



THE ARCHAEOLOGY CO.

Barn at 5 Talbot Street, Chipping
Written Scheme of Investigation

August 2023

1: Introduction

Steven Price of The Archaeology Co. has been commissioned to prepare a WSI for a level 3 historic building survey of the barn at 5 Talbot Street, Chipping. Condition 11 of Planning Application 3/2023/0086 is as follows:

No development, site clearance/preparation, or demolitions for the Talbot Pub building 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 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 part of the Talbot Pub building being first occupied.

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

This document forms the Written Scheme of Investigation (WSI) which outlines the programme of work required to undertake this survey.

2: Site Location

The building lies on the north side of Talbot Street in the centre of Chipping, to the west side of Chipping Brook. It lies to the east of St Bartholomew's Parish Church. The postal address is 5 Talbot Street, Chipping, Preston PR3 2QE and the NGR is SD 62275 43317. The



site lies within the Chipping Conservation Area and is Grade II Listed, and described as “Late C18 stable and barn south-west of Talbot Hotel”. The village lies in undulating lowland farmland. The immediate surrounding of the village is open, occasionally wooded, countryside in agricultural use.

3: Historical Background

Chipping is shown on Yates map of Lancashire from 1786. The church is shown, although it is unclear if a building is shown in the site’s location at this time. The Talbot Hotel is thought to date from 1779, and the barn to be of a similar date, associated with it. By the time of a Hennet and Bingley’s map of 1828 a building appears to be present on the site. The Talbot Inn was noted in a trade directory of 1825, as being ran by Willaim Sawyer. The tithe map and schedule from 1840, show that the Talbot Inn was occupied by James Lund, but was owned by Joseph, William & Richard Robinson. The inn was recorded as “public house, brew house and garden”, while the barn and adjacent plot (568) were referred to as “stable, stable-yard & cart house” (Haigh 2011). The barn is shown more clearly on the first edition OS map of 1847, where a rectangular structure is shown to the north side of Talbot Street, with small projecting extensions to the east and west southern corners.

By the time of the 1893 OS map the building is shown as L-shaped, with a projection to the western side only. The Talbot Hotel is shown to the north east and the church to the west. A valuation of the business (but not the property) made in 1908 marks its sale by a Mrs Dewhurst to Joseph Whalley, for the sum of £210.19.1.6 Whalley was listed as the landlord in a 1913 directory, but by 1924 he had been succeeded by his wife or widow Mrs Hannah Whalley. The situation was the same as shown on the 1912 OS map, although here the western end of the building is shown to be subdivided into two units. The situation remained the same on the 1932 OS map. The barn was stripped out in 2011 with shippon stalls removed at the northern end and first floor removed (Haigh 2011).

4: Historic Building Survey

Aims



Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey is to preserve 'by record' the information that may be lost as a result of demolition or alteration. This will be achieved by recording and analysing the plan form, function, age and development of the building and by the preparation of a written, drawn and photographic archive for future reference.

Research Objectives

The North West Regional Research was reviewed for relevant research objectives. The building appears to date from the late 18th century as a barn. In this instance, the scope of the project is quite small, but may address the following questions:

Ind06: How did the industrial farm evolve and farming practices develop during this period?

Ind09: How does the nature of rural settlement change during this period?

The Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has also indicated that "there is an urgent need for all local authorities to ensure that farm buildings undergoing adaptation are at least considered for recording" so that "a regional database of farm buildings can be derived and variations across the region examined." The survey will also add to this database.

