

WRITTEN SCHEME OF INVESTIGATION

LEVEL 3 PROGRAMME OF HISTORIC BUILDING RECORDING AND ANALYSIS

AT

THE TALBOT HOTEL

TALBOT STREET

CHIPPING

LANCASHIRE

PR3 2QE



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WRITTEN SCHEME OF INVESTIGATION

THE TALBOT HOTEL

1.0 INTRODUCTION

This written scheme of investigation has been prepared to partially satisfy a condition of listed building consent for the implementation of a level 3 programme of historic building recording and analysis to be undertaken at:

The former Talbot Hotel, Talbot Street, Chipping, PR3 2QE

The implementation of a programme of historic building recording and analysis has been requested by Ribbles Valley Borough Council as a condition of listed building consent reference 3/2022/0278, on the recommendations of Lancashire County Council Archaeology department in their capacity as regional archaeological consultee. The listed building consent related to the conversion of the former Talbot Hotel to create 1 no. dwelling and 1 no. holiday let and for the conversion of the adjacent barn to create 3 no. dwellings.

The reader should be aware that this written scheme of investigation refers to the recording of the Talbot Hotel only and does not include the recording of the adjacent barn which is to be dealt with separately.

This document has been produced in accordance with national planning policy, specifically, the National Planning Policy Framework (NPPF), revised in February 2019. The relevant national planning policies are contained with chapter 16 of the NPPF in which paragraph 199 states;

“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”¹

2.0 LOCATION AND CURRENT USE

The former Talbot Hotel is situated at NGR: SD 62283 43328, on the north west side of Talbot Street, within the small village of Chipping within the Ribbles Valley Borough of Lancashire.

Both the Talbot Hotel and the adjacent barn are currently unoccupied and disused and have been so since 2004.

3.0 SITE DESCRIPTION

The former Talbot Hotel faces south east onto Talbot Street, with a cobbled forecourt in between. The building has a relatively sizeable plot, with the majority of the land being towards the rear. The barn is sited to the southwest of the former public house, and are separated by an access track leading to the rear of the site. The barn is positioned closer to the roadside than the public house and has a narrow-cobbled strip separating it from the road side.

4.0 GEOLOGY

The underlying geology of the site is comprised of Pendleside Limestone Formation - Limestone. Sedimentary bedrock formed between 343 and 330.9 million years ago during the Carboniferous period.

5.0 PROJECT CONTEXT

Applications for planning permission (3/2022/0279) and listed building consent (3/2022/278) /were submitted to Ribbles Valley Borough Council in March 2022 for the conversion of the public house into 1 no dwelling and 1 no holiday let with limited external alterations, the conversion of the adjacent barn into 3 no dwellings, all with associated parking and manoeuvring areas and hard and soft landscaping.

These applications were subsequently approved in June 2022 and the following condition was attached the listed building consent requiring the implementation of a programme of historic building recording and analysis prior to the commencement of the works and reads as follows;

No development, site clearance/preparation, or demolitions shall take place on site until the applicant, or their agent or successor in title, has secured the implementation of a programme of building recording and analysis. This must be carried out 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 programme of works should comprise

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework (Online) Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 11th June 2020)

the creating of a record of the building to Level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full description of the building, inside and out, a drawn plan, elevations and at least one section and a full photographic coverage, inside and out. The record should also include a rapid desk-based assessment, putting the building and its features into context. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute of Archaeologists. A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Report prior to the any of the dwellings consented being first occupied.

REASON: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

The reader should be aware that this written scheme of investigation refers to the recording of the Talbot Hotel only and does not include the recording of the adjacent barn which is to be dealt with separately.

6.0 SUMMARY OF HISTORICAL AND ARCHAEOLOGICAL CONTEXT

The Talbot Hotel is one of three pubs within the village of chipping and is expected to have been built in 1739 as a purpose-built inn with a combined agricultural function but little appears to be known about its origins and early history. The building is believed to have originally been known as 'The Dog Inn' in 1750 but was known as the Talbot Inn by 1825.

The earliest phase of the building is its double piled core and dates from 1739 and which was extended on its north east side by the late 19th century to provide a coach house and additional rooms. Some earlier remains, likely to be 17th century, are present to the building but are likely to be re-used from an earlier structure.

