

20 - 22 TALBOT STREET, CHIPPING, LANCASHIRE:

DISCHARGE OF CONDITION APPLICATION REF: 3/2021/0474

(CONDITION 9 OF LISTED BUILDING CONSENT 3/2020/0763)

PHOTOGRAPHIC RECORD OF WINDOWS

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 9 of the consent requires that *"No replacement of windows shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of photographic recording of the windows as set out in "Understanding Historic Buildings" (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The windows shall thereafter be recorded in accordance with the approved written scheme of investigation and submitted to the Local Planning Authority within one month of the completion of the investigation."*
- 1.3 A written scheme of investigation was submitted to the local planning authority, and approved on 29 June 2021, under a discharge of condition application 3/2021/0474.
- 1.4 This document provides details of the recording of the windows undertaken subsequently.

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"¹ 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.

¹National Heritage List entry 1362244

3 Works proposed

- 3.1 The listed building consent includes provision for repairs and replacement of four ground floor windows, all of which are timber-framed, but appear to be of various dates. They are marked in red and numbered from W1 to W4 on the plan below.

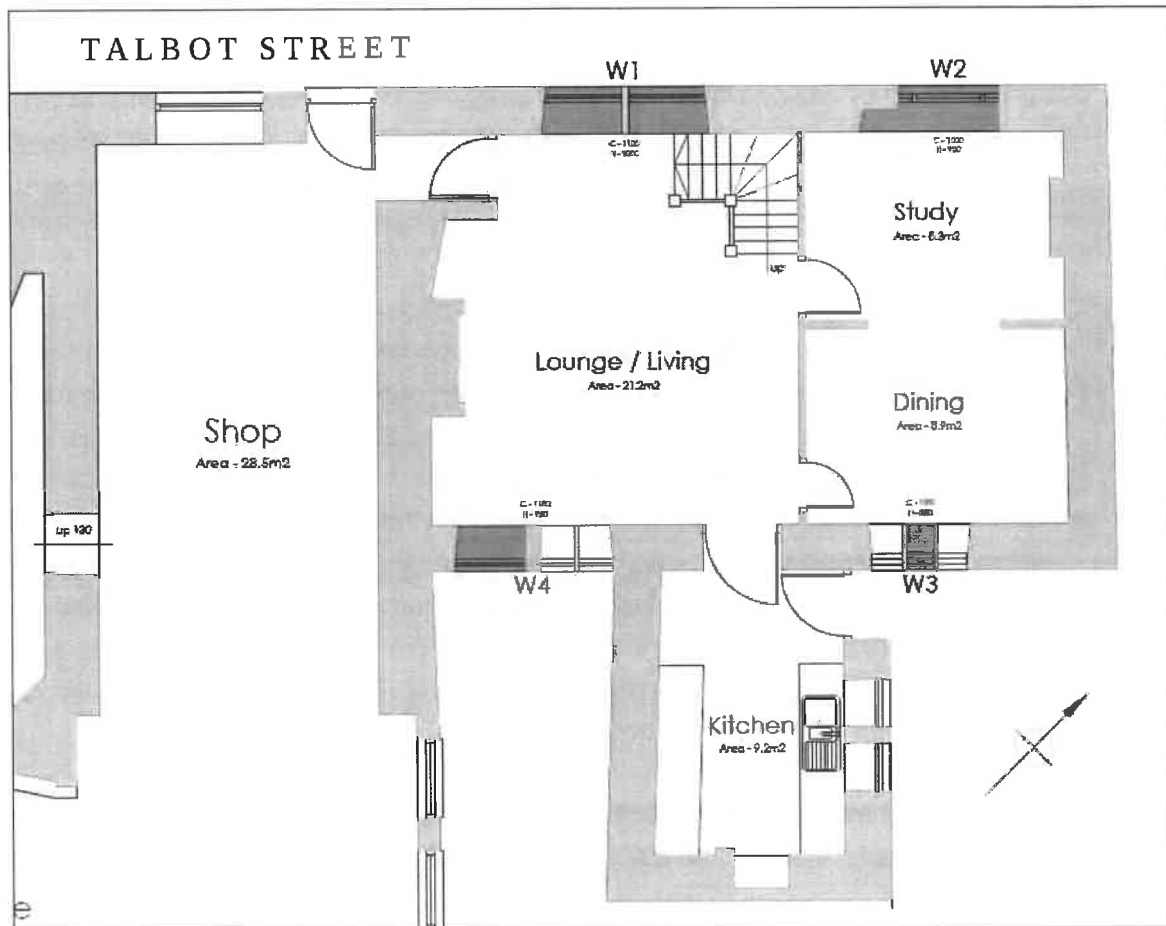


Figure 1: Windows due for repair/replacement, and recorded

4 Windows recorded

W1 (photos 1 to 11)

- 4.1 W1 is a two-light opening in the front of the building which faces onto Talbot Street, and contains a matching pair of nine-pane vertical sashes. In both cases, the top three panes are fixed, and the lower six were hung on cords (now failed). The glazing bars are slender and have a simple moulding, and there are plain fasteners to the meeting rails. This joinery is likely to be late eighteenth or nineteenth century.

