub] ... I would actually say as cliché as it sounds that people aren't as close because not everyone comes in this one [The Plough Inn] ... a lot of people like to go in there [The Beck at Caunton] that you <i>now</i> don't see out as often... I'd say that it's affected the mingling"	<ul style="list-style-type: none"> <li>The closure of the pub</li> <li>Role of 'The Beck at Caunton' in comparison to 'The Plough Inn'</li> <li>Intraclass contact</li> </ul>
Edward Liley, former Beck employee/current Plough employee/Village Resident, 20yrs, 35+	"I think a lot of people in the village miss it. And, as well, it was more of a destination pub and a lot of [other] people miss that as well"	<ul style="list-style-type: none"> <li>The closure of the pub</li> <li>Role of 'The Beck at Caunton' in comparison to 'The Plough Inn'</li> <li>Interclass contact</li> </ul>

**Figure 10** | A table of quotes from interviews with village residents explaining the distinction between the role of 'The Beck at Caunton' versus 'The Plough Inn' and the effects the closure of the pub has had on the village community

The interviewees all suggest to the gap created by the closure of 'The Beck at Caunton' whether it be in reference to the weakening of the village's social fabric or to the loss of access to the physical space itself. For the majority of the residents in the village, the beck has proven itself superior in terms of accessibility mainly due to its multipurpose open-plan nature as both a pub and restaurant.



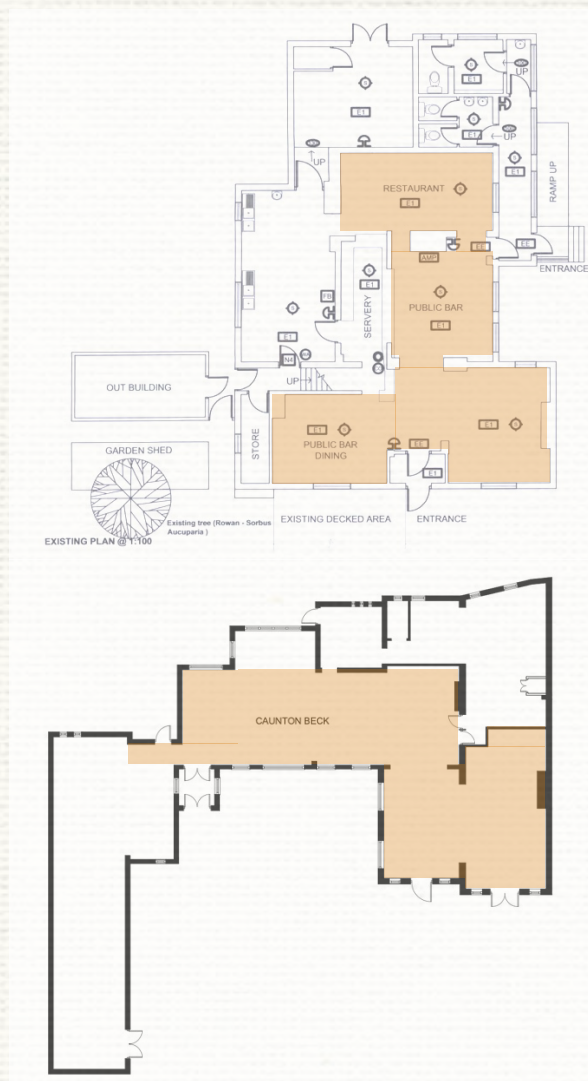
British historian Paul Jennings provides further insight to this victory with his book 'The Local: A History of the English Pub'. He elaborates upon the increased usage of pubs by women and children as both the spatial layout and societal norms shifted to a more modern landscape. 'The Plough Inn' in both my opinion as a village resident and resonated by Rob Bull's description "a local village pub full of farmers" shows this pub echoing the male dominated pub space referred to by Paul "There was the basic local still with a generally working-class custom and a relatively low proportion of women, largely dependent on the sale of drink and offering little food"<sup>18</sup> Throughout history Paul describes how women were dissuaded from this environment via limited socially acceptable access dependant on either the time of day or the accompaniment of a man. Even as decades passed and women more frequently used pubs as social hubs, Paul states "they were very much guests in a male world"<sup>19</sup>. 'The Beck at Cauntton' echoes the more modernised pub, a female and family populated space, defined by the erasure of segregated family rooms and shift towards a more open-plan food-orientated establishment.

<sup>18</sup> Jennings, Paul, *THE LOCAL: A History of the English Pub*, S.L.: History Press (Gloucestershire: The History Press, 2021), 228

<sup>19</sup> Jennings, *THE LOCAL: A History of the English Pub*, 228

**Figure 11** | The floorplan of 'The Plough Inn' (above) and the existing 'The Beck at Cauntton' (below) with its public sections highlighted to compare spatial layout dynamics.

'The Plough Inn' has a configuration that resembles lots of small rooms joined together whereas 'The Beck at Cauntton' has an open L shape arrangement





### 3.3 THE PROLONGED CLOSURE



**Figure 12** | The dining area in the previous 'The Beck at Caunton' establishment. The poor lighting, matching walls and carpet and outdated furnishings create a unpleasant enviroment.

At its core, the take-over and renewal of 'The Beck at Caunton' is not inherently an issue, in fact multiple interviewees indicated a renovation would be mandatory and showed anticipation for the renovation's successful future. However, the prolonged closure certainly has been an issue. The village has had its access lost to its most prominent third place for about three years now, which is particularly upsetting when initially the owners had promised a re-opening within eight months of the closure<sup>20</sup>. The community's distrust and impatience are potent in both interviewee replies and the passive aggressive comments found on the establishment's Facebook page..

**20** | The Beck at Caunton, "Hi everyone...", Facebook, august 16, 2023, <https://www.facebook.com/TheBeckatCaunton/posts/>

Interviewee's name, Village Role, Time lived in Village, Age	Interview Quote	Themes
Kathryn Fairholme, Village resident, 21yrs, 50+	"There's the Caunton community chat... and there's been various questions fielded on there... questioning the timeline, questioning their plans and some quite Sharp comments about how the fact it looks like it's going to be a house, and they don't seem to be exactly being speedy about it.	<ul style="list-style-type: none"> <li>o Residential conversion</li> <li>o Prolonged Closure</li> <li>o Community distrust</li> </ul>
Lily Storer, Village resident, 18yrs, 20+	"All I can add is that it's taking forever what's going on...it's causing a little bit of frustration, there's no updates or anything, just would like to see it open again"	<ul style="list-style-type: none"> <li>o Poor communication</li> <li>o Prolonged Closure</li> </ul>
Edward Liley, former Beck employee/current Plough employee/Village Resident, 20yrs, 35+	"I feel sorry them for the flooding, but I feel like they've missed the trade of two summers and It's going to be two Christmases now... people are just going to forget about the place. They won't go back over because the name will slowly like [disappear]... My sister is away in New York [for example], and she said, "I'm from Nottingham." "Oh, where do you live?" "Do you know the Caunton beck?""	<ul style="list-style-type: none"> <li>o Prolonged Closure</li> <li>o Role of 'The Beck at Caunton'</li> </ul>

**Figure 13** | A table of quotes from interviews with village residents expanding upon the new owners lack of communication and frustration towards the prolonged closure



**Figure 14** | Facebook comments found on 'The Beck at Caunton' facebook page discussing the lack of communication in regards to renovation development

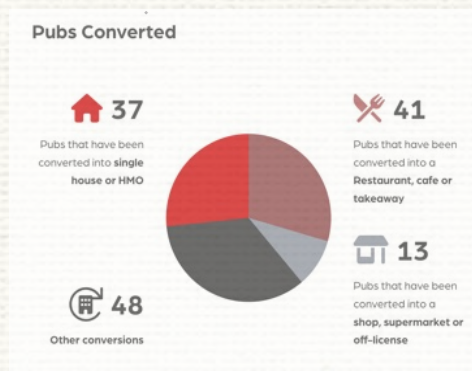


<sup>21</sup> | Jacobs, Jane, *The Death and Life of Great American Cities* (New York: Penguin, 1961), 238

<sup>22</sup> | "Save your local pub" CAMRA, accessed november 5, 2024, <https://camra.org.uk/save-your-local-pub>

Communication between residents and those in charge of renewal projects plays a fundamental role in providing both trust and opportunity for local input, whilst additionally securing future customers. Referring back to Jane Jacob's work, she emphasises "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody"<sup>21</sup>. This is an observation aimed towards urban planning in gentrified neighbourhoods, but the same principle can be applied to the refurbishment of 'The Beck at Caunton'. The deficiency in clear updates is the catalyst for the community's cynical attitude and suspicions of a residential conversion. Even prior to the start of construction, concerns arose regarding the potential for the pub to be turned into a house and with the growing trends of pubs being repurposed across the country, the fear was not unfounded. CAMRA (Campaign for Real Ale), a successful consumer organisation founded in 1971, aims to hold developers accountable via its UK wide network of campaigners. Their website states that in the last 12 months a total of 172 pubs have been lost with 37 of those pubs being converted into single house or HMO<sup>22</sup>. The community's anxieties underline the necessity of regular consultation with locals in order to diminish misinterpretations and protect the pub's function as the village's third place.