7.0 SUMMARY DESCRIPTION OF THE BUILDING

The Talbot Hotel is a detached two storey double pile building, formerly an inn and public house, with an additional two storey wing to the north east side. The building is constructed from local rubble sandstone; however, and the front elevation has a symmetrical façade which has been rendered and painted and has a central entry flanked by sliding sash windows at ground floor and first floor. A projecting coach house sits to the north east of the main body of the building and is broadly of the same appearance. The roofs are a mixture of gable and hipped forms with coverings of natural blue / grey slate, which likely replaced an earlier stone slate roof covering.

8.0 PLANNING CONTEXT

The former Talbot Hotel is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It was formerly designated on the 13th February 1967 and the list entry for the building is as follows;

Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof. 2 storeys with attic. Main front of 3 bays, the windows being sashed with no glazing bars in plain stone surrounds. Door has architrave, with a moulded plaque above now mutilated by the attachment of a sign, but said to be inscribed '1779' (old list). End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. This wing has, in its left-hand return wall, a wide entrance with a plain stone surround having a segmental arch with a projecting keystone, with a 1st floor window with plain stone surround above. The front wall of the wing is blank. To its right, connecting it with No. 7, is a narrow unit with a wide entrance with plain stone surround on the ground floor. The left-hand gable of the main building has moulded kneelers but no coping. On the 1st floor is a re-used 2-light double-chamfered window with mullion removed. Outshut to part of the rear wall, which has sashed windows with glazing bars in plain stone surrounds, one surround having C17th fragments.

The building is located within the defined boundary of the Chipping Conservation Area which is a Designated Heritage Asset and its special interest is derived from the following;

- Historic layout and street pattern of Talbot Street and Windy Street;
- Rural setting of the village in lowland farmland below Parlick Fell and Fairsnape Fell;
- St Bartholomew's Church and churchyard, including sundial, stone boundary wall and steps;
- St Mary's Church, churchyard, presbytery, former school and environs;
- Chipping Brook;
- Open areas in front of The Sun Inn and the Talbot Hotel;
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area's buildings, including 24 listed buildings;
- Trees, particularly beside Chipping Brook and in the churchyards of St Bartholomew's and St Mary's Church;
- Well-tended roadside gardens;
- Historical association with John Brabin: grade II listed house, school and almshouses;
- Areas of historic stone floorscape;
- Views of Pendle Hill and the distant Fells to the north.

9.0 PROJECT SCOPE

The aims of the project are as follows;

- To further the current understanding and knowledge of the building through the analysis of the built structure and its fabric.
- To mitigate against the loss of historic fabric through the production of a formal historic building record prior to the commencement of the works.
- To identify, interpret and record the fabric, construction, and development of the building.
- To provide a permanent record of the building prior to its alteration and ensure its availability within the public domain through its deposition with the Lancashire Historic Environment Record.

To achieve the above aims, specific objectives must be successfully met and are comprised of the following;

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of available cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material types, construction methods, building development and function.
- A formal written, drawn, and photographic record of the building will be compiled in accordance with nationally accepted guidelines and best practice.

10.0 RECORDING STANDARDS

As requested by the relevant condition of the listed building consent, the historic building record will conform to the required standard of a level 3 record in accordance with the Historic England Guidance Document "Understanding Historic Buildings" (2016), in which it defines a level 3 recording as the following:

"Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used, they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories, and other published sources. The record will not normally discuss the buildings broader stylistic or

historical context and importance at any length. It may, however, form part of a wider survey - thematic or regional, for example - a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.²

All recording works undertaken will also be in accordance with the standards set out in the below documents all of which constitute best practice and nationally accepted guidelines for the carrying out, production and archiving of historic building records.

- Chartered Institute of Archaeologists (updated October 2020) Standard and Guidance for historic environment desk-based assessments.
- Chartered Institute for Archaeologists (updated June 2019) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.
- Chartered Institute for Archaeologists (2014) Standard and guidance for the creation, compilation, transfer and deposition or archaeological archives.
- Historic England (2016) Understanding historic buildings: a guide to good recording practice.
- Historic England (2008) Conservation principles, policies and guidance for the sustainable management of the historic environment.