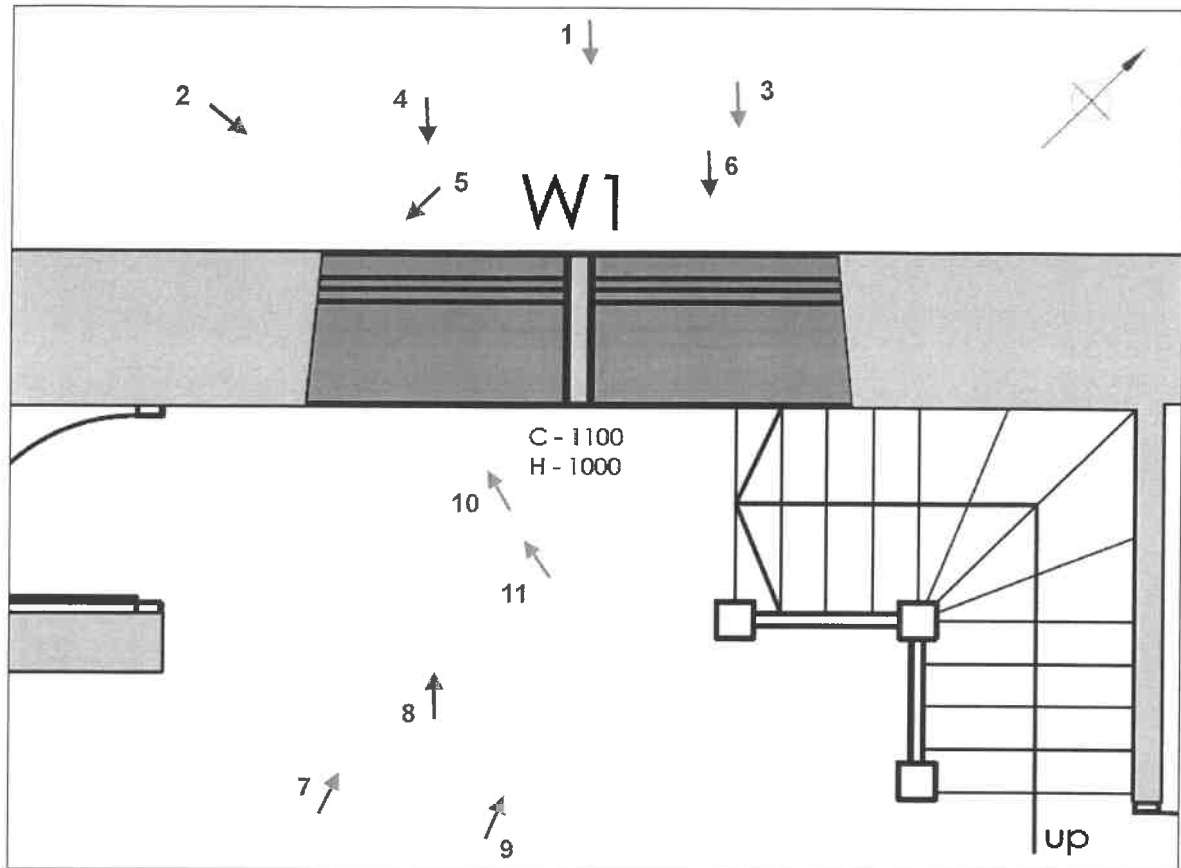


Figure 2: W1, photograph points



Photo 1: W1, exterior

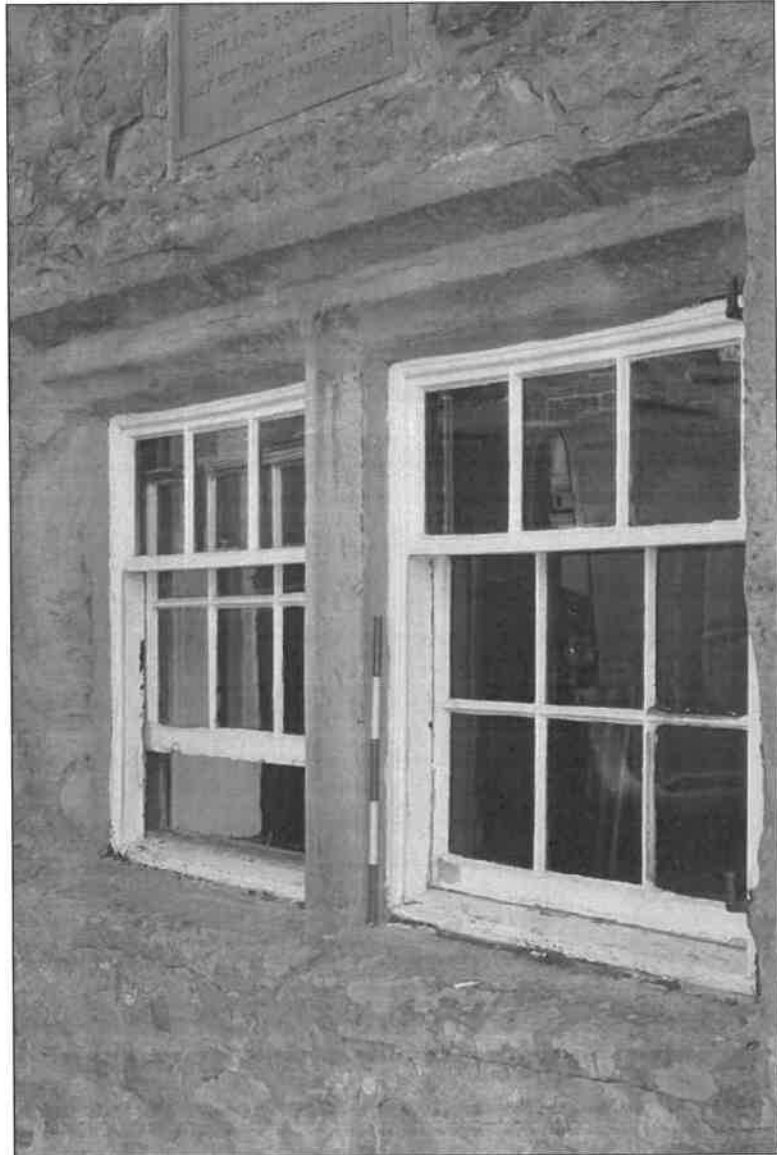


Photo 2: W1, exterior



Photo 3: W1, north-east, exterior



Photo 4: W1, south-west, exterior



Photo 5: W1, south-west, exterior

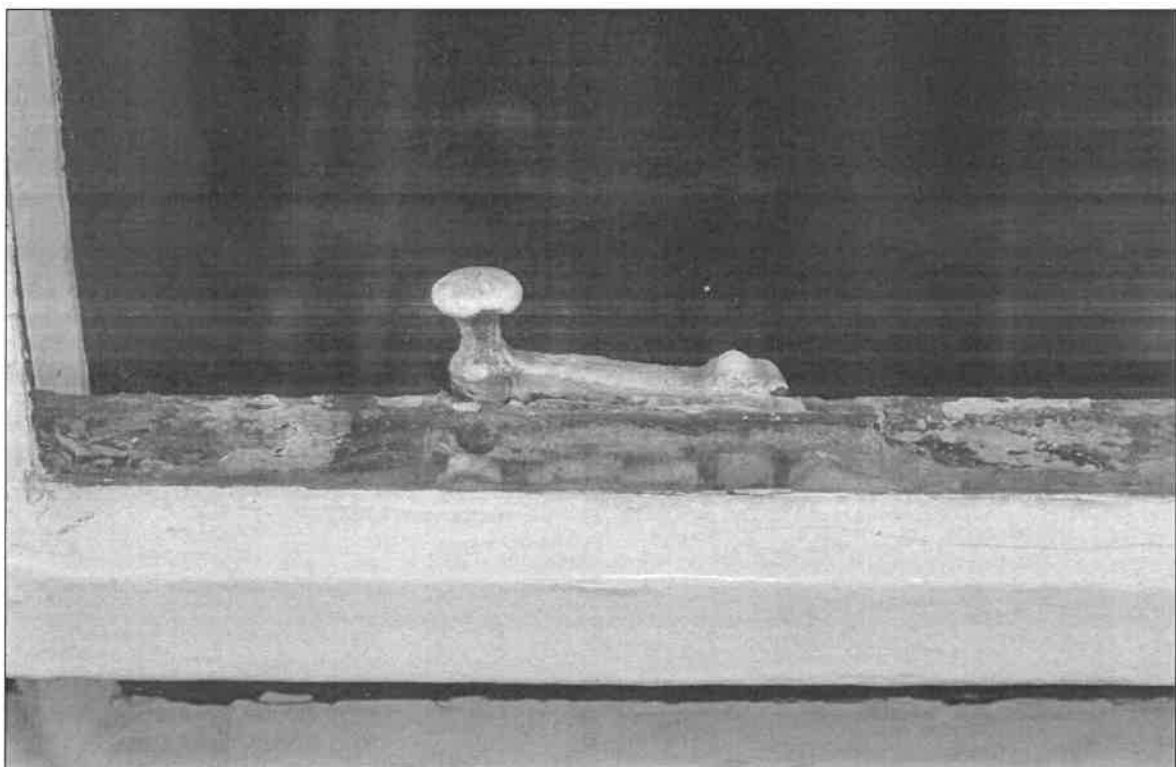


Photo 6: W1, north-east, detail of fastener



Photo 7: W1, interior



Photo 8: W1 south-west, interior

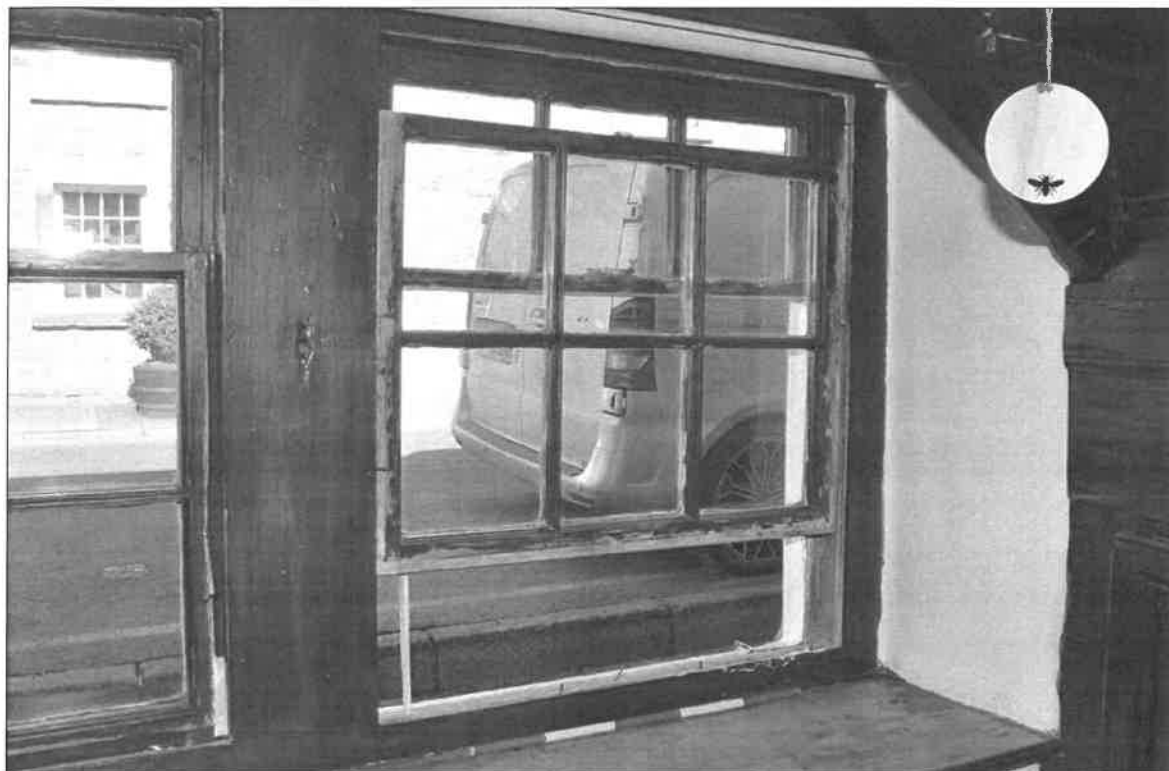


Photo 9: W1 north-east, interior

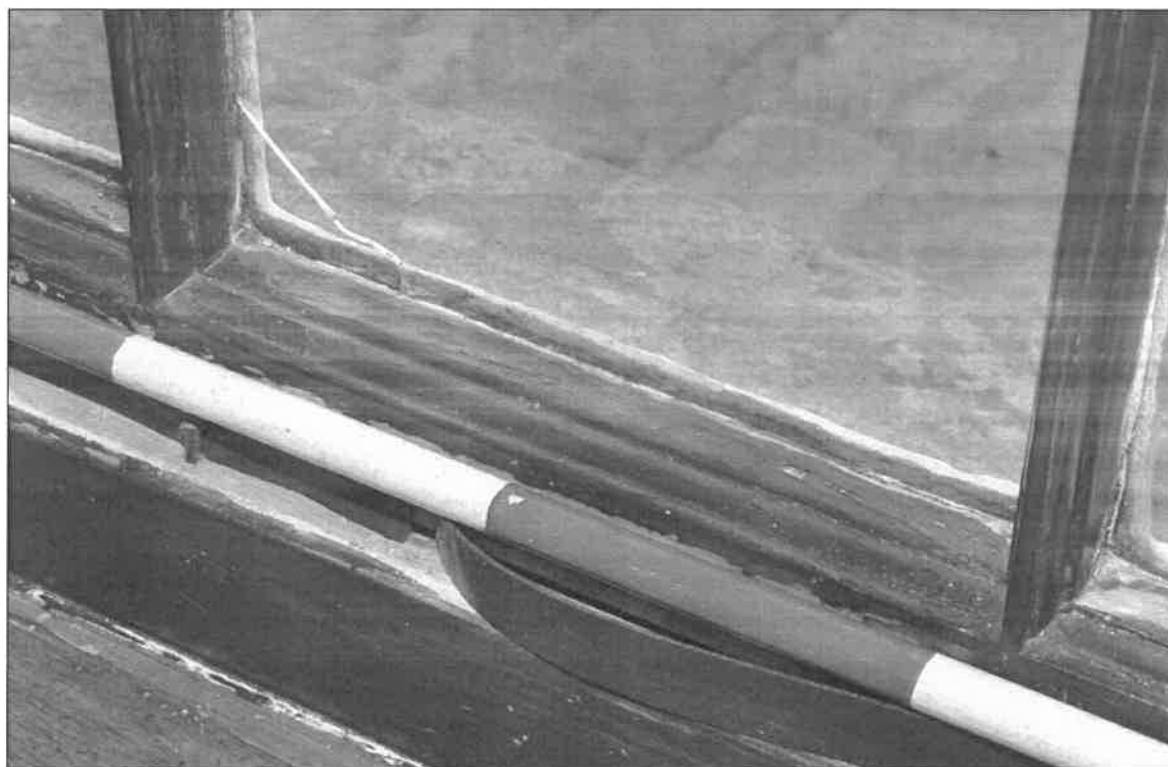


Photo 10: W1 south-west, interior detail



Photo 11: W1 south-west, detail of fastener

W2 (photos 12 to 17)

- 4.2 W2, also in the front of the building, is contained within a single-light masonry opening, but is divided into three lights by two timber mullions. The two outer lights are fixed, and each is of three panes, while the central light contains a vertical sliding sash very similar to those within W1. The glazing bars are similarly thin, but their profile on the inner face appears slightly different, suggesting there have been previous window repairs at the building. W2 is also likely to be late eighteenth or nineteenth century.