**Figure 15** | Pie chart taken from CAMRA's research showing the distribution of pub conversions over a 12 month period





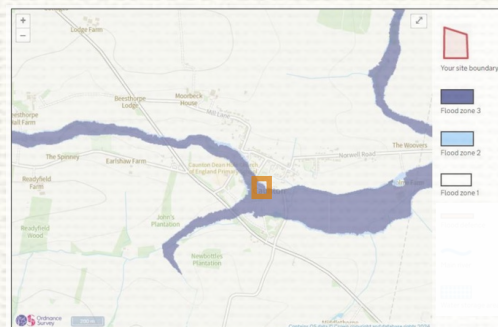


**Figure 16** | A photo taken of 'The Beck at Cauntton' during village's largest flood on record, 2023

However, it is unfair to critique the new owners without addressing the debilitating flood that wreaked havoc in the village during October 2023, subjecting almost 40 homes to internal flooding. Throughout Storm Babet, 'The Beck at Cauntton' was submerged on all sides instigating a considerable set back in the refurbishment. Having met the new owners personally during my previous employment at the pub, I can sympathise that they are not only inexperienced business owners but entirely new to the trade. For them, an incident as catastrophic as this flood must've been incredibly demoralising.

The following report released by Nottinghamshire County Council regarding the flood, establishes the site of the 'The Beck at Cauntton' to be a high-risk area of naturally occurring flooding confirmed by figures 17 & 18. Interestingly, the council also comments "During the flooding the resilience and community spirit shown within the village was exceptional and without it the consequences may well have been worse."<sup>23</sup> exhibiting once again throughout this project the integral significance of community strength in rural areas such as Cauntton.

<sup>23</sup> | Newark and sherwood district council, *SECTION 19 REPORT – CAUNTON – STORM BABET, OCTOBER 2023*, accessed January 6, 2025, <https://www.nottinghamshire.gov.uk/media/yqjcqiz/cauntton-s19-storm-babet-oct-2023.pdf>



**Figure 17** | (left) Council's analysis on the extent of flooding from surface water during 2023 Babet storm. Beck site located in orange square

**Figure 18** | (right) Council's analysis and findings on determining flood zones within Cauntton village. Beck site located in orange square.



### 3.4 ISSUES WITH THE PROPOSED DEVELOPMENT

24 | "Planning – Planning Application Documents" Newark and sherwood district council. accessed November 9, 2024, <https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails>.

Via the Newark & Sherwood Council's planning services website, the pub's history of planning applications is accessible to the public. Between October 2023 and July 2024, the site has seen five iterative proposals, all of which consistently contain conspicuous issues which will be discussed below<sup>24</sup>.

**Figure 19** | A photo taken of 'The Beck at Cauntton' during the construction of the renovation

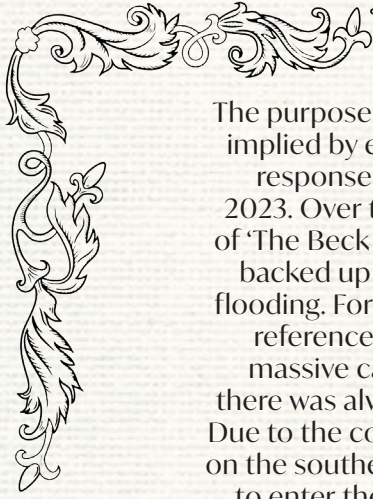


The most noticeable change and arguably the main reason for the community's scepticism is the brick wall spanning across the front of the building. It was once the construction of this wall began, that for some village residents, their fears of residential conversion were confirmed. The new wall, despite maintaining the materiality of the existing, has effectively erased the pubs picturesque and inviting façade and portrays the property in a private manner. Observing the site's orientation and sun path, the wall's height will cast a shadow over the once sunbathed beer garden and hide any remaining summer drinkers which will further discourage visitation from those driving past.

**Figure 20** | Orthographic drawings of the existing front elevation and the proposed, edited to draw attention to the wall blocking the building's facade





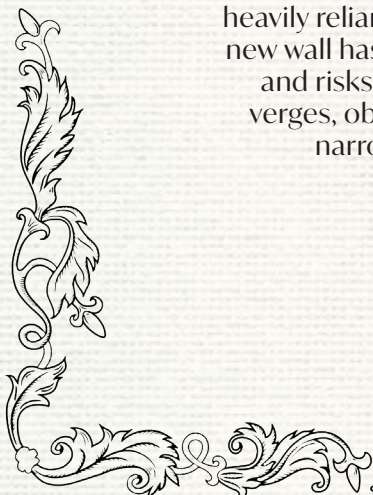


The purpose of the wall is to act as a flood deterrent, implied by early support information documents, in response to Cauntton's major flooding in October 2023. Over the years, the drain located in the centre of 'The Beck at Cauntton' carpark has habitually been backed up with surface water, forming a source for flooding. Former Beck employee Edward Liley makes reference to this in his interview, stating "It's not a massive car park, is it? and half of it used to flood, there was always a lake in the middle of the carpark". Due to the configuration of the existing build, a flood on the southern side of the building has the potential to enter the building from four different entryways. The wall minimises this risk by reducing the water's access to a single point, allowing for more efficient flood prevention. On the 6th January 2025 the village flooded once again and the wall successfully served its role, as seen in the Figure 21.



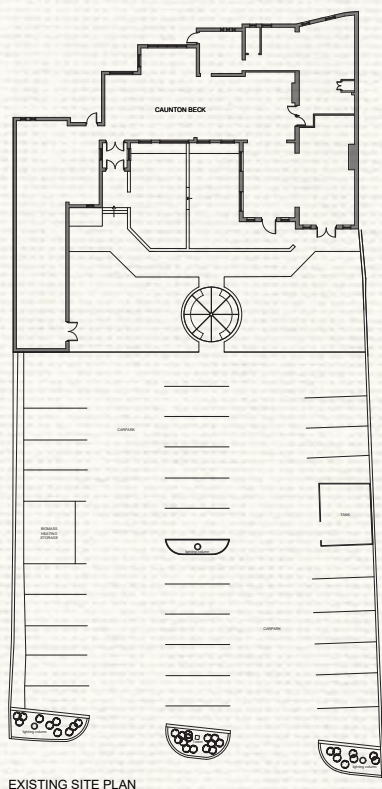
**Figure 21** | A photo taken of 'The Beck at Cauntton' showcasing the newly built wall as a flood preventative.

Despite the importance of flood prevention for this site, the circumstances in which it is required will not nearly be as frequent as the circumstance of poor accessibility caused by the wall. There are no bus routes or alternative forms of public transport available to Cauntton village making it a destination heavily reliant on cars as the mode of transport. The new wall has infringed upon valuable car park space and risks the potential of overspill parking on the verges, obliging nonlocal people to walk along the narrow access road with blind bends in close proximity.

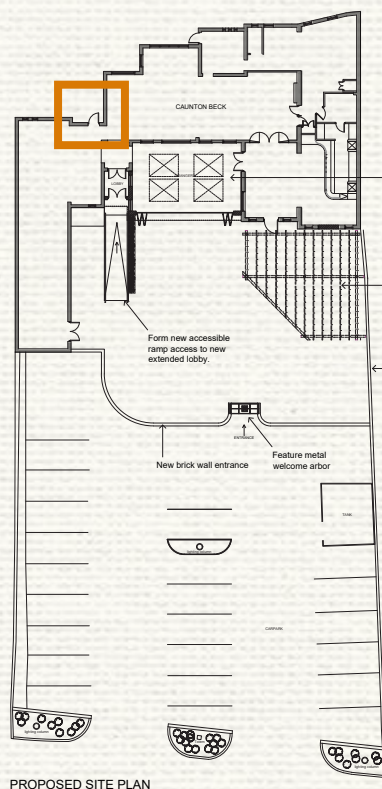




**Figure 22** | An earlier iteration of the renovation design. The wall has remained throughout all designs and this set of plans demonstrates the amount of space sacrificed from the car park. The orange box is in reference to figure 24.



EXISTING SITE PLAN



PROPOSED SITE PLAN

This problem has been exacerbated by the removal of the door located to the right on the rear elevation of the building, which is the only entrance providing the village locals access to the building (the other door leads to back-of-house). Intriguingly, on the proposed plan drawings this door remains but following an external site visit in January 2025 I have photographed the entryway evidently bricked up. Now, in addition to non-locals walking along the dangerous road, there will be an increase of locals as well. This will require pedestrians, wheelchair users, the elderly and children alike to walk beside the access road due to a lack of existing footpaths that the proposed plans seem to indicate.

**Figure 23** | Orthographic drawing of the proposed rear elevation. The orange box is in reference to figure 24



ELEVATION 'C' PROPOSED REAR ELEVATION  
Scale 1:100 @ A1

**Figure 24** | Photo evidence of unauthorised brick-up of village resident access. The location in context of the site is demonstrated by the orange boxes







## 4. DISSCUSSION

### 4.1 COMPARING THE RENOVATION TO GENTRIFICATION

Stacey Sutton's definition of gentrification focuses on the displacement of community members via a decline in financial accessibility to third places due to a prioritisation of development aimed at economic gain over social benefit<sup>25</sup>. In the case of 'The Beck at Caunton' the decline in the community's accessibility is driven not by financial income or class, but instead a tension between village community needs and the actions of the new owners.