11.0 RECORDING METHODOLOGY

Building Recording will be undertaken in whatever condition the building is found in at the time of the on-site inspection and will consist of the following:

Desk Based Assessment:

- A desk-based assessment of both published and unpublished documentary evidence relating
- to the building will be carried out and will consist of:
 - Census records
 - Trade directories
 - Illustrations
 - Historic Ordnance Survey maps
 - Tithe maps and apportionments
 - Local Histories
 - Past site investigations

In order to access the above information, the following sources will be consulted.

² Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* (Online) Available at: <https://historicengland.org.uk/images->

[books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/](https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/) (accessed on 2nd August 2022)

- Historic England Archive
- Lancashire Historic Environment Record
- Lancashire Archives
- Clitheroe Local Studies Library

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

Written Record:

A written description of the building will be provided and will be firstly carried out on site through the detailed annotation of the existing detailed survey drawings produced by Malcolm Hughes Land Surveyors. The drawings (plans and elevations) will be annotated with material types, features, plan forms, function, methods of construction, evidence of phasing, architectural style, decoration and surface finishes and any relevant fixtures and fittings. All notes made during the on-site recording will be appended for inclusion within the completed project archive.

The written description of the building will include the following:

- The precise location of the building as an address and in the form of a National Grid Reference.
- A note of any statutory designations (i.e., listing)
- The date when the record was made, the name of the recorder and the location of any archive material.
- A longer summary statement. This account will summarise the buildings form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.
- An introduction briefly setting out the circumstances in which the record is made, its objectives, methods, scope, limitations, and any constraints. The brief for the project design will also be included / appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be produced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the buildings over all form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the buildings past and present use, and of the uses of its parts, with the evidence of these interpretations. An analysis of a circulation pattern or of

a decorative or liturgical scheme. An account of any fixtures or fittings, plant or machinery associated with the building, and their purpose.

- Any evidence for the former existence of demolished structures or removed plant.
- Full bibliographic references of the sources used within the record.

Drawn Record:

The drawn record will involve the use of existing measured survey drawings produced by Malcolm Hughes Land Surveyors and their accuracy will be checked through on-site measurement checks.

The drawn record will involve the production of detailed measured floor plans of the building which indicate the arrangement of the floors and show the location and form of significant historical features including; blocked doors and windows, fireplaces, masonry jointing, ceiling and floor beams and changes in floor level. This will also include any fixtures and fittings of significance.

A measured cross section of the building will also be created to supplement the floor plans and provide an indication as to the vertical relationships within the building such as floor and ceiling heights as well as the form and construction of roof structures if possible.

Measured elevations will be produced where these are necessary to an understanding of buildings design development or function.

All drawings will be created using CAD software and will be provided at a suitable scale, namely 1:20 scale, and will be annotated where appropriate. The drawing conventions provided by Historic England (2016) will be implemented and be in accordance with a Level 3 recording.

All drawings will contain a drawn metric scale bar, drawn north point, name and address of the building / site details, including the National Grid Reference, the name of the person responsible for production of the drawings, date of the survey and the name of the company responsible for carrying out the survey works. All drawings are to be produced in accordance with paragraph 4.3.3 of the Historic England Documents "Understanding Historic Buildings: A Guide to Good Recording Practice" (2016).

Photographic Record:

The Photographic record of the building will include the following:

- General views of the building in its wider setting.
- The buildings external appearance including a series of oblique views showing all external elevations of the building, and give an overall impression of its size and

shape. Where individual elevations include complex historical information, it may be appropriate to take views at right angles to the plane of the elevation.

- Any further views that reflect the design intentions of the building or architect where these are known from the documentary sources or where they can be inferred from the building or its setting.
- The overall appearance of the principal rooms and circulation areas.
- Any external and internal detail, structural or decorative, which is relevant to the building's design development and use.
- Any machinery or other plant, or evidence of its former existence.
- Any dates, inscriptions or signage which provide a contribution to the understanding of the building.
- Any building contents which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development of that of its site. This will be done with the owners written consent should this be necessary.