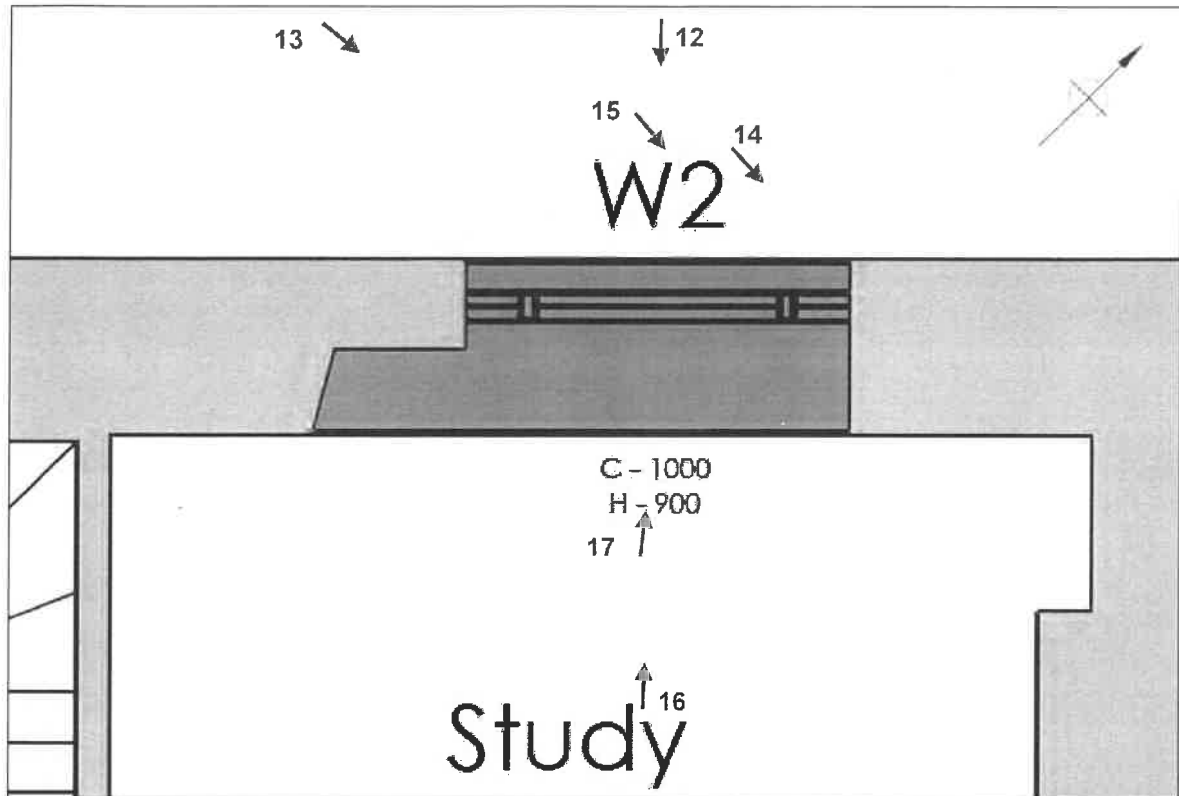


Figure 3: W2, photograph points



Photo 12: W2, exterior

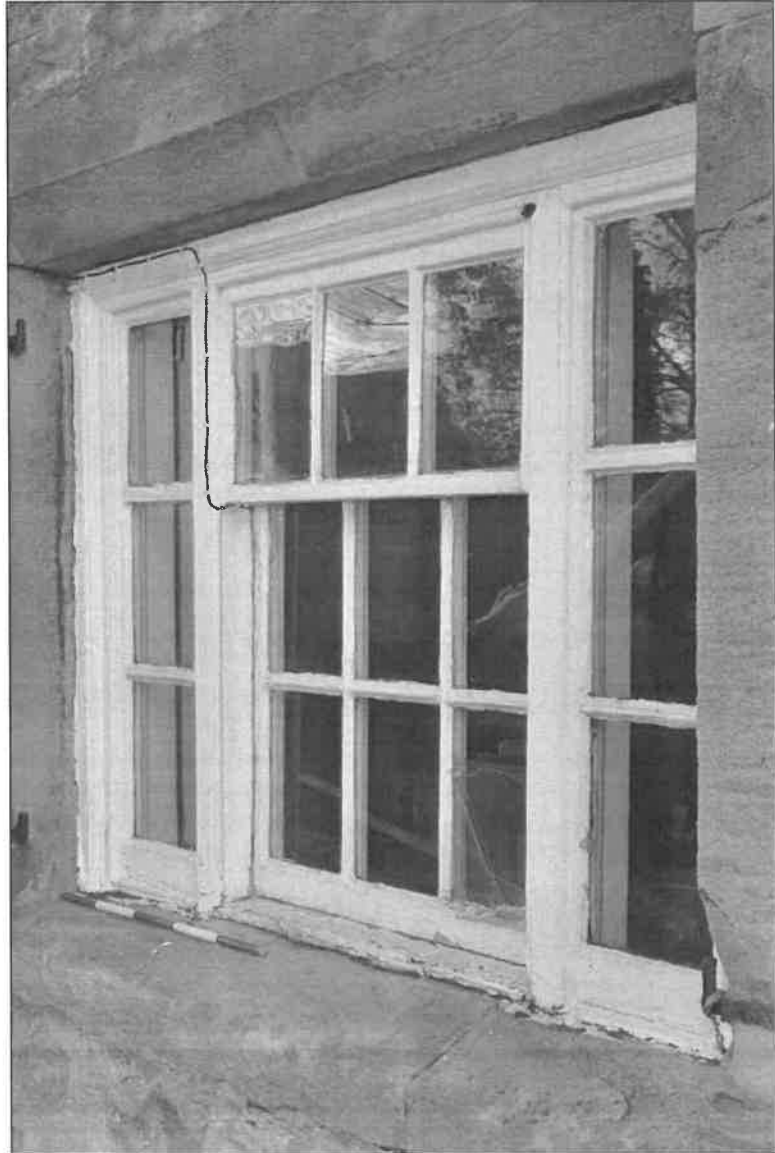


Photo 13: W2, exterior



Photo 14: W2, exterior



Photo 15: W2, exterior



Photo 16: W2, interior



Photo 17: W2, interior detail

W3 (photos 18 to 22)

- 4.3 W3 is at the rear of the building, and is a three-light opening, of which only the central light is to be repaired/replaced. It contains a two-pane, side-hung, softwood casement, likely to be twentieth century. There is a spiral handle but the stay has been lost, although its fastening point remains.