<sup>25</sup> | Sutton, Stacey, "What We Don't Understand about Gentrification.", 15 January, 2015, video, 6:18, <https://youtu.be/XqogaDX48nl?si=cbhafZOWJALXyB3>

The unauthorised bricking-up of the rear door, which historically provided suitable entry for village residents, functions as a metaphor for the collapse of trust and connection between the pub and the community. It epitomises the physical loss of access to the third place and exemplifies the new owner's poor communication and disregard for local input.

This poor communication takes form in the additional setting of the prolonged closure through unclear updates, false opening date predictions and design choices devoid of consideration concerning the former role 'The Beck at Caunton' used to play for its people. These actions have further aggravated the social disconnect, jeopardising the village's system of both social and spatial networks advocated by Jane Jacobs<sup>26</sup> and has resulted in the ruin of the village's source for "most rewarding, productive, and pleasant"<sup>27</sup> interclass contact.

<sup>26</sup> | Jacobs, Jane, *The Death and Life of Great American Cities* (New York: Penguin, 1961), 56

<sup>27</sup> | Delany, "Times Square Red, Times Square Blue", 121

In the case of 'The Beck at Caunton' the physical removal of accessibility, the destruction of the village's social and spatial network, and the disregard for the pub's former role all underscore a shift resembling gentrification. Nonetheless, the case deviates from the traditional definition of gentrification in key areas. Firstly, the development is not financially exclusionary. Secondly, the owners appear to have genuine intentions of creating a thriving community-based pub, albeit poor execution and in the face of challenging circumstances such as the 2023 village flood. Via observing how the closure has consequentially incited a decline in village community cohesion, this case study exemplifies the nuanced impacts of rural gentrification, wherein disruption to accessibility, tradition, village networks and the preservation of successful third space environments, outweighs any apparent effort to revitalise.



## 4.2 CONCLUSION

This research project has explored the prolonged closure and proposed redevelopment of 'The Beck at Cauntun' as a case study to reveal the nuanced effects of rural gentrification. Findings emphasise the critical role of third places in maintaining rural networks to foster both intraclass and interclass contact, essential for community social cohesion. Diverging from its traditional definition whilst embodying many of its social consequences, this case study does not entirely align itself as an instance of gentrification. Subsequent to the analysis of the renovation process, my scepticism of residential conversion has been reduced but not eliminated. It is this faith in the owner's honest intentions that distinguishes the case study from an example of rural gentrification. Instead, 'The Beck at Cauntun' serves as a cautionary tale regarding the risks when neglecting the social and cultural significance of such third places in rural areas. This study highlights the necessity for development strategies that prioritize transparency, inclusivity, and respect for local traditions to ensure the revitalization of such spaces strengthens, rather than fragments, the social cohesion of the village. Via exploring the impact of this specific closure, valuable insights can be contributed to the larger discourse on the rural gentrification of third spaces and the evolving dynamics of village life in the face of social and economic change.

For now, with planning permissions approved and construction underway, village residents including myself can only anticipate the future of our treasured village pub.

**Figure 25** | A table of quotes from interviews with village residents sharing their theories for the future of 'The Beck at Cauntun'

Interviewee's name, Village Role, Time lived in Village, Age	Interview Quote	Themes
Rob Bull, Village resident, 9yrs, 40+	"It [The Beck at Cauntun] become a viable, Worthwhile pub for the village... That's it. Yeah. I hope they make a success of it. I hope that people do what they used to do, which is bust themselves in from 50 miles away to come to the beck"	o Future predications for the new 'The beck at Cauntun'
Kathryn Fairholme, Village resident, 21yrs, 50+	"I really want them to make a go of it and it to be a really good eating pub like it was before... Whether it'll work or not, I don't know. The cynic in me suspects that they've deliberately converted it into a pub that can easily be changed into a dwelling. 100% that's what it looks like."	o Future predications for the new 'The beck at Cauntun'
Alec, Elliot, Village resident, 18yrs, 20+	"I would want it to be pretty much exactly as it was before it shut. Yeah, it caters for everyone. If you want a really nice meal, you can have a nice meal... If you just want to go for drink after work, you can do. It needed a bit of renovation. I'd want it to be a nice place, but I wouldn't want anyone to Feel like they weren't welcome."	o Future predications for the new 'The beck at Cauntun'
Edward Liley, former Beck employee/current Plough employee/Village Resident, 20yrs, 35+	"I think they're trying to copy something. It won't fit in this village. And it's a good idea, but it's just not going to work. They've got their ideas. Yeah, but I don't think they will work on this village. Much of me living in this village for twenty years, I know who's going to be in and out and obviously working there for so long."	o Future predications for the new 'The beck at Cauntun'





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## SOCIAL MEDIA

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# APPENDICES

## AI EVIDENCES

### A1. APPENDIX

"I'm writing a dissertation researching the closure of my rural british local pub wherein i investigate the effects it has had on the local community from the perspective of a general loss of third places in british countryside and the causes and effects it has on those communities. maybe towards the end of the dissertation by looking as some case studies that have restored these third spaces"

### A2. APPENDIX

Here are some foundational and contemporary academic sources on the concept of third places and their role in community building, especially relevant for your dissertation on rural pub closures and the loss of third spaces:

#### 1. Ray Oldenburg - The Origin of the Concept

Oldenburg, Ray. *The Great Good Place: Cafes, Coffee Shops, Bookstores, Bars, Hair Salons, and Other Hangouts at the Heart of a Community*. New York: Marlowe & Company, 1989.

This is the seminal work that introduced the concept of third places and discusses their importance in creating a sense of community, identity, and belonging.

Oldenburg, Ray, and Dennis Brissett. "The Third Place." *Qualitative Sociology* 5, no. 4 (1982): 265-284.

In this article, Oldenburg and Brissett delve into the characteristics of third places, emphasizing their role in fostering casual social interactions and providing an informal public life essential to community cohesion.

#### 2. Third Places and Social Capital

Putnam, Robert D. *Bowling Alone: The Collapse and Revival of American Community*. New York: Simon & Schuster, 2000.

This article discusses how third places can help to offset social capital deficits in communities, relevant to exploring the impacts of pub closures and the weakening of community bonds in rural areas.

#### 3. Third Places in Rural and British Contexts

Hickman, Paul. "Third Places in the Everyday Lives of People in a Low-income Neighbourhood." *Urban Studies* 50, no. 4 (2013): 611-626.

Hickman examines third places in a low-income British context, focusing on how they contribute to everyday social interactions and belonging, relevant for understanding rural third places in a British setting.

Matthews, Piers. *Changing Times for Rural Public Houses in the UK: Owners, Patrons, and Rural Communities*. London: Routledge, 2017.





This book specifically looks at the challenges facing rural pubs in the UK and their impact on local communities, with insights on economic pressures and the social role of these establishments. Maye, Damian, and James Kirwan. "Alternative Food Networks and Urban-Rural Dynamics: The Case of Farmers' Markets in the South West of England." *Journal of Rural Studies* 26, no. 4 (2010): 395-405. This article discusses how alternative spaces like farmers' markets function as informal third places in rural areas, which can provide insight into alternative third place dynamics where pubs are disappearing.

#### 4. Community-Built and Restorative Third Places

Pawson, Ray, and Nicholas Tilley. *Realistic Evaluation*. London: SAGE Publications, 1997.

This book is valuable for its methodological insights on case studies and evaluations. It can help inform an analysis of restorative case studies of community-owned or cooperative pubs.

Somerville, Peter, and John McElwee. "Situating Community Enterprise: A Theoretical Exploration." *Entrepreneurship & Regional Development* 23, no. 5-6 (2011): 317-330.

The article discusses how community enterprises can foster local identity and social bonds, relevant for examining case studies where third places have been revived through community efforts or cooperative ownership.

Watson, Sophie, and Doreen Massey. *Flexible Citizenship: Solidarity, Community and the Global Economy*. London: Routledge, 2014.

Watson and Massey examine how community spaces adapt within changing economies, and they discuss the pressures on rural spaces, which is relevant for studying the resilience and adaptability of third places.

#### 5. Impacts of the Loss of Third Places

Cattell, Vicky, et al. "Mingling, Observing, and Lingering: Everyday Public Spaces and their Implications for Well-being and Social Relations." *Health & Place* 14, no. 3 (2008): 544-561.

This paper links the use of public spaces to well-being and social connectedness, offering a basis for examining the impact of pub closures on mental health and social isolation in rural communities.

While this work focuses primarily on American society, Putnam's exploration of declining social capital relates strongly to the disappearance of third places and the impact on community life. His concept of social capital is essential for understanding the wider societal consequences of losing third places.

Jeffres, Leo W., Bracken, Cheryl Campanella, Jian Wang, and Kimberly G. Neundorff. "Moving from Theory to Practice: How Neighborhoods Can Reduce Social Capital Deficits." *American Behavioral Scientist* 53, no. 1 (2009): 127-146.