Method

This shall comprise a field survey recording of the building. The survey shall be performed to Historic England level 3 and shall record:

- The form and fabric of the building, along with a measured survey, in order to produce floor plans at each level of the building, elevation drawings and a representative cross section. These shall be produced at 1:50 scale at least;



- Architects' drawings have been provided and shall form a basis the survey drawings after being checked for accuracy on site. This shall be done on site using hand tapes and distometers. Should they prove accurate a drafting film overlay shall be used to record archaeological details and alterations as required. Should the architects drawings prove inaccurate, then full drawings shall be made on site using drafting film and drawing pencil, with measurements made with hand tapes (5m and 50m), as well as distometers as appropriate. Drawings shall be accurate to 5cm (1mm on paper).
- Survey and drawing conventions will conform with Historic England guidance as set out in sections 4 and 7 of their Understanding Historic Buildings (2016) document
- A photographic survey of the building's external appearance and internal rooms, as well as detailed photographs and/or drawings of key features. Photographs will be taken using a high resolution digital SLR camera (Olympus E600 [12 Megapixels]) in RAW format, with files saved as lossless TIFF's for archive purposes. Exterior photographs may be hand-held, interior photographs should be conducted with a tripod. Where lighting is insufficient either an off-camera flash should be used or longer exposure times;
- All photographs will contain an appropriate photographic scale and the locations and direction will be marked on a photograph location plan.
- Proforma photo recording sheets shall be used to record the number, location and direction of each shot;
- An historic map regression will be undertaken along with historical research into the site. This shall include readily available information such as trade directories census returns, and newspaper articles, as well as information from Lancashire Archives with a view to producing a short account of the history of the building;
- Proforma building recording sheets shall be used to record the fabric of the building in order for the building to be formally described.
- Drawing produced on site shall be digitised in AutoCAD following standard conventions set out in section 7 of Historic England's "Understanding Historic Buildings" (2016)



The assessment will be carried out in accordance with the guidelines laid out by the Standard and Guidance for Historic Building Surveys (Chartered Institute for Archaeologists 2020) to Historic England level 3 standards (Historic England 2016).

Reporting

Following the building survey, the results will be described within a fully illustrated report, which shall include the following:

- A summary of the survey's findings;
- The background to the survey, which will include an outline of the planning context, the survey dates and location details;
- Aims and Objectives
- An outline of the survey methodology;
- A summary of the site's history and development;
- A formal and descriptive account of the building, with reference to plans and photographs;
- Discussion and Conclusions
- A set of measured scaled plans of the building;
- Photographic index including a plan showing the location and direction of the photographs;
- The contents (report, photograph and drawings) and location of the archive
- A bibliography

5: Archive

The results of the survey will form the basis of a full archive to professional standards, in accordance with ClfA Archives Selection Toolkit, Archaeological Archives Forum (2011) Archaeological Archives and current ClfA "standards and guidance for the creation, compilation, transportation and deposition of archaeological archive" (published October 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and



integral element of all archaeological projects by the ClfA in that organisation's code of conduct.

All documents and project files will be reviewed by Steven Price throughout the project lifespan. Material will be selected on the basis of its contribution to the overall aims of the project as set out in section 4. The selection of the archive will be undertaken by Steven Price with advice from the Lancashire Historic Environment Record if important architectural features are encountered. The selection process will be a single phase following the approval of the final report by the Senior Conservation Archaeologist at the Lancashire Historic Environment Record.

All digital data created over the course of this project will be collected, stored, and selected for final deposition. Only final copies of any born digital data will be deposited in the final project archive. Deselected material is expected to include duplicates and any non-final versions of data. In terms of photographic images, this would include blurred or light imbalanced images. Deselected material will be deleted following acceptance of the archive.

The archive will comprise the report and digital photographs. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This shall comprise the digital photographs saved as tiff files following ADS guidance, and will be deposited with them, along with a digital copy of the report. A digital copy of the report will also be sent to Lancashire Historic Environment Record. Should the results warrant it, a summary report, or detailed article on the work shall be submitted for publication in a regional or national journal, appropriate to the significance of the results and findings of the project, as well as being uploaded to the OASIS database. This shall be done no later than one year after the completion of the work.

6: Staff



Steven Price of the Archaeology Co. is nominated to carry out the works. All fieldwork will be undertaken by Steven Price BA (Hons.) MA, MPhil, PCIfA as well as other trained staff under his guidance.

7: Timetable

Two weeks' notice prior to commencement of the works shall be given. It is anticipated that the historic building assessment will be undertaken over a period of one week, and a report will be produced within six weeks of commencement.