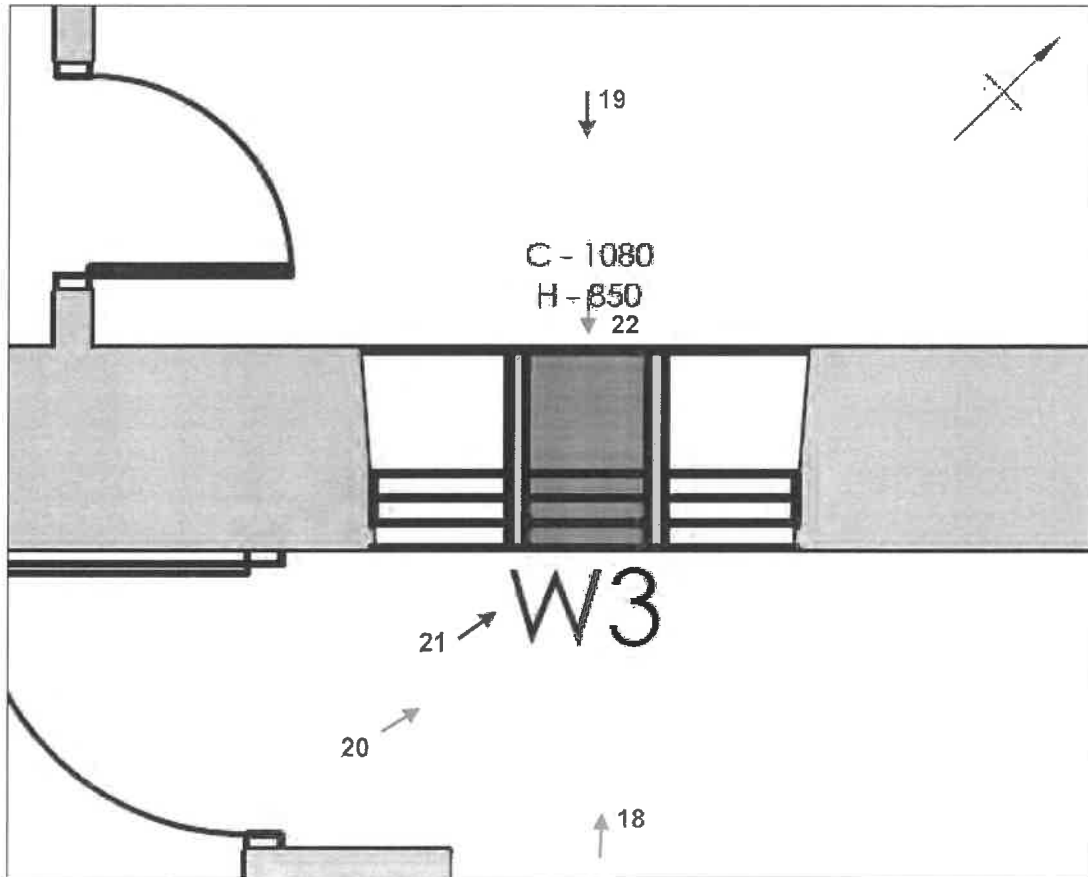


Figure 4: W3, photograph points



Photo 18: W3, exterior

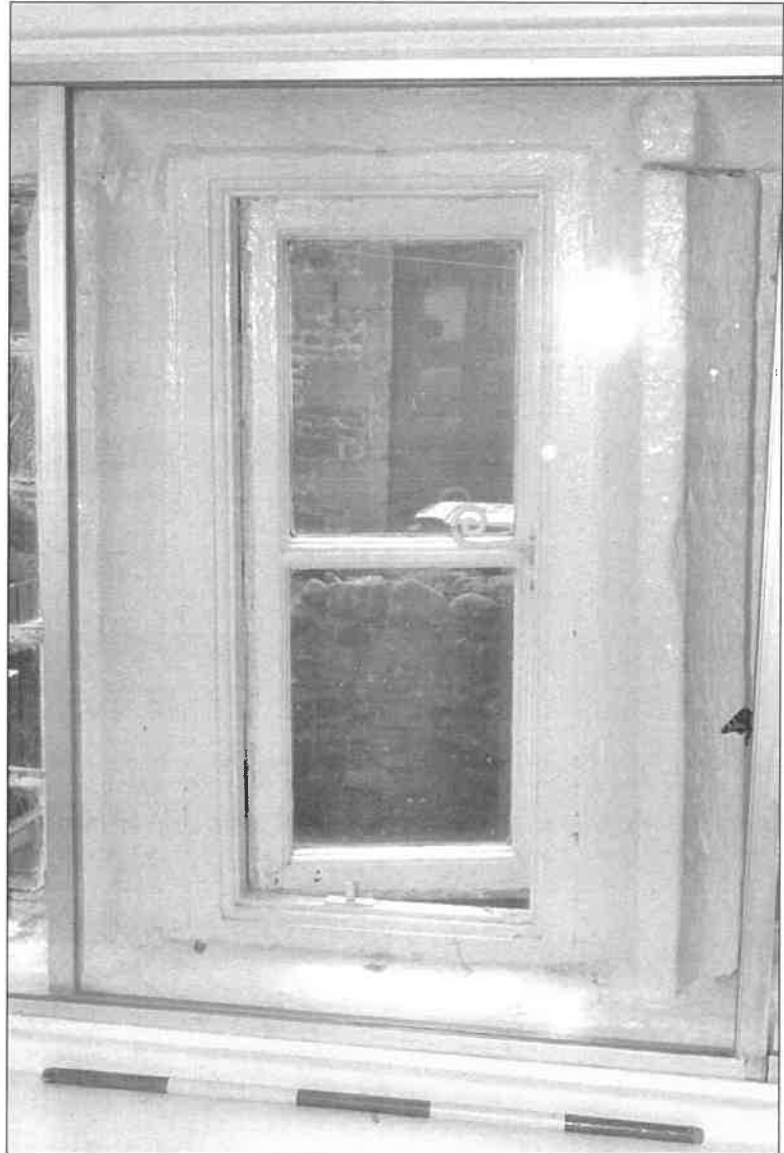


Photo 19: W3, interior

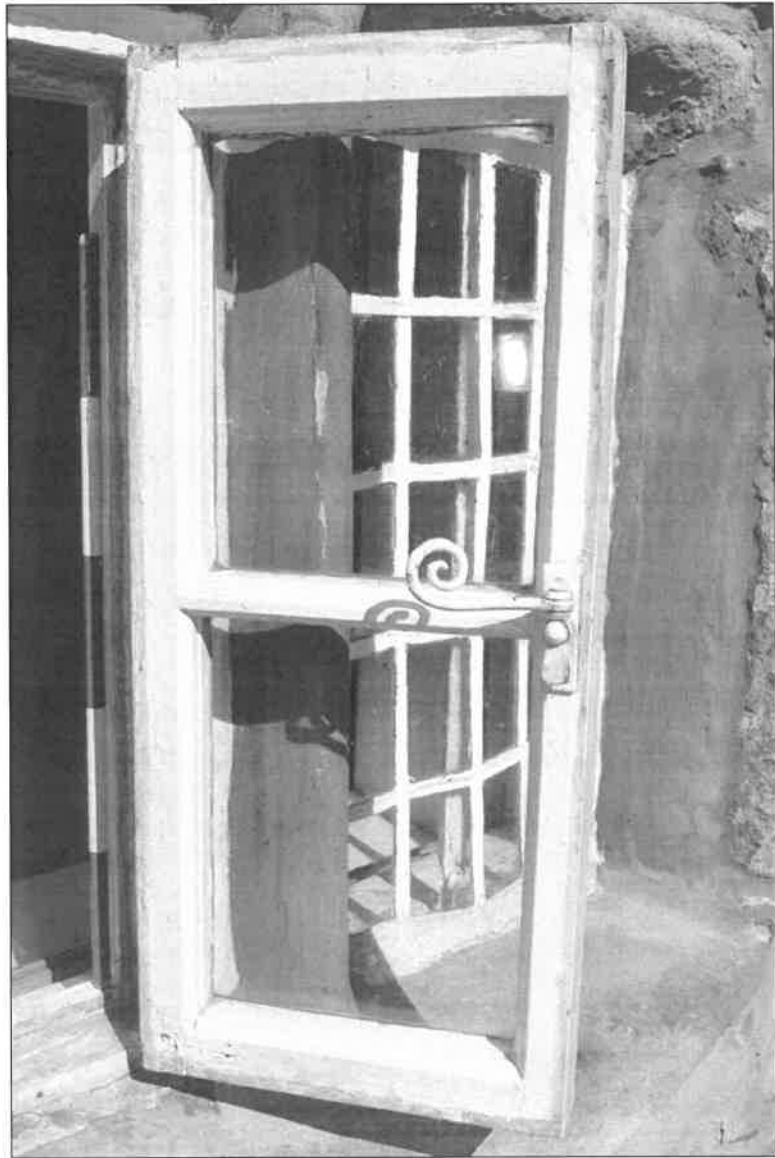


Photo 20: W3, interior



Photo 21: W3, detail of latch



Photo 22: W3, former location of stay

W4 (photos 23 to 29)

- 4.4 W4 is also at the rear of the building, and consists of a pair of side-hung softwood casements, also probably twentieth century. There is a turnbuckle latch, a pair of stays with scrolled ends, and small fastening bolts to top and bottom of the south-west casement.