### A3. APPENDIX

Oldenburg, Ray. 1989. *The Great Good Place: Cafés, Coffee Shops, Bookstores, Bars, Hair Salons, and Other Hangouts at the Heart of a Community*. Philadelphia: Da Capo Press.







## B2. APPENDIX

Here are some key academic sources that delve into the cultural, social, and economic importance of pubs to rural British communities:

### 1. Historical and Cultural Significance of Pubs

Jennings, Paul. *A History of Drink and the English, 1500–2000*. New York: Routledge, 2007.

Jennings provides a comprehensive look at the historical role of drinking establishments in British culture, with insights into how pubs became essential to rural social life and community identity over time.

Everitt, Charles W.J. *The British Pub: A History*. London: Pluto Press, 2002.

This book explores the role of pubs in Britain's social and economic history, with specific sections focusing on the importance of rural pubs in sustaining community traditions and providing a sense of place.

### 2. Social Role and Community Cohesion

Cabras, Ignazio, and Matthew Bosworth. "Embedded Models of Rural Social Capital: The Role of Pubs in Promoting Social Inclusion and Community Cohesion in the English Countryside." *Sociologia Ruralis* 52, no. 4 (2012): 499–519.

Cabras and Bosworth discuss how rural pubs act as hubs of social capital, fostering inclusion and cohesion by providing informal gathering spaces that strengthen community ties.

Cabras, Ignazio, and Eleanor Mount. "Assessing the Impact of Pubs on Community Cohesion and Wellbeing in the English Countryside: A Longitudinal Study." *International Journal of Contemporary Hospitality Management* 32, no. 3 (2020): 1127–1145.

This longitudinal study analyzes how pub closures impact rural communities' social wellbeing, highlighting the importance of pubs for community resilience and social stability.

May, Jon. "Of Pubs and First Places: Local Pubs as a 'Community of Place'." *Progress in Human Geography* 20, no. 1 (1996): 53–72. May argues that rural pubs act as "first places" within communities, central to social life and local identity. This work is valuable for understanding the specific role pubs play beyond third places, as they become vital social institutions in rural areas.

### 3. Economic Impact and Role in Rural Sustainability

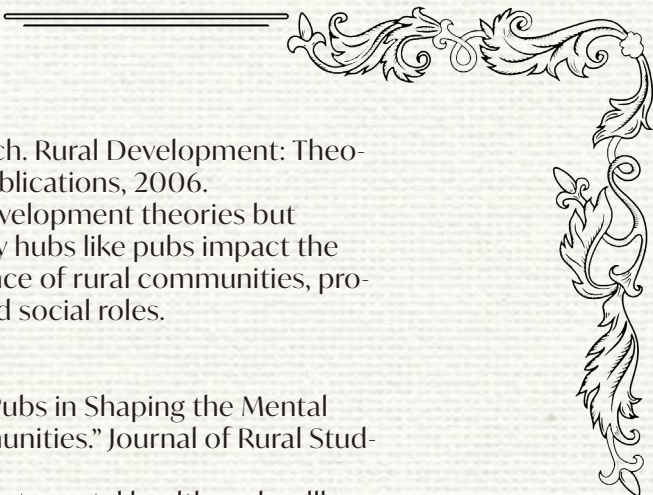
Mount, Eleanor, and Ignazio Cabras. "Community Cohesion and Village Pubs in Rural Britain: An Econometric Study." *Regional Studies, Regional Science* 5, no. 1 (2018): 1–10.

This article uses econometric data to discuss how pubs contribute economically to rural communities, providing jobs, supporting tourism, and keeping local economies viable, especially in remote areas.

Pratten, John D. "The Importance of the Pub to the Tourist." *International Journal of Hospitality Management* 22, no. 4 (2003): 507–520.

Pratten's work examines the pub as an economic asset in rural areas, particularly for tourism, underscoring how pubs attract visitors and generate revenue for local businesses, which is critical for rural





communities.

Marsden, Terry, and Jonathan Murdoch. *Rural Development: Theories and Processes*. London: SAGE Publications, 2006.

This book discusses broader rural development theories but includes sections on how community hubs like pubs impact the sustainability and economic resilience of rural communities, providing insights into their value beyond social roles.

#### 4. Public Health and Wellbeing

Burton, Rebecca, et al. "The Role of Pubs in Shaping the Mental Health and Wellbeing of Rural Communities." *Journal of Rural Studies* 53 (2017): 90-99.

Burton et al. explore how pubs support mental health and wellbeing, offering informal support networks and a break from isolation for rural residents. This article is relevant for examining the social impacts of pub closures on health. Ellis, David, and Ignazio Cabras. "Public Health Implications of the Loss of Pubs in Rural Communities." *Journal of Public Health* 41, no. 1 (2019): 159-165.

This article investigates the public health consequences of pub closures in rural areas, highlighting issues like increased social isolation and limited access to informal support systems, especially for the elderly.

#### 5. Community-Owned and Cooperative Pubs

Foster, Neil, and Ignazio Cabras. "The Role of Rural Pubs in Community-Led Regeneration Initiatives: Public Houses and Community Cohesion in England." *Environment and Planning A: Economy and Space* 50, no. 5 (2018): 1032-1049. This article explores community-led initiatives, including community-owned pubs, which have helped save and revitalize pubs in rural areas. It offers valuable case studies for understanding how communities can preserve and even expand the role of pubs.

Fuller, Tony, and E. Diane Jonas. "Exploring Pub Ownership Models: The Case of Community Pubs in England." *Local Economy* 28, no. 4 (2013): 372-388.

Fuller and Jonas analyze different ownership models, particularly community and cooperative ownership, showing how these models have allowed rural communities to sustain pubs as essential social spaces.

#### 6. Impact of Pub Closures on Community Identity


Creswell, Tim. "Place, Community, and Mobility in the English Pub." *Cultural Geographies* 11, no. 3 (2004): 339-355.

Creswell examines the significance of pubs to a community's identity and sense of place, discussing how pub closures can lead to a loss of cultural memory and community identity.

Warwick, Neville. *Last Orders? The Role of the Rural Pub in British Culture*. Oxford: Berghahn Books, 2015.

Warwick's work details how pubs are embedded in British rural culture, symbolizing continuity and heritage. He also addresses the cultural loss that communities experience when rural pubs close. These sources will provide a strong theoretical and empirical foundation

for discussing the importance of pubs to rural communities and the various impacts their closure can have. Let me know if you need further resources on specific topics like mental health, community ownership, or economic impact.







### B3. APPENDIX

Jennings, Paul. 2021. THE LOCAL: A History of the English Pub. S.L.: History Press.

## INTERVIEW QUESTIONS, TRANSCRIPTS & CONSENT FORMS

### INTERVIEW QUESTIONS

How long have you lived in the village and what drew you here?

What is your connection/role to the village?

What was the role of The Beck in the village for the community and for yourself?

How often did you go to The Beck and for what kind of events?

Any meaningful memories or events that made the pub special to you?

Do you think pubs hold a particular cultural significance in the British Countryside?

How important are pubs for building relationships and creating a Community?

How has the community changed since the closure of The Beck?

What are your thoughts on the current design of the development?

Do you know the new owners or of their plans with what to do with the pub?

What do you predict the future of The Beck to be?

In an ideal world, what would you like to see happen with the pub?





## 1. KATHRYN FAIRHOLME INTERVIEW TRANSCRIPT

Neve Fairholme (student)

How long have you lived in the village and what drew you here?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

We lived, we moved to Caunton 21 years ago.

And we moved there because it was in the Minster school's catchment area. It was still a good distance from my workplace and Andy's work and seemed like a nice village.

Neve Fairholme (student)

What is your connection slash role to the village?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Other than the fact that we've lived there a long time, not a lot really. Obviously grew up. We were both born in the area and grew up in the area, so knew of it. But no personal connection to the village other than the fact that we lived there 20 plus years.

Neve Fairholme (student)

What was the role of the beck in the village for the community and for yourself?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Oh, I think it's pretty important, really. It though the two pubs in the village, there was the plough, which was very much a local.

Casual pub, shall we say less formal, less high end. And then there was the back which served Bistro type. Food was a little.

More upmarket, a little more dining orientated, but did have a drinking facility and section which was.

Often used so as an alternative it was a good contrast, and it was also very pleasant environment and very good food.


Neve Fairholme (student)

Hmm. How often did you go to the back? And for what kind of events?

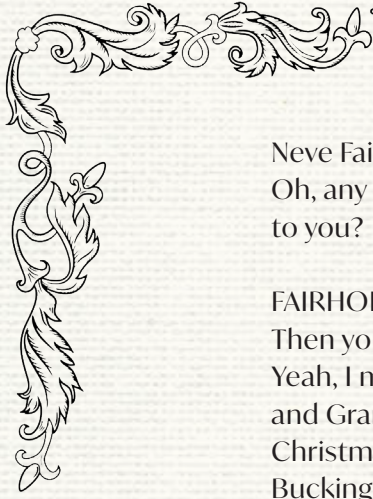
FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

We go probably once or twice a month. Sometimes we go for a meal. We'd certainly go around Christmas time and birthdays and special events. We'd often go there for a meal and then sometimes we'd just go for a drink. Particu- larly nice and Nice.

Pub garden. So nice for a, you know, a drink in the summer setting outside.