All photographs will be taken using a Nikon 3200 DSLR 24 mega pixel camera with a Nikon AF-S DX Zoom – Nikkor Lens with a focal length of 18 – 55mm (f/3.5-5.6G EDII).

The photographs will be taken in focus with the best possible depth of field. All photographs will be taken in natural light in order to produce the best possible results. A tripod will also be used in order to avoid the images being affected by camera shake and distortion.

No back lighting will be used for the purpose of the photographic record and every effort will be made to reduce the amount of backlighting internally produced by natural light from outside the building.

An appropriate metric scale will be provided within each photograph so as to provide an indication of the size and scale of a particular elevation, feature, detail or object. This will be provided mainly through the use of a 2m ranging pole. Where smaller details and features require photographing then a smaller metric scale will be provided as well as a north point.

All photographs will be taken using the RAW picture format to allow for the conversion of each photograph into 8-bit TIFF files for archive purposes.

The location and direction at which each photograph is to be taken will be highlighted on plan drawings to show the relation between the object with the photograph and its location.

A full photographic register will be compiled and included within the completed project archive and will include the following information;

- Details and location of each photograph
- Orientation and direction of each photograph
- Photograph number
- Feature number
- Description of photograph

12.0 PROGRAMME AND MONITORING

All recording works will be undertaken as soon as possible following the approval of this written scheme of investigation by Ribble Valley Borough Council.

13.0 LIMITATIONS

No obvious significant limitations identified at the time of writing. Any further limitations identified at the time of recording will be fully noted and described within the historic building record.

14.0 HEALTH AND SAFETY

During the programme of recording, the necessary health and safety practices will be observed and carried out in accordance with Health and Safety at Work Act 1974 and all other relevant health and safety legislation and codes and practice. Personal protective equipment (PPE) will be used if considered necessary at the time of recording. The health and safety policy of Sunderland Peacock and Associates Ltd will be adhered to and is in accordance with statutory regulations and controls. A risk assessment will be carried out and produced prior to building recording works and will take into consideration any site-specific risks relating to the existing building.

The health, safety and welfare of the personnel undertaking recording cannot and will not be ignored. It is important that it is understood that health and safety matters and concerns will take priority over the need to record certain aspects of the building, no matter how imperative the need to record may be.

15.0 REPORT PREPARATION

On completion of the site recording works a report is to be produced which presents the results of the historic building recording and will contain the following sections:

- Contents
- List of figures

- List of photographs
- List of drawings
- Non-technical summary
- Introduction
- Site location and description
- Project context
- Historical and archaeological context
- Planning context
- Aims and objectives
- Recording standards
- Methodology
- Documentary research
- External and internal description of the building
- Analysis of construction, phasing and development
- Discussion and conclusions
- Drawings
- Photographs
- Supporting Illustrations (if any)
- Location of archive and deposition details
- Description of project archive contents
- References
- Appended written scheme of investigation.

Following the completion of the project archive and an internal check and review process, the completed project archive will be issued to the Local Planning Authority for Approval as soon as possible. A copy of the completed project archive will also be issued to the client.

16.0 ARCHIVING

The completed project archive will be submitted to the following depositories:

- Lancashire Historic Environment Record, Planning and Environment Service, PO Box 100, County Hall, Pitt Street, Preston, Lancashire, PR1 0LD
- Lancashire Archives, Bow Lane, Preston, Lancashire, PR1 2RE

Prior to archiving, the intended archival depositories will be contacted in order to determine any specific requirements regarding archiving, depositions, curation and any cost implications for depositing the project archive. All deposition procedures for each depository will also be determined and fully complied with.

17.0 TIMETABLE

Building recording will be undertaken following the approval of this written scheme of investigation by Ribble Valley Borough Council and their consultees. Recording works will take approximately 1 day on site to complete

followed by the writing of the report and compilation of the record.

18.0 PERSONNEL

Matthew Fish of Sunderland Peacock and Associates Ltd has been nominated to undertake the recording of the building.

Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is an Associate Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

19.0 INSURANCE

Sunderland Peacock and Associates Ltd maintains professional Indemnity Insurance up to £2, 000, 000 (Two million pounds).