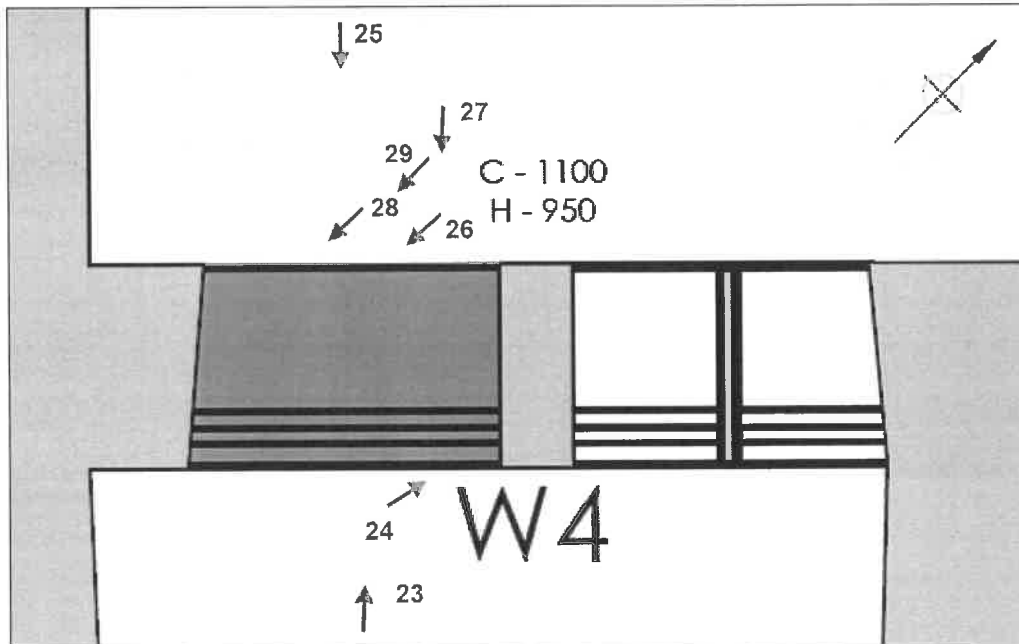


Figure 5: W4, photograph points

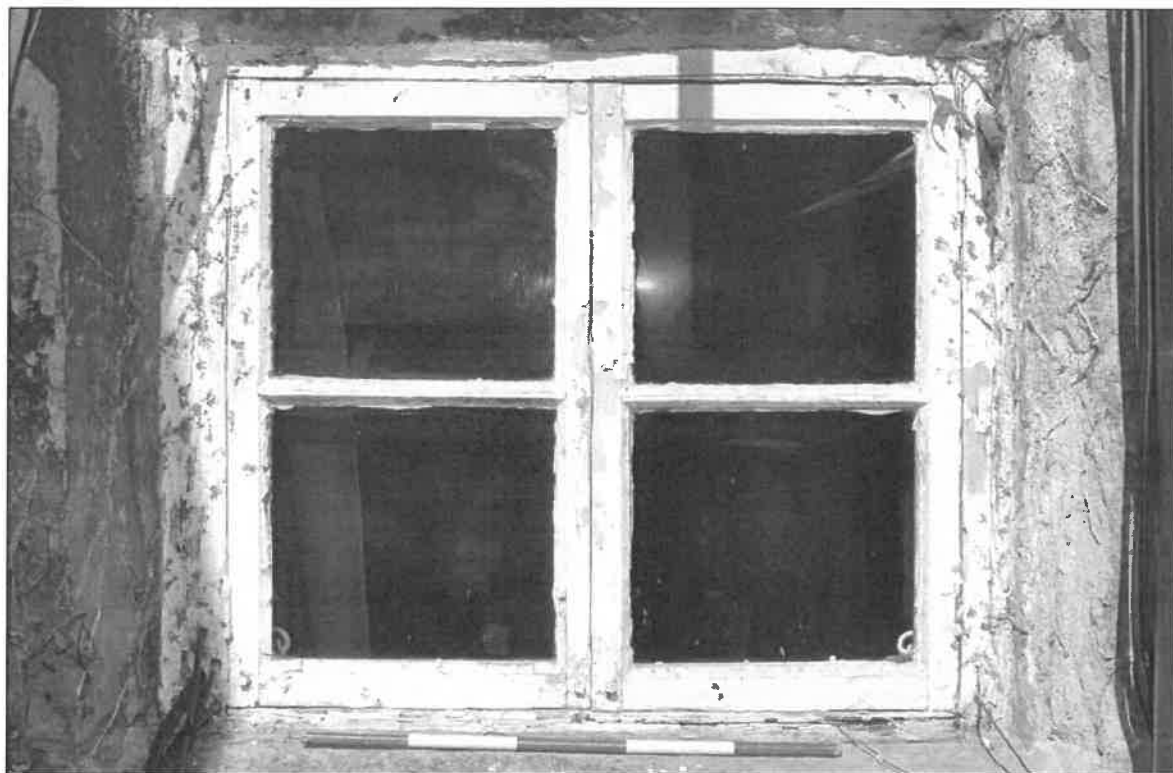


Photo 23: W4, exterior

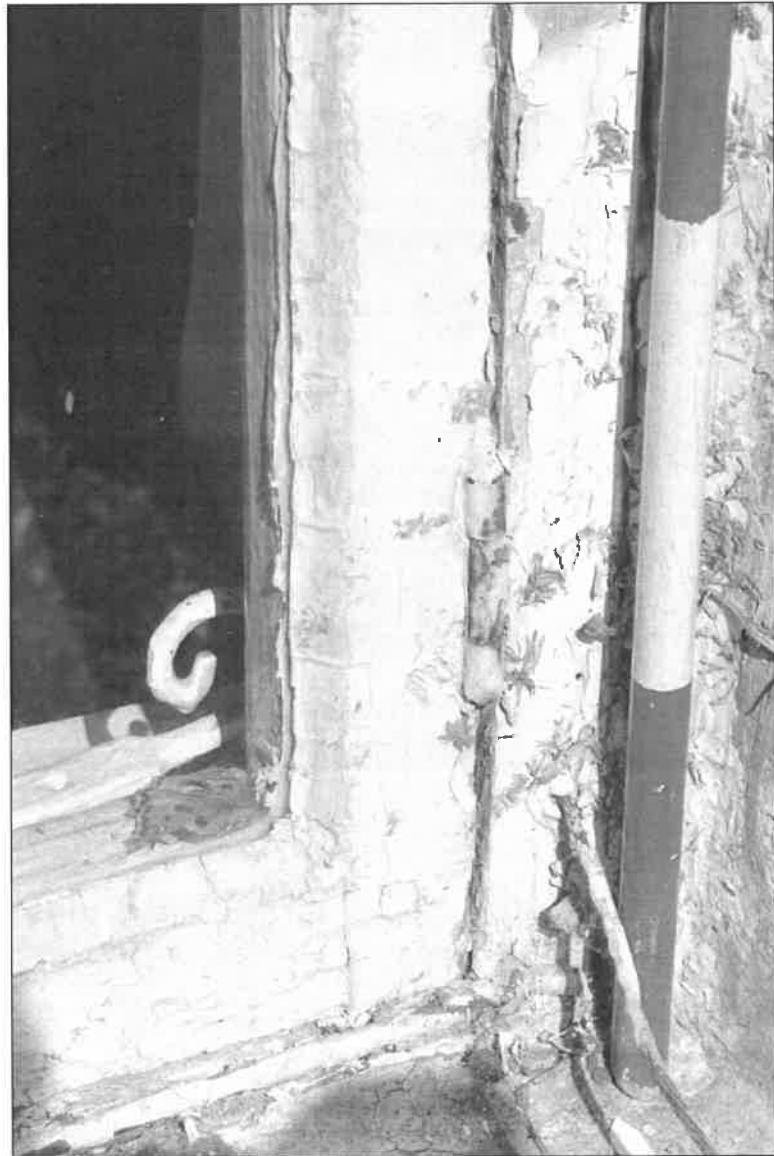