Neve Fairholme (student)

Oh, any meaningful memories or events that made the pub special to you?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Then your father falling in the back out of the beck.

Yeah, I mean, we had for example, we had a big meal there for Nana and Grandpa's Golden wedding anniversary. We'd often have a big Christmas meal there. When Susie and Robert come up from Buckinghamshire, and that would often be there. We had a couple of New Year's there. We've went there for Christmas Eve quite a few times. So yeah, quite a few.

Neve Fairholme (student)

Do you think pubs hold a particular cultural significance in the British country- side?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Absolutely.

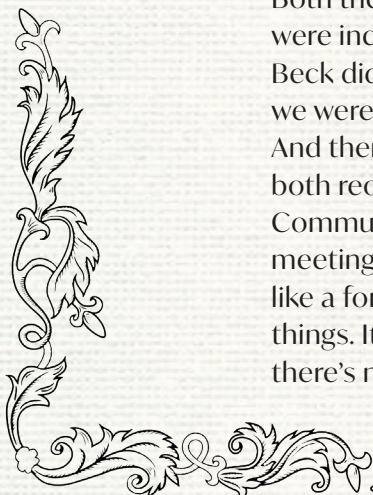
In the absence of being a very religious family, that that's the main meeting place for the community. I think a lot of communities now are less involved with the church and if you haven't got young school aged children then it's one of the places you can engage with the community. Obviously, we made a lot of friends through the school with you guys. Then when you moved beyond the Junior School, which is the only schoolin Caunton, then it was a place to socialise and meet people. And obviously because you can't drink and drive, it was within the village. Cultulate very important, particularly in the countryside, where if you do want to go out and celebrate or relax or have a good time, it's better to be somewhere that you can just walk home. So yeah, culturally very much there.

Neve Fairholme (student)


So again.

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

But also very cohesive for the village, very much a uniting factor. Both the pubs in the village are. The during lockdown, the pubs were incredibly important. Focus for community cohesiveness. The Beck didn't open, but the plough was very much the centre of what we were allowed to do in total lockdown. It became the hub of it. And then when you were able to go outside and drink, then they both reo- pened and it became they both became very important. Community connection places. And continent has the village meeting room, of course. Up at the school. But that's very much like a formal space. It's just really for Council Parish meetings and things. It's not a social place. And the church has Sunday services or there's no vicar. So if you're religious, you've got that as a means of







meeting people.

reasons to move to Caunton is to be part of a community. So the pubs are vital, really, to connect with the community and get to know people.

Neve Fairholme (student)

I mean, you kind of already answered it, but my next question was how important are pubs for building relationships and creating a community so.

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

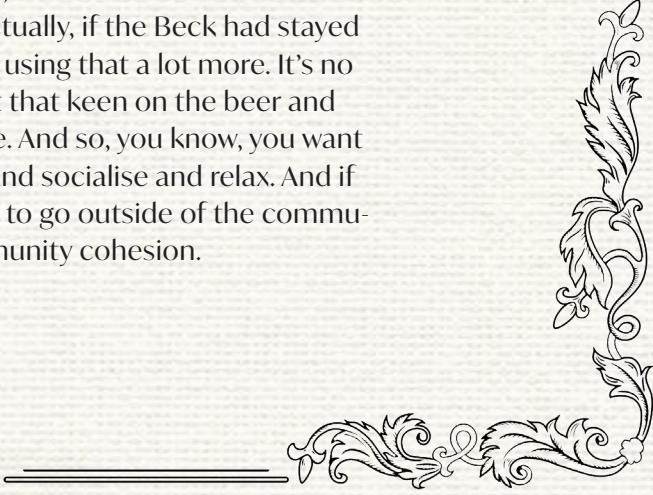
There you go. I mean, they really are. I mean, there's a there are, you know, quite a number of houses in the village where they've got single occupancy where you know, there's older people, widowed people or there's single people and living out in the sticks. It's it's important that you have that sense of community. There's also the agricultural component that it's a farming area. And again, it's an, it's a location that the farmers can connect and you know. Network if you like. So there's lots of. It's not just about going out for a drink. I think it's a vital part of a community to connect the various subsets of the local society together. So you know, there's the the shooters always meet after a shoot. There's the local farmers that will often meet and are good friends. There's sort of the the Cricket Club meet there. There's all kinds of people that will use it as a hub, as a basis. As a pub to meet and to to kind of reinforce community links.

Neve Fairholme (student)

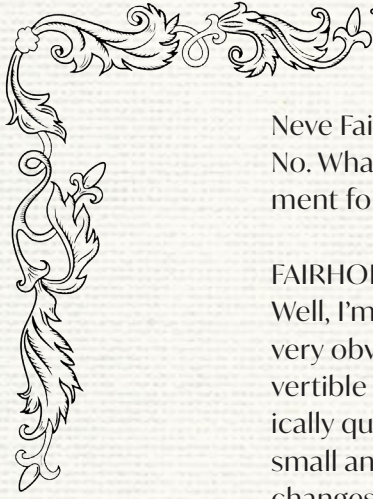
How would you say the community has changed since the closure of the Beck if it has?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

I think it's changed quite significantly in so much as people will now often travel out of Caunton that gives you less of a sense of community. The plough is not really a food pub and certainly not really a special occasion pub, so you end up inevitably going out of the village also. The the pubs out and about are very good. We all like the milestone pub, which is good, but we've learnt to like that because there wasn't the bag. And actually, if the Beck had stayed open and available, we'd probably be using that a lot more. It's no secret that the Plough pub. We're not that keen on the beer and we're not that keen on the food there. And so, you know, you want to go out, you want to meet people and socialise and relax. And if there is no alternative, then you have to go outside of the community, which is not very good for community cohesion.







Neve Fairholme (student)

No. What are your thoughts on the current design of the development for the back?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Well, I'm optimistically hoping that it will reopen as a pub, but it's very obvious looking from the outside, it could very easily be convertible into a house. I think that the large walls are very aesthetically questionable. They look like they've made the car park very small and the car park wasn't big enough before they made those changes. Cars would often have to park around the corner or on adjacent roads. So if the pub does become very. In popular, I think there's going to be a significant car parking issue, I think. From what I've seen, the design it looks like they're moved to the bar from its previous location into what was the old dining area, which is I think probably a really good idea. The old pub before it closed had a separate dining area which was a little impersonal, a little airy and spacious, but he didn't feel very homely, did it? It felt a little bit bright, lighted and not intimate, shall we say. Whereas the main bit of the bar did and by swapping it around, I think that's a good move that they've suggested. I understand the extension that looks like a double garage is going to be a toilet block and an area with fold back doors which if it is great that looks fine and I suppose they would probably argue that the walled garden bit is to make the pub garden more of a...

Blooming egg. Can you hear that? Can you hear them? Background? The Christmas lights?

The the Yeah, the.

\*\*\*\*\* say so. It's like World War three out there.

Fireworks.

I can't remember what I'm saying now. It's distracted me.

Neve Fairholme (student)

The wall the the purpose of the wall.

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

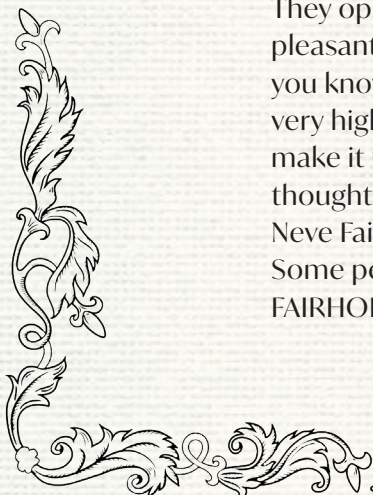
Oh, right, yeah. It will make it feel more cosy, I guess.

It was a sun trap anyway because of it. The nature of it was S facing. They open aspect of the farm and it was warm and it was a nice pleasant space. Really. Yeah, yeah, so. So it'll it'll hopefully be a nice, you know, space. I can see where they're coming from, but it's a very high wall. I don't know whether it doesn't make it. It might make it feel a little claustrophobic. It's certainly a lot higher than we thought.

Neve Fairholme (student) 10:44

Some people in the plough were saying it's a flood preventative.

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP) 10:50





FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Well, I float preventing. I don't think the flood's ever been that high. I mean, I've. I've seen the. I've seen the the flooding at. It's very, very worst on two occasions they the pub garden and the pubs flooded since we've been in the village and it's never got that high and they the floods of October 23 were exceptionally bad. We made the news didn't we 32 houses.

Neve Fairholme (student)

Yeah.

I don't know. Yeah.

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

People had to move out of, so that's as bad as it'll ever get. And that was not, I mean, it was in the bag, but it it certainly didn't need.,A 10 foot high wall.

Neve Fairholme (student)

The next question is.

Do you know the new owners or of their plans with what to do with the pub?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

No, only indirectly. There's there's the caunton community chat, the WhatsApp page and Messenger page, and there's been various questions fielded on there by the community about it, questioning the timeline, questioning their plans and some quite.

Sharp comments about how the fact it looks like it's going to be a house and they don't seem to be exactly being speedy about it.

So other than that, no, there's not a lot really that I know.