8: Health and Safety

Health and Safety regulations and requirements cannot be ignored no matter how imperative the need to record archaeological information. Hence health and safety will take priority over archaeological matters.

Full regard will be given to all constraints during the course of the project. A Health and Safety Statement, along with a risk assessment, will be provided. All site procedures shall be in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

The building is in a good condition although only areas deemed to be safe shall be entered. Areas which are unsafe shall be surveyed only so far as it is safe to do so. However, once any such areas have been made safe, an archaeologist shall return to complete the survey of those areas.

9: Monitoring

Monitoring shall follow the guidelines set out in the ClfA's "Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (2020)". Monitoring will be undertaken against the WSI by the Lancashire County Council Historic Environment Team on behalf of the Local Authority, and visits will be documented. Non-compliance with the agreed WSI or project design must be pointed out by the monitor to the archaeologist undertaking the work, and their client if appropriate, at the earliest opportunity. The Local Planning Authority and Archaeological Planning Officer (Peter Iles) will be notified in advancement of the commencement of the works and will be kept informed of developments during the scheme, and it is recognised they may visit the site during the fieldwork element to monitor the archaeological work.

10: Insurance

Steven Price maintains Professional Indemnity Insurance to £1,000,000

11: Copyright

Full copyright shall be retained by the author until project completion, at which point it shall be transferred to Lancashire Record Office. The Project Completion form shall be submitted along with a full transfer of title and the Assignment of Copyright for the Archives.

Bibliography

CIfA 2020 "Code of Conduct and Standard and Guidance for an Archaeological Investigation and Recording of Standing Buildings and Structures"

Haigh, Stephen 2011 "The Talbot Hotel and Adjacent Barn, Talbot Street, Chipping, Lancashire – Historic Buildings Assessment"

Historic England 2016 "Understanding Historic Buildings – A guide to good recording practice"

"National Planning Policy Framework" 2012 accessed online at:
<https://researchframeworks.org/nwrf/>

Ribble Valley Borough Council n.d. "Chipping Conservation Area Appraisal"