Photo 24: W4, exterior detail



Photo 25: W4, interior

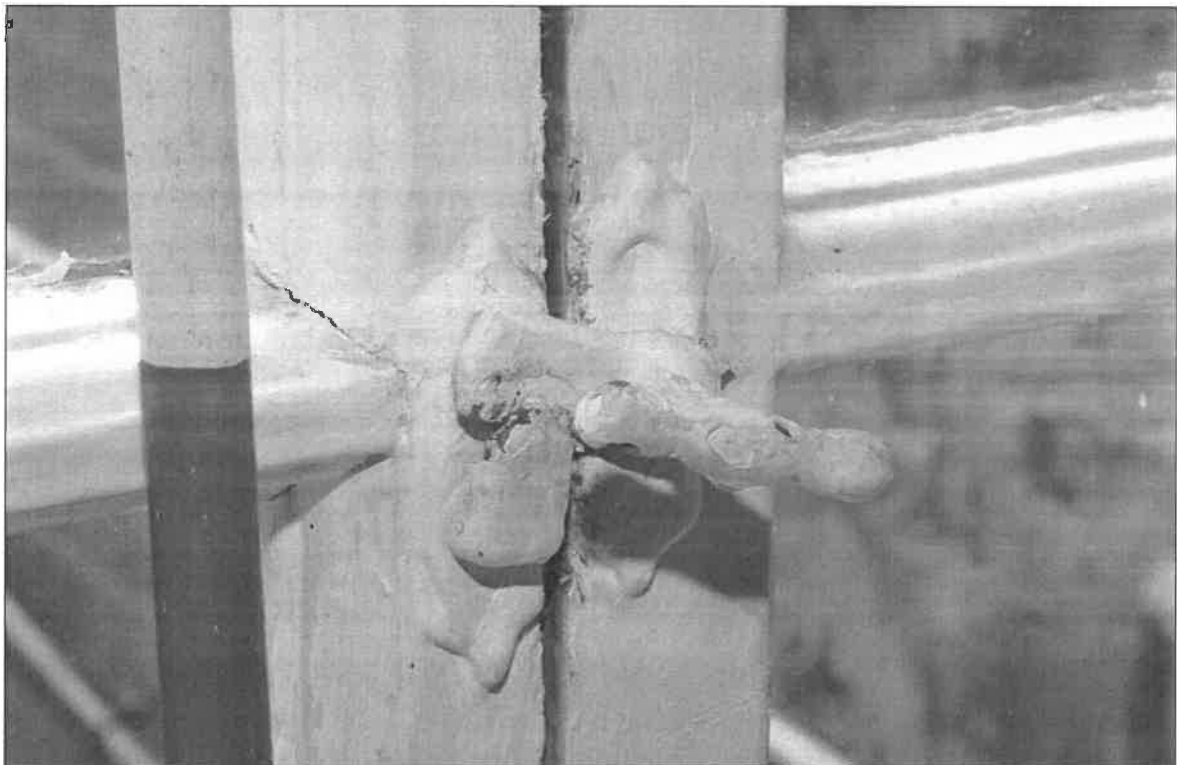


Photo 26: W4, detail of catch

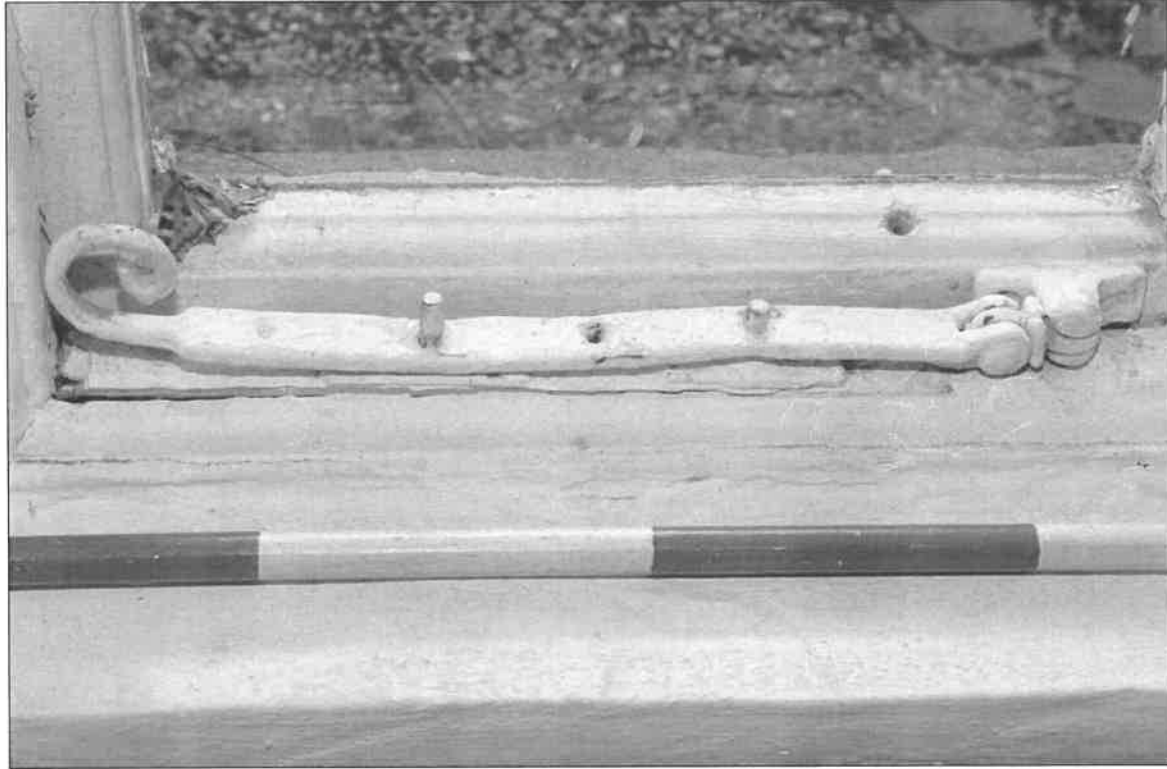


Photo 27: W4, detail of north-east stay