Neve Fairholme (student)

OK. What do you predict the future of the beck to be?

FAIRHOLME, Kate (NEWGATE MEDICAL GROUP)

Well. I really want them to make a go of it and it to be a really good eating pub like it was before. The old style of that pub. It had got tired. You know that you went to, you worked there. So you know it did need a revamp. It did need a perhaps a rethink and a fresh, perhaps culinary direction. But other than that, it fulfilled a very good purpose. I suspect that this pub is has their aim. Whether it'll work or not, I don't know. The cynic in me suspects that they've deliberately converted it into a pub that can easily be changed into a dwelling. 100% that's what it looks like. So are they setting themselves up for failure deliberately? That's a worry. Who knows? I think you just. I think we're just time. Will tell. I'm hoping it's going to be like the back, but modern and cool and really good. Funky food and a bit different. Who knows?





2. KATHRYN FAIRHOLME CONSENT FORM

Participant Consent Form

Title of Project:

“Any Last Orders? The Closure of my Local Pub, Gentrification and the Loss of Third Places”

Name of Researcher:

Neve Fairholme

Please  
initial.

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I have read and understood the information sheet for the above study, and have had the opportunity to consider the information and ask questions.

The researcher has explained to my satisfaction the purpose, principles and procedures of the study and any possible risks involved.

I am aware that I will be required to take part in an online interview and that I will be audio/video recorded.

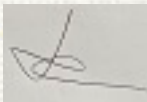
I understand that my participation is voluntary and that I am free to withdraw from the study up to the end of the interview, and may withdraw data up to 3 days after the interview, without giving a reason and without incurring consequences from doing so.

I understand how the data collected will be used, and that any confidential information will normally be seen only by the researchers and will not be revealed to anyone else.

I am aware that my contribution will be anonymised by default unless I ask to be named in the research essay.

I agree to take part in the above study.

Dr kate Fairholme 27/11/24



.....  
.....  
Name of Participant, Date, Signature







### 3. LILY STORER INTERVIEW TRANSCRIPT

Ok, How long have you lived in the village and what drew you here?

I have lived here for 18 year and cos my mum and dad lived here when i was young.

Ok, Beautiful, What is your connection slash role to the village?

I live here, I live here um yeah

Anything you do? Anything you, you go to the horses?

I have the horses in the stables in the village and i drink in this local

Did you go to the beck often?

yea, i'd say at least once a fortnite probably once a week.

mhm, What would you say the beck's role was in the village for the community and for yourself?

I'd say it was the difference between having a village drinkers pub and some- where nice to eat so being able to go somewhere and have really nice food, bit of a treat, obviously they had the breakfast available as well um so just a completely different variety er to the lo- what we call the local, which we now no longer have


how often did you go to it, did you go to like any kind of events? or just like just went for a drink.

ummm wed quite often go for example if alex was singing and christmas eve, um, sunday dinner, the dinner would be one at the beck to go to um yep

cool cool, any meaningful memories that made the pub special to you?

I'd say actually christmas eve  
yea yea

we'd sit in there like when we were young um and talk about how we was gon- na watch the the um the nasa thing  
yea remember like christmas eve santa so we'd go downlike all the family and freinds.







Cute nice um do you think pubs hold any cultural significance in the british countryside? answer however you want honestly its kind of abstract so

um

like what would you say pubs represent or are to the people of the countryside versus more than in the city for example like what would you say the difference is

somewhere like you meet people that you know isn't it like villagers are so close um everybody knows everyone in every village and that is like the place that people meet um and is it a local place to be compared to like in a city where you would not know the majority of the people in there but we can go in and know everybody in there and everybody knows someone and can chat um and so it's nice that it's quite er yea its just like localness

yea, cool, um how important are pubs for building relationships and creating a community?

Very, yea very, um going back to the question before thats what its about its about everyone in the village id say 90 percent of the people go in there and mingle

yea specially as kids we were in there all the time

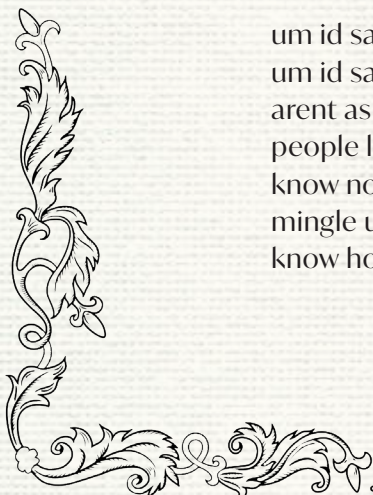
yea in there all the time in there all the time um and thats how like we've grown up together really isnt it

yea

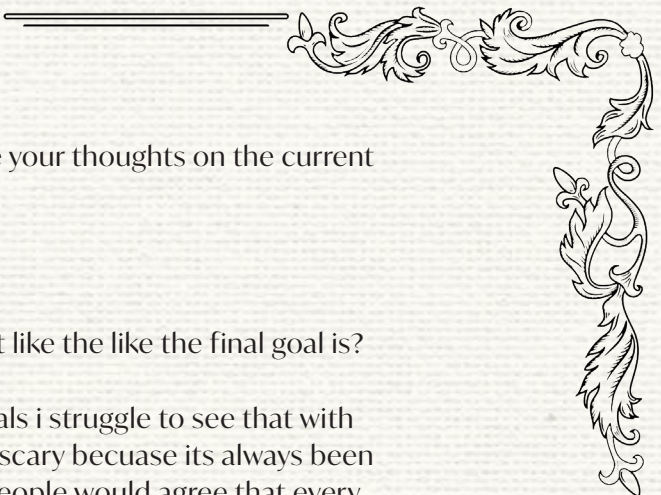
thats how we kinda know everyone, thats where we meet because theres nothing else in the village thats important

yea um how would you say the community has changed since the closure of the beck? if it has?

um id say people are quite bitter about it yea actually yea um id say i would actually say as cliché as it sounds that people arent as close because not everyone comes in this one um a lot of people like to go in there that you now dont see out as often that i know nowadays because they dont go out anywhere to go and mingle um so yea id say that its affected the the mingling i dont know how else dont know how else to put that.







No yea thats perfect um um what are your thoughts on the current design development of the beck?

it looks a mess currently

have you seen what theyre doing to it like the like the final goal is?

i havent seen future plans or final goals i struggle to see that with where that at right now and its quite scary becuae its always been the same and i think a lot of village people would agree that every like everyone thinks that especially the thought of change is scary to people although i think it can be quite exciting

yea?

yep it just seems different

yea, do you know the owners at all, like have you spoken to them do you know what they like theyre like planning to do with it? kind of or like what they want to turn it into? that kind of stuff

no. is the answer to that

right um, what do you think the future of the beck will be?

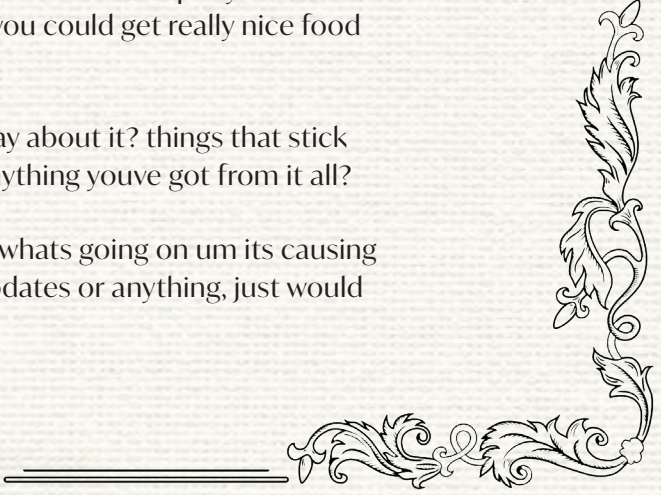
i think its going to be more aimed at a wider audience so bringing people from further away in with like quite a different kind of menu um quite posh again cant think of quite the right word for it um yes so quite posh quite er like a high end restaurant im im guessing thats the goal that theyre going for which might push away the locals slightly

What would you like to see done with it if it was like an ideal world where you were in control of the space what would you like to see done with it?

um i think it worked well before being quite locally friendly, warm, welcoming but also it had that nice high end restaurant kind of vibes like nice so they have like half restaurant half puby vibes so it was still warm and welcoming but you could get really nice food there and nice drinks

cool yea, anything else youd like to say about it? things that stick out like com- munity kind of vibes anything youve got from it all?

all i can add is that its taking forever, whats going on um its causing a little bit of frustration, theres no updates or anything, just would like to see it open again





## 4. LILY STORER CONSENT FORM

### Participant Consent Form

#### Title of Project:

"Any Last Orders? The Closure of my Local Pub, Gentrification and the Loss of Third Places"

#### Name of Researcher:

Neve Fairholme

Please  
initial.

I have read and understood the information sheet for the above study, and have had the opportunity to consider the information and ask questions.

LS

The researcher has explained to my satisfaction the purpose, principles and procedures of the study and any possible risks involved.

LS

I am aware that I will be required to take part in an online interview and that I will be audio/video recorded.

LS

I understand that my participation is voluntary and that I am free to withdraw from the study up to the end of the interview, and may withdraw data up to 3 days after the interview, without giving a reason and without incurring consequences from doing so.

