

320210578P

20 - 22 TALBOT STREET, CHIPPING, LANCASHIRE:

CONDITION 6 OF LISTED BUILDING CONSENT 3/2020/0763

PHOTOGRAPHIC RECORD OF FIRST FLOOR STRUCTURE: PHASE 1 REPORT

## 1 Introduction

- 1.1 Listed building consent *"to undertake structural and damp repair works to the building, insertion of replacement windows (like for like), replacement of roof coverings and the erection of new rainwater goods"* at 20 - 22 Talbot Street was granted by Ribble Valley Borough Council on 16 April 2021.
- 1.2 Condition 6 of the consent requires that *"A record of the first floor structure shall be made by an appropriately qualified and experienced professional contractor via a programme of photographic recording (as set out in "Understanding Historic Buildings" (Historic England 2016). The first recording shall be undertaken prior to works commencing on site. This recording shall be submitted to and approved in writing by the Local Planning Authority within 30 days of the recording and shall include a timetable for further recordings during the works hereby approved. The development thereafter shall be carried out in accordance with the approved timetable of recording."*
- 1.3 This document provides details of the recording undertaken prior to works commencing on site, and includes a timetable for further recordings.

## 2 The listed building

- 2.1 The property at 20 - 22 Talbot Street is grade II\* listed as "Post Office and John Brabin's House"<sup>1</sup> and is dated to 1668 by an inscription on the door lintel, which also bears Brabin's initials. It stands on the south-east side of one of the main thoroughfares within the village of Chipping, at NGR: SD 62314 43325.

## 3 Works proposed

- 3.1 The listed building consent includes provision for repairs to the first floor structure, which comprises three main beams spanning the building from front to back (see plan below). In addition, three other beams are visible in the underside of the first floor, although these do not form part of the main structure and are not proposed for any works.

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<sup>1</sup>National Heritage List entry 1362244