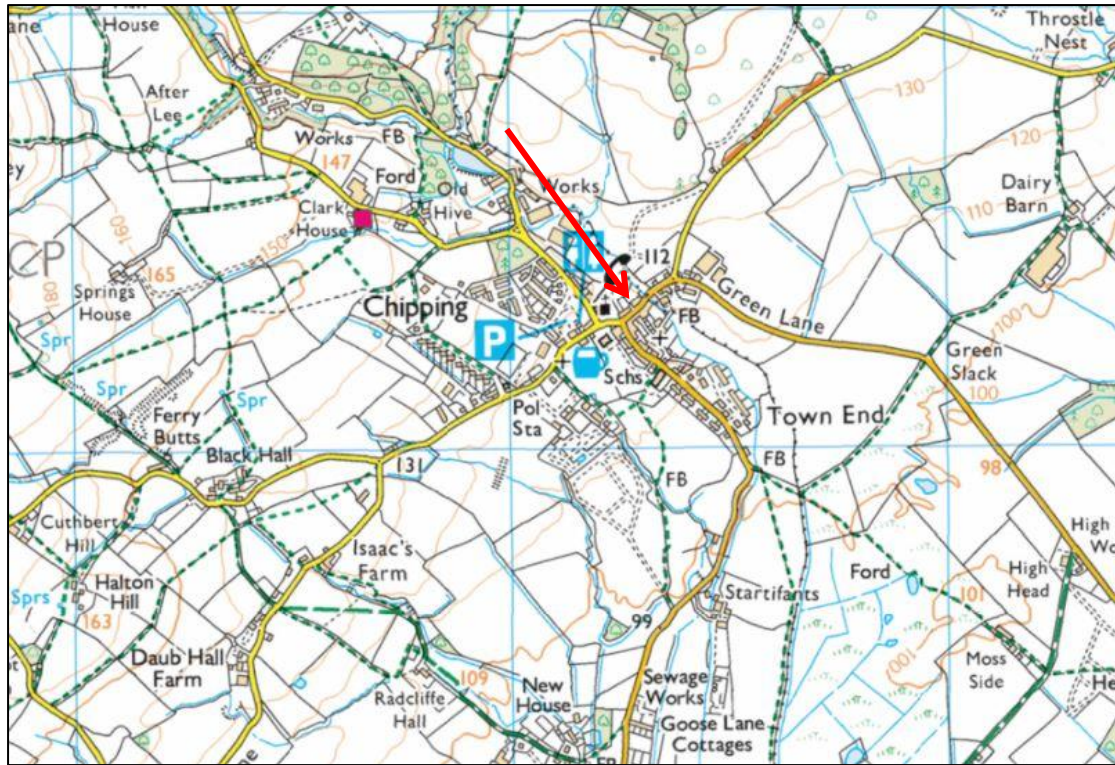


Figure 1: Location Plan (OS Licence Number: 100057911)

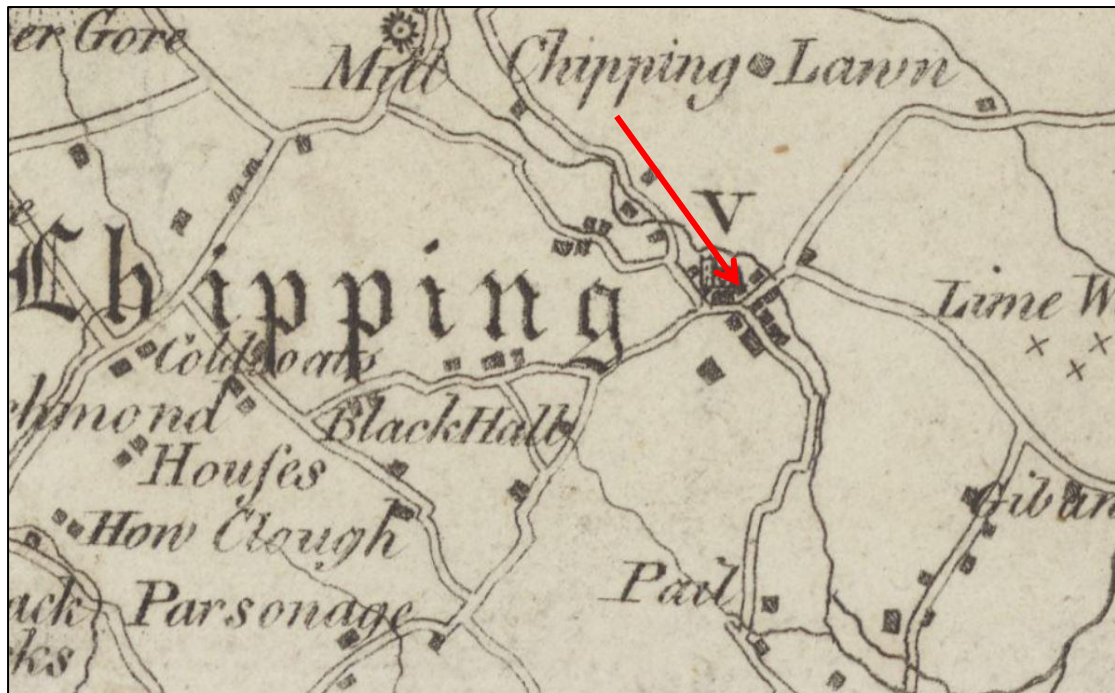


Figure 2: 1786 Yates Map of Lancashire showing Chipping



Figure 3: 1828 Hennet and Bingley's map of Lancashire showing building in approximately the sites location