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I understand how the data collected will be used, and that any confidential information will normally be seen only by the researchers and will not be revealed to anyone else.

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I am aware that my contribution will be anonymised by default unless I ask to be named in the research essay.

LS

I agree to take part in the above study.

LS

Lily Storer 21/11/2024 *[Signature]*  
Name of Participant, Date, Signature

Neve Fairholme 21/11/2024  
Name of Researcher, Date, Signature





## 5. ALEC ELLIOT INTERVIEW TRANSCRIPT

How long have you lived in the village and what drew you here?

um 18 years on and off and i came here with my parents

yes .What would you say your connection slash role is to the village?

There's no right or wrong just say whatever it is

Did you go in?

\

I did. Not that often I think the beck catered to locals and the people from all over, yeah.

Good question.

How often did you go? I think you kind of answered it already,

not that often.Yeah. I'd say like once a month.

What kind of events would you say you went there for?

nothing in particular

Any meaningful memories or events that made the pop special to you?

Not Really I just kinda went in when I felt like doing it.

Yeah.

Do you think pubs hold a particular cultural significance in the British countryside?

Yeah, absolutely.

Yeah. Do you want to elaborate or just? Yeah.

I don't really know what i'd say. They're just kind of essential, aren't they? part of the community?

Yeah, yeah.

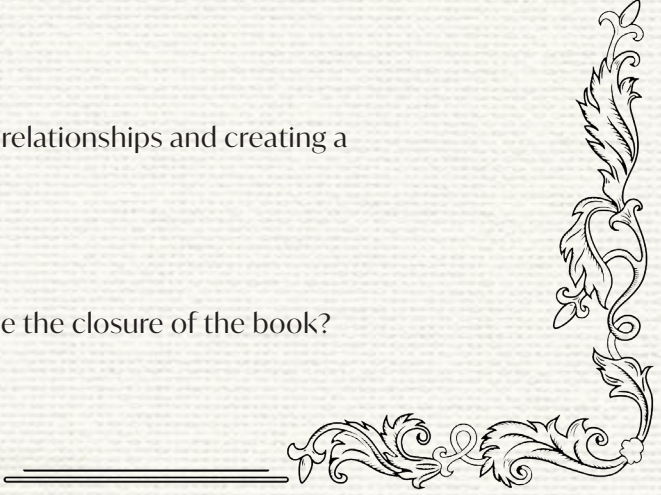
It's where everyone gets together.

How important are pubs for building relationships and creating a community?

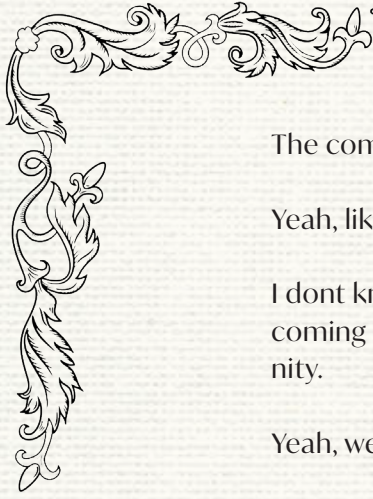
Essential essential.

How has the community change since the closure of the book?

Would you say if it has at all?







The community as a whole?

Yeah, like the people in the village.

I don't know about the whole community, more people that's coming here like the plough. I don't know about the whole community.

Yeah, well, just say what you know about.

To be fair I would imagine that less people have been going out, there's certain people wouldn't come here, but they would have gone to the back. Perhaps they've gone elsewhere.

Yeah. OK. What are your thoughts on the current development of the back, like the design of it? If you have any?

I don't really know much about the design of it well, what you can see what I can see, yeah, currently it looks a bit of a mess. However I think when it's done. I think it'll be very nice. And I'm definitely interested to see what it's like. I'll definitely go in. High expectations. Yeah.

Any any particular like Vibe you'd wanted to have?

Dunno just a nice yknow sort of something that isn't like isn't like this like a proper local. A bit, I don't want to say upper class but you know what I mean a bit higher end, somewhere that you can still kind of go in for a drink as a regular, I don't want it to be like a posh restaurant.

Yeah, nice. Do you know the new owners at all or their plans with what to do with the club?

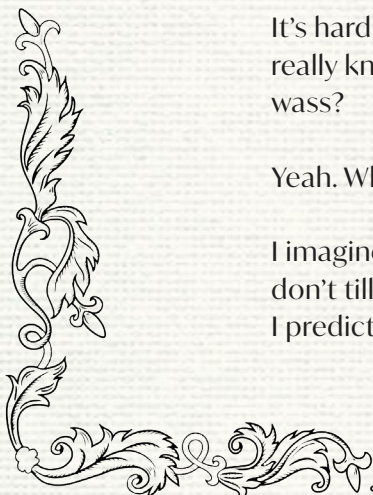
No, not personally, no.

What do you predict for the future of the back?

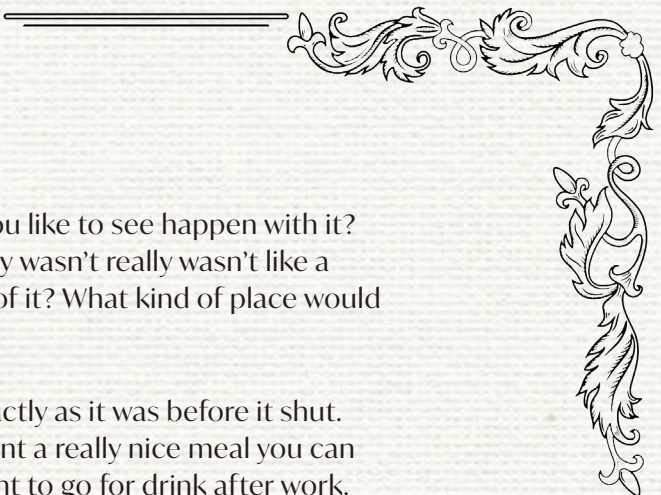
It's hard to say. I haven't got anything bad to say as such. I don't really know what to expect. Yeah, I think is that what the question was?

Yeah. What do you predict the future of the Beck to be?

I imagine it would probably do quite well. It's difficult to say you don't till it opens do you. Yeah, I imagine it will do well. I predict it, but they will aim for more upper class people and more







sort of a restaurant sort of vibe

cool, In an ideal world, what would you like to see happen with it? Like if if you owned it for say, if money wasn't really wasn't like a thing. Like what would you want out of it? What kind of place would you want it to be?

I would want it to be pretty much exactly as it was before it shut. Yeah, it caters for everyone. If you want a really nice meal you can have a nice meal. Yeah. If you just want to go for drink after work. you can do. It needed a bit of renova- tion. I'd want it to be a nice place, but I wouldn't want anyone to Feel like they weren't welcome.

Anything in specific that you felt like needed for like change?

Not specifically it just needed like a new, for a bit of work

Any other comments about, like, the whole situation?

Not really

Cool. That's it then. Thank you.



## 6. ALEC ELLIOT CONSENT FORM

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#### Name of Researcher:

Neve Fairholme

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AE

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AE

Alec Elliott 21/11/24 AElliott  
Name of Participant, Date, Signature

Neve Fairholme 21/11/24 NFW  
Name of Researcher, Date, Signature





## 7. ROB BULL INTERVIEW TRANSCRIPT

OK. So how long have you lived in the village and what drew you here?

nearly nine years and It was a lot cheaper than rutland

What is your connection slash roll to the village?

um local legend, And I, I sometimes I sweep driveways in the snow and I train other people's dogs.

What was the role of the Beck in the village for the community and for yourself?

It provided somewhere for people of a higher income bracket to go. That wasn't a local village pub full of farmers, yes.

How often did you go to the beck? And For what kind of events?

I went to the back at least 6 times a year when my mother-in-law was paying.

Any meaningful memories or events that make the club specialty you?

F\*\*\*king loads of them because periodically, I would walk out of here. And they'd still be open and i'd pop in, and Ed would give me a pint. And obviously all of the aforementioned birthdays, anniversaries, whatever it was

Do you think pubs hold a particular cultural significance in the British country- side?


it is beyond cultural

Do you want to elaborate on that.

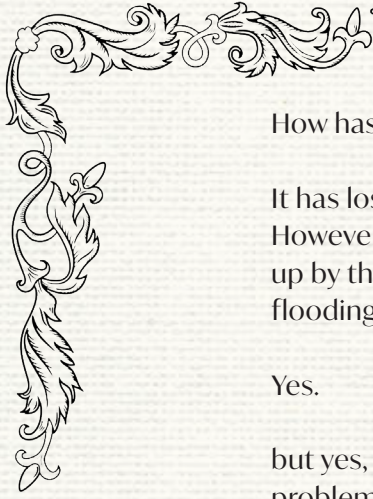
Pubs are a requirement to British people. They need somewhere to congregate, to discuss things that matter to them outside of their house.

How important are pubs for building relationships and creating a community?

They are the most important thing in the community.







How has the community changed since the closure of the beck?