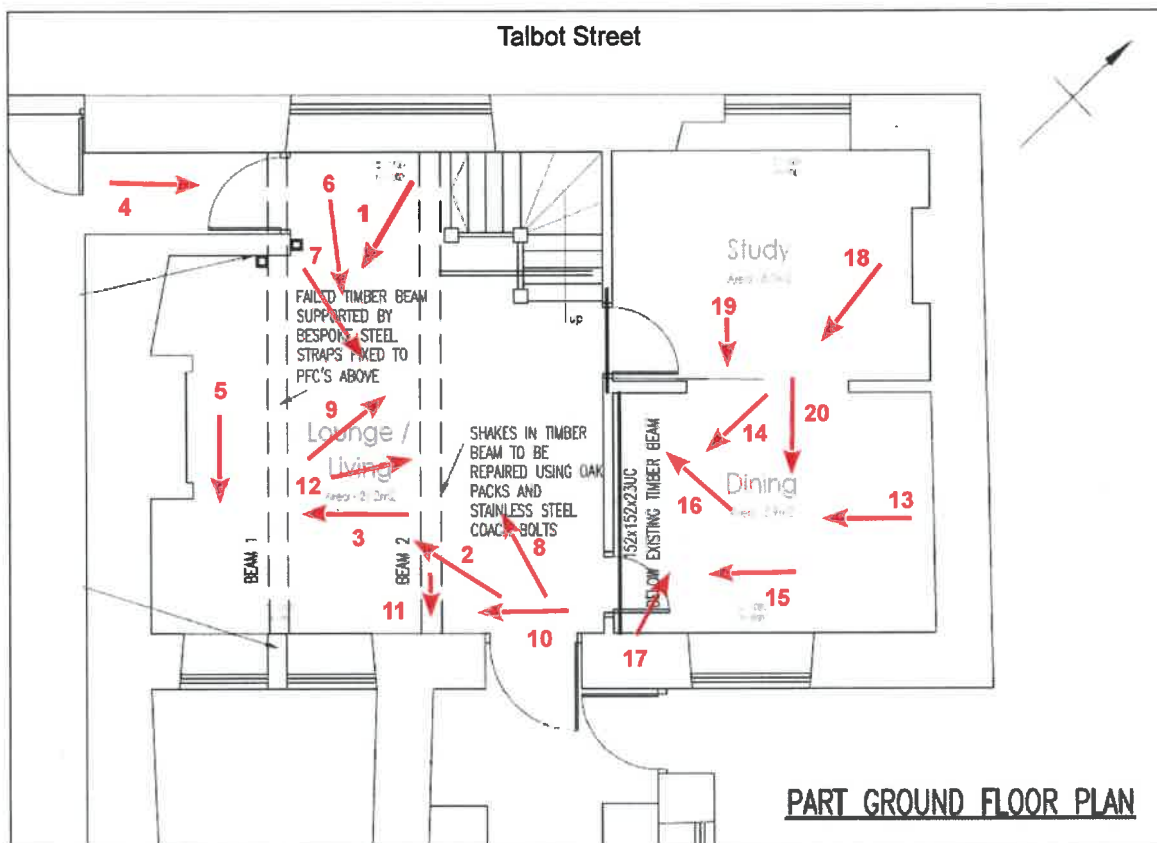


Figure 1: Photographs taken

**4 Timetable for further works**

4.1 At the time of writing, the timetable for the works has yet to be confirmed, but at least one further visit will be made once any floorboards have been removed from above, and plaster ceilings removed from below, to record further details of the floor structure where repairs are to be carried out. This report will then be revised to include the new photographs taken.