Figure 4: 1847 OS 6" map Lancashire Sheet XLVI.9

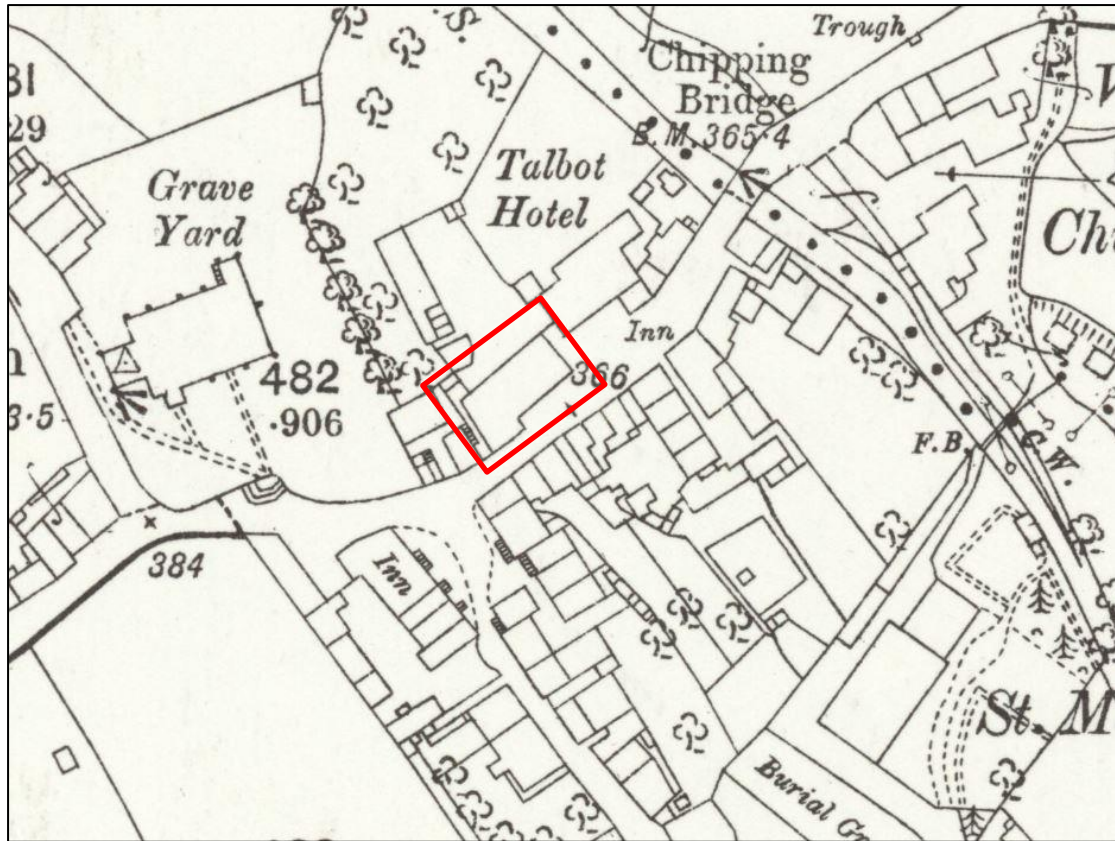


Figure 5: 1893 OS map Lancashire Sheet XLVI.9