It has lost A vital hub for Certain people To connect effectively. However that doesn't necessarily mean that it hasn't been picked up by the other pub in the village. We are unfortunately Prone to flooding appantly

Yes.

but yes, the prolonged closure is an issue. I mean, as it has caused a problem for people within the village that wouldn't ordinarily come to the other the pub, some people see it as. A different class

What are your thoughts on the current design of the development? If you have any.

The theory behind it is not a problem. The delivery and the the use of that will play out in its own time. Everybody in the village is cynical. Everybody in the village is cynical. I believe everybody should be given a chance, so to give it a chance to come to fruition and then If such happens that they cant make it work but Yes, it's it's not the pub it was, but that's not necessarily a problem.

Do you know the new owners?

yes

Or what their plans are to see with the pubs?

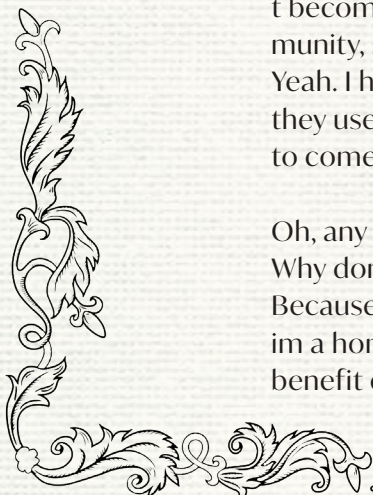
I uh because I'm bordered with the pub. Yes, I do. I have conflicted views, of the new plans because the new owners have upset the planning department. And therefore they have not necessarily given a cohesive plan to the populace to to everybody else in the village. That's their naivety. I hope. I hope they make it work OK.

In an ideal world, what would you like to see happen to the beck in the future?

t become a viable, Worthwhile pub for the village. For The community, sorry. f\*\*k the community for the village. That's it. That's it. Yeah. I hope they make a success of it. I hope that people do what they used to do, which is bust them- selves in from 50 miles away to come to the beck. For dinnner Yeah, yeah.

Oh, any other comments on the whole situation? I don't trust them. Why don't you trust them?

Because I'm an engineer and I'm really sinical. , but i border him and im a homeowner and i dont trust him But everybody deserves the benefit of the doubt so.





## 8. ROB BULL CONSENT FORM

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Neve Fairholme

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I agree to take part in the above study.

ROB BULL 21/11/24

.....

Name of Participant, Date, Signature

Neve Fairholme 21/11/24

.....

Name of Researcher, Date, Signature





## 9. EDWARD LILEY INTERVIEW TRANSCRIPT

OK. How long have you lived in the village and what drew you here?

20 years and a family situation

Cool. What is your connection Slash role to the village.

I've worked in the village for almost 20 years, that's it really. and i've enjoyed everything

What was the role of the Beck in the village for the community and for yourself?

Myself It was a job. And for the village, I loved it, to make people happy.

Yes. And How often Did you go to the beck?

Every day, every day for about fourteen years years. It was my job, yeah.

And any meaningful memories or events that made the pub special to you?

Too many to mention to be honest. Work wise and as well party wise, and the amount of friends, amount of people i've met as well. comaraderie.

Do you think pubs hold a particular cultural significance in the British country- side?

Yes, definitely.

How important are pubs for building relationships and creating a community.

um the best thing in the world, it is, it's the heart of a little village


How has the community changed since the closure of the back?

That's a good question say it again sorry?

How has the community changed since the closure of the back?

I Think a lot of people in the village miss it and as well It was more of destination pub. a lot of people miss that as well. and as well the





village feels as though it's lost something because you don't often get 2 villages. Little villages? sorry 1 Village 1 village and Two pubs.

What are your thoughts on the current design of the development for the beck?

I think it's lovely and I wish him all the best. And it stays open late for the villages. no no I think their ideas. to make it look nice are Amazing but I don't think the work in a village and a kind of farming community.

OK, any reason why?

Inside knowledge. only becuae ive worked there.

OK. And is it like physical space or like they're like policies or like what what kind of aspects?

What they want to do to the place and they don't realise the potential of the place as well. The size of the building, how historic it is, this and the other, i dont think they appreciate it.

Oh, and you know the new owners and other plans for what they want to do with it?

Yes, I know the new owners. I wish them all the best. Yeah. I don't think their plans work in this village

OK.What do you predict the future of the vaccine? hold on, why?

I think they're trying to copy something. It won't fit in this village. And it's a good idea. But it's just not going to work. They've got their ideas. Yeah, but I don't think they will work on this village. Much of me living in this village for twenty years, i know who's going to be in and out and obviously working there for so long

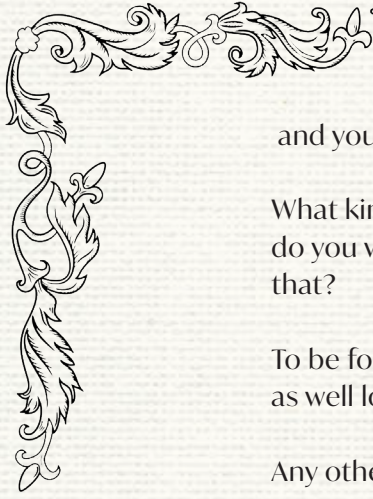
Do you think there's coming with kind of like a city mindset to a country pub?

Yeah, yeah.All they want is money. Rather make people smart and that's not how it should work. Yeah, it's business.

And then in an ideal world, what would you like to see happen with the pub?

I'd like it to be an asset to the village because as you drive into the village at the moment it doesnt look right at all does it, It's very desirable village with a lot of money in the village. And if you drive in





and you see like, you just think. Yeah. it's not nice is it?

What kind of like space do you want it to be? What kind of events do you want it to run like? Who do you want it to be for the all of that?

To be for the village, obviously for the local people and something as well looks like more in fitting.

Any other comments, anything you want to expand upon?

They've got to get the food right as well. That's a big thing getting the food right

Do you think like the way they've gone about it all has been like

kind of wrong or like, right? Do you have any suggestions or? I feel sorry for them for the flooding, but I feel like they've missed the trade of two summers and it's going to be two Christmases now of the trade and people are just going to forget about the place. They won't go back over because the name will slowly like.... My sister is away in New York and she said "I'm from Nottingham." "Where do you live?" "Oh, do you know the caunton beck?" In New York?

Yea its cool.

The people who used to come from further away will have forgotten about it

Do you know if they're keeping their name, or if they're changing it?

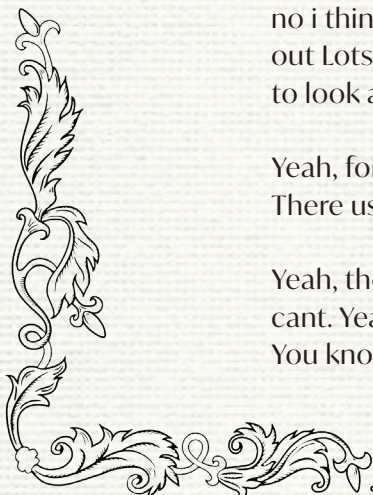
Do not know. I'd be very surprised if they changed it because it's quite a nice name as well so I'd be I'd be very surprised.

What do you think about the wall?

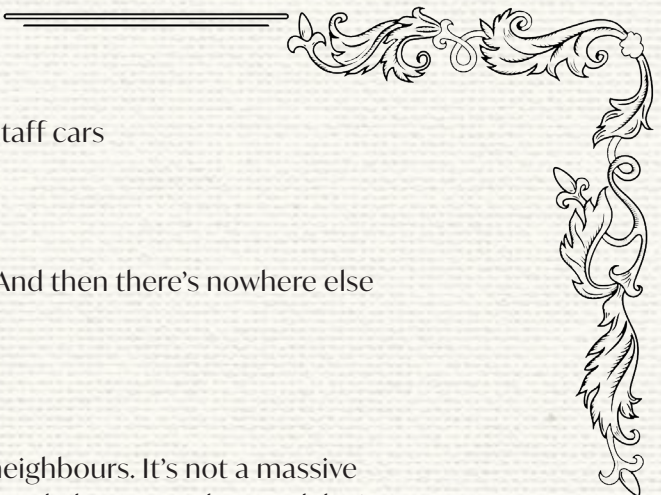
The wall? I think it's a very nice wall, the great wall of caunton, um, no I think um it's amazing but um I think the way they've built it took out lots of life and creates.... it's not inviting, no. People used to go to look at the nice cars in the car park.

Yeah, forgot about that actually. Actually used to be a big thing. There used to be like car shows.

Yeah, they used to be able to see them from the pub, now they can't. Yeah. I bet they weren't aware of that. You know, when staff used to turn up? and you've got Probably a







quarter of the car park taken up by staff cars

Yeah.

And they've not thought about that. And then there's nowhere else to park.

Yeah, true.

and then you've got these moaning neighbours. It's not a massive car park, is it? and half of it used to flood, there was always a lake in the middle of the carpark

Yeah.

Yeah, and you've got these horrible septic Tanks as well, yeah. oh Neve I could go on and on.



## 10. EDWARD LILEY CONSENT FORM

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#### Name of Researcher:

Neve Fairholme

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EL

Name of Participant, Date, Signature

E. Liley 21/11/24.

Name of Researcher, Date, Signature

E. LILEY: Neve Fairholme 21/11/24.