**5 Photographs taken**

5.1 Copies of the photographs taken to date are reproduced below.

Stephen Haigh, MA  
Buildings Archaeologist  
20 May 2021



Photo 1: Beam 1, adjacent to fireplace in lounge/living room



Photo 2: Beam 1, adjacent to fireplace in lounge/living room



Photo 3: Beam 1, adjacent to fireplace in lounge/living room



Photo 4: Beam 1, boxed in over doorway from shop

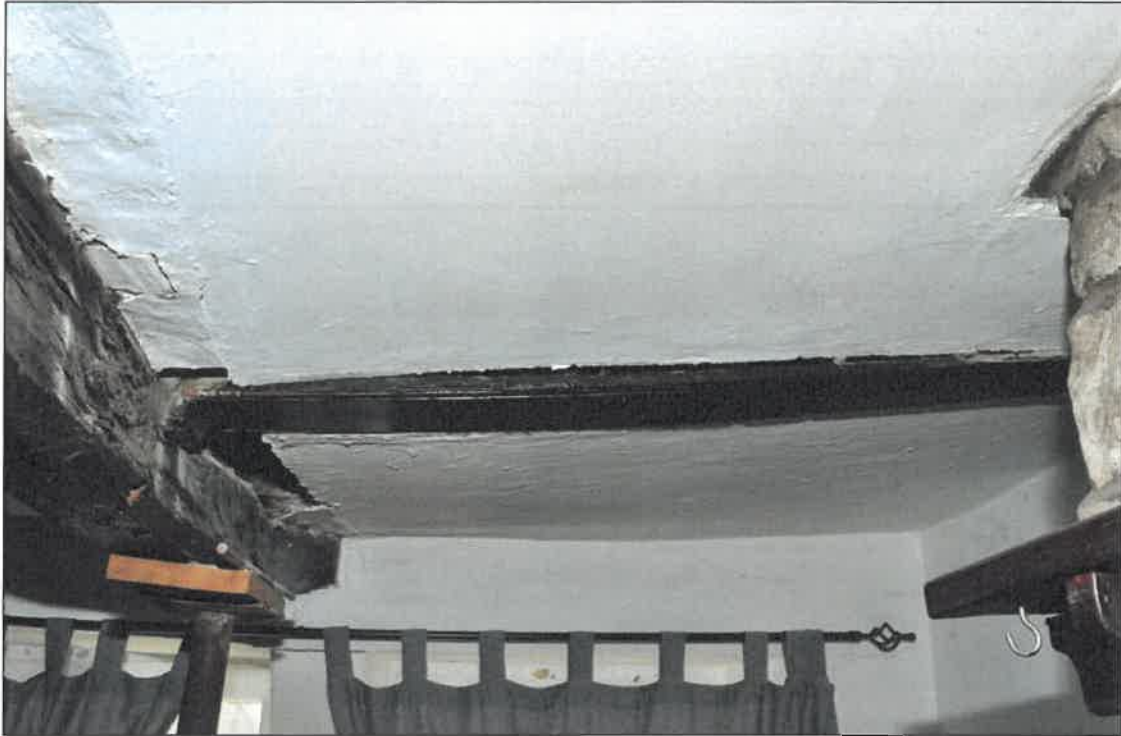


Photo 5: Short cross-beam, between Beam 1 and gable by fireplace



Photo 6: Beams 1 (right) and 2 (left), in lounge/living room



Photo 7: Beam 2, middle of lounge/living room



Photo 8: Beam 2, middle of lounge/living room



Photo 9: Beam 2, middle of lounge/living room



Photo 10: Beam 2, middle of lounge/living room



Photo 11: Beam 2, middle of lounge/living room



Photo 12: Beam over partition between lounge/living room and study/dining room





Photo 13: Beam 3, dining room



Photo 14: Beam 3, dining room



Photo 15: Beam 3, dining room

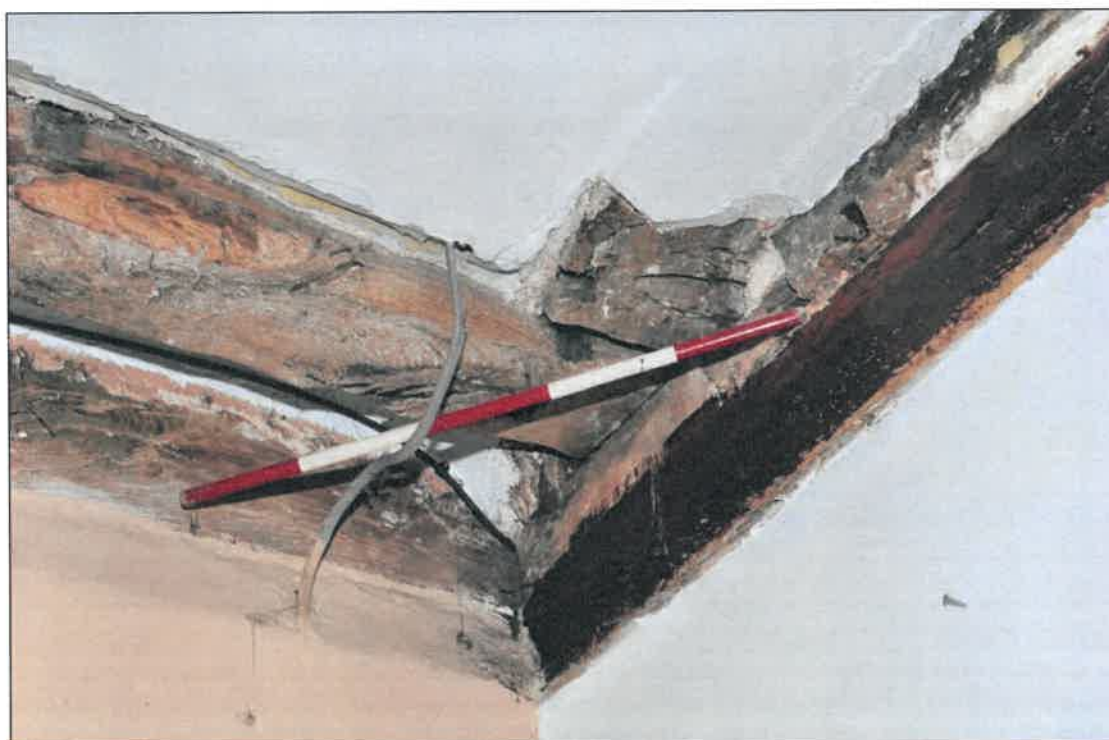


Photo 16: Beam 3, dining room



Photo 17: Beam over partition between dining room and study



Photo 18: Beam over partition between dining room and study



Photo 19: Beam over partition between dining room and study



Photo 20: Beam by outer wall of dining room