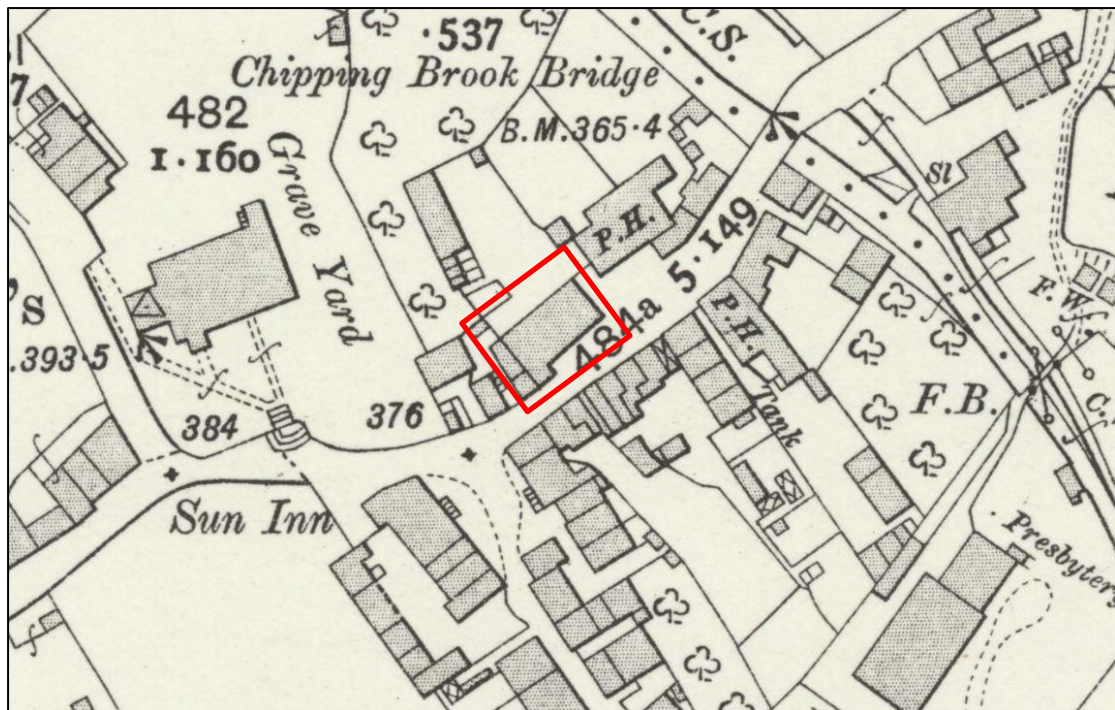


Figure 6: 1912 OS map Lancashire Sheet XLVI.9

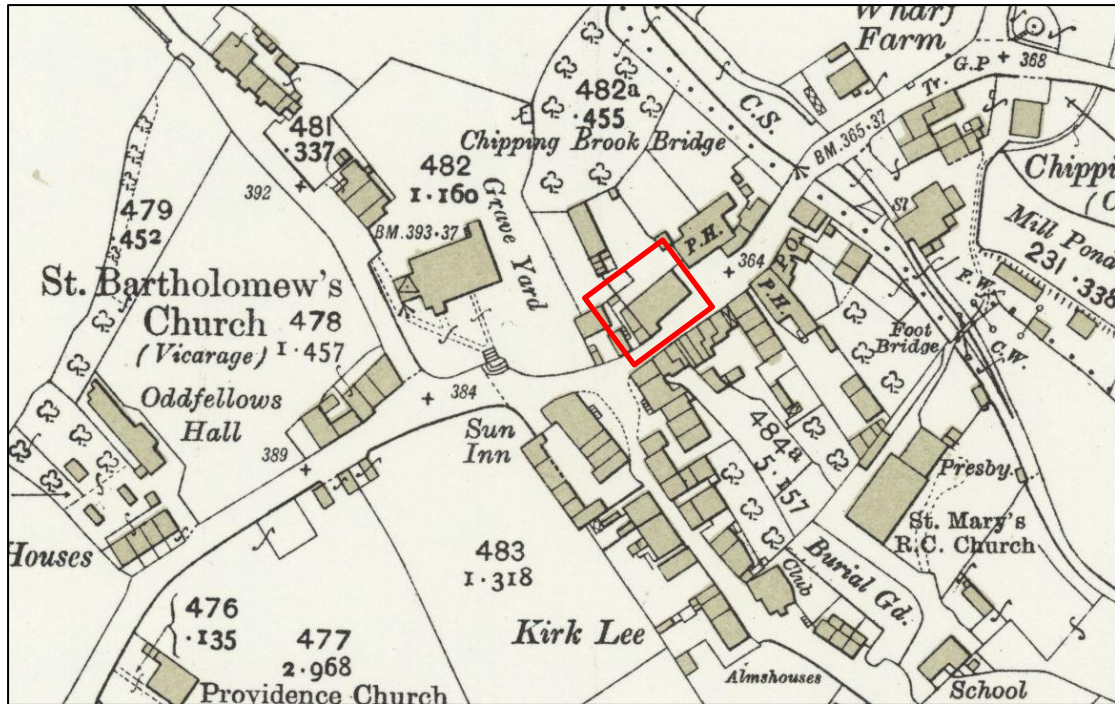


Figure 7: 1932 OS map Lancashire Sheet XLVI.9