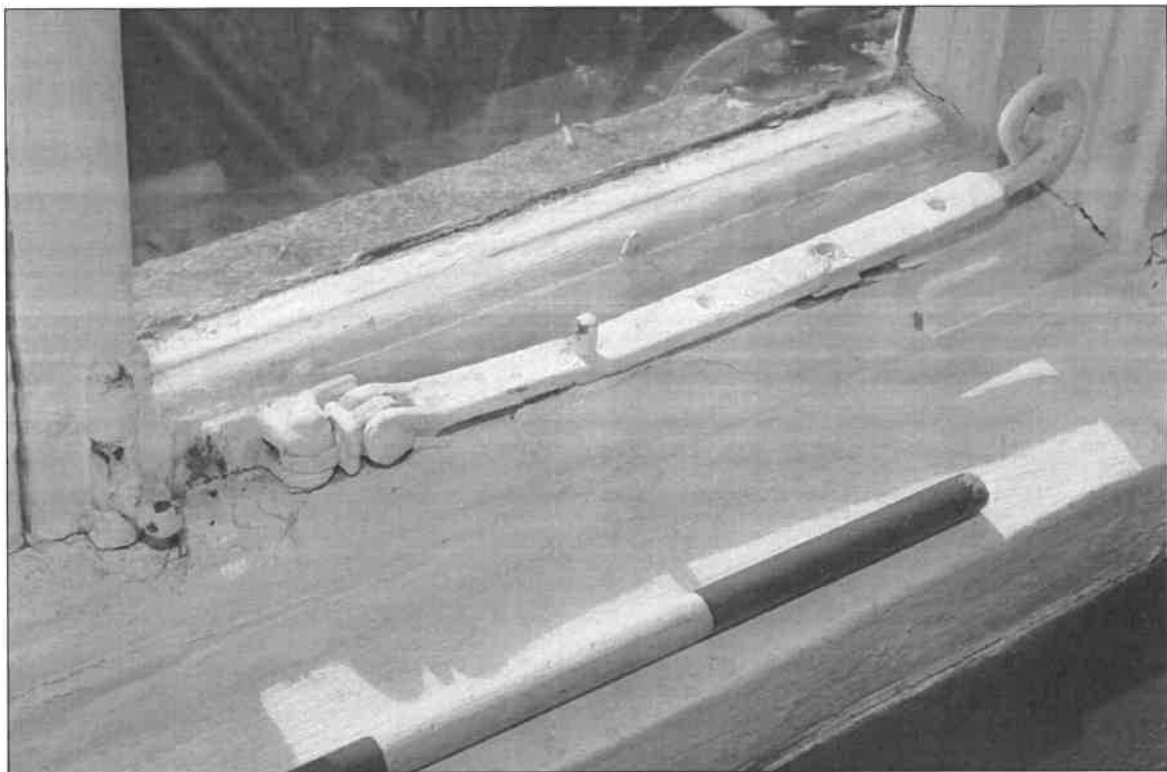


Photo 28: W4, detail of south-west stay and lower bolt



Photo 29: W4, detail of upper bolt

Stephen Haigh, MA
Buildings Archaeologist
5 July 2021

