



THE ARCHAEOLOGY CO.

Barn at 5 Talbot Street, Chipping

Historic Building Survey

October 2023

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NON-TECHNICAL SUMMARY

A level 3 archaeological building survey was required prior to the conversion of the buildings. The work was carried out by Steven Price of The Archaeology Co.

The building appears to have started as a Lancashire barn, with shippon to the east, threshing floor to the centre and stable or storage area to the west, with a hay loft over. It was constructed in the late 18th century, around the same period as the Talbot Inn, believed to date from 1779, which initially served as the farmhouse to the barn.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to perform 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.

- 1.2 This procedure followed the advice of Chapter 16 of the National Planning Policy Framework. This came into effect in March 2012 and has been subsequently been updated, most recently in July 2021. Paragraph 205 of Section 16 states that "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 to make this evidence (and any archive generated) publicly accessible” (NPPF 2021, 58).

- 1.3 Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co., has been commissioned to carry out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years' experience of surveying and recording buildings of many types. He has carried out numerous standard Level 3 surveys.



2. SITE LOCATION

- 2.1 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. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such 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 for the completion of a site archive. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2020) is to “examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results”.
- 3.3 The North West Regional Research Framework 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.

4. METHODOLOGY

- 4.1 An appropriate record has been made of the building to Historic England level 3 standards. Floor plans at each level of the building, elevation drawings and a representative cross section are required of the barn. Architects' drawings were provided and formed a basis the drawings after being checked for accuracy on site. This was done using hand tapes and distometers. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, where visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, Historic England 2016.
- 4.5 Photographs were taken with an Olympus E600 Digital SLR camera (12 Megapixels) in RAW format. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure, where it was safe to do so.
- 4.6 The photographic coverage includes:

- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.
 - Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g., each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 A plan showing the location from which the photographs have been taken has been produced.
- 4.8 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.9 The site was visited on the 28th August 2023. Proforma building recording sheets were used to record the fabric of the building in order for the building to be formally described, and photographs taken.
- 4.10 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2020.

4.11 Following the start of works it became apparent that the existing roof trusses were not fit for purpose. Due to a large ingress of water over the years that it has been derelict, this has resulted in excessive water damage to the beam ends. This was then worsened by the insect infestation which has resulted in the original timber being able to be pulled apart by hand. As such, new proposals were put in place to install new steel purlins from spine wall to spine wall to support the weight from the main roof. The king truss sections of the beams are mostly in good condition and will be re-used in the new beam build up. The timbers would be brought into the space and a joinery team will model and construct on site as each beam will be slightly different due to the existing shape of the build. The timber to be used will be Douglas Fir to match the existing beams and the proposal will be sympathetic to the building. The proposed schedule of works is as follows:

1. Remove slates and store safely for re-installation
2. Install new pad stone's for steel ridge beam and the two central side purlins
3. Lay the new roof steels via crane and secure in place
4. remove remaining current roof structure (Baton's / Purlins) etc...
5. As the first floor in place, scaffolding will be assembled next to the trusses and they will be dismantled in sections and cut to approximately 2 meter sections where needed. This will allow for easy removal from the building. The truss structures are not strong enough to remove by crane due to rot and the risk would be high for collapse during removal.
6. All sections of trusses which can be salvaged and reused to be carefully dismantled (no cutting) and stock piled on a raised platform off the bare ground. The sections of timber are then to be re-used in the new design.
7. The aim is then to install the new batons, membrane and slates as soon as possible in order to put the weight back on to the walls to secure the structure.
8. We will then aim to replicate the truss structure against the spine walls. These will be above roof plate level and secured against the spine walls using anchor bolts. Once the structure is in place the bolts will be cut back so they are inside of the beam and the bolt holes will be plugged so as not visible.
9. The trusses will be prepared and built on location using three meter jointed lengths of Douglas Fur in keeping with the current material.



10. Once the trusses are in situ against the spine walls, plasterboard will be cut and placed between the frame and remaining section of wall and this will then be plastered, thus giving the impression that the truss is half in the wall, but on full view to appreciate and add the desired character to the building.

5. HISTORICAL BACKGROUND

- 5.1 In 1066 Chipping was assessed as three plough-lands and was a member of Earl Tostig's fee of Preston. Following the Conquest it was granted to Roger of Poitou, and became part of the possession of the Bussels of Penwortham. In 1102 Henry I gave it to Robert de Lacy, and from that time it continued to form a member of the honor of Clitheroe. The land appears to have been divided among a number of holders, but it is not possible to trace the origin or descent of these tenements. The most important were those of Hoghton, Knoll of Wolfhouse and the Hospitallers. Each of them were apparently regarded at one time or another as a 'manor.' (Farrer & Brownbill 1911).
- 5.2 Among the trades recorded in the parish registers of the 17th century are those of gold-beater, glover, hat-maker and linen-weaver (Farrer & Brownbill 1911). Chipping is shown on Yates map of Lancashire from 1786. The church is shown, somewhat dominating the image. It is however unclear if the Talbot Arms or the subject barn are shown on this map. The Talbot Hotel is thought to date from 1779 (HE 1967), and the barn to be of a similar date, associated with it. By the time of Hennet and Bingley's map of 1828 a building is shown as present on the site. The Talbot Inn was noted in a trade directory of 1825, with William Sawyer as the landlord. 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 1841 census does not name the property, but does record James Lund as an Innkeeper in Chipping, living alongside his wife Ellen and their 10 year old daughter Mary.
- 5.3 The Talbot Inn was used for the auction of property and inquests during this time, with newspaper reports mentioning the Inn (Preston Chronicle 05/10/1839; Preston Chronicle 12/03/1842; Blackburn Standard 31/10/1849). 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.

- 5.4 James Lund continued at the Talbot in through the 1850s', with the 1851 census recording James Lund as "Innkeeper and Farmer of 50 Acres employing 2 labourers". In 1858 the licence was transferred to Isabella Robinson (Blackburn Standard 26/05/1858). Isabella is recorded at the Talbot Inn in the 1861 census, with only a single servant listed alongside her. She didn't hold the licence for long however, as in 1861 it was transferred to James Wilkinson (Blackburn Standard 18/09/1861). In 1862 James Mercer died at the Inn after choking (Blackburn Standard 03/12/1862) and by 1866 the inn had changed hands again, this time to a Mr. Handley (Preston Herald 17/03/1866). Arthur Handley is recorded at Talbot Inn in the 1871 census, recorded as an Innkeeper and Farmer. He lived with his wife Ann, four daughters and two sons, and a servant and a boarder (Jethro Jewell, a photographer) are also recorded. Mr Pickup was the occupier in 1877 however, (Preston Chronicle 20/10/1877).
- 5.5 James Sutton was the proprietor in 1881, again recorded as an innkeeper and farmer, and lived with his wife Elizabeth and his son and daughter. Two step-children are also recorded, one working as a labourer and the other as a barmaid. In 1882 James was charged with "having his house open and selling drink during prohibited hours" (Blackburn Standard 27/05/1882). Maine Robinson, the publican in 1888 was also charged with the same thing (Burnley Gazette 08/09/1888). In 1890 the Inn was put up to let "the Talbot Inn, chipping .., with 29a., 2r. 27p. of Meadow and Pasture Land, now in the occupation of Mr. Mann Robinson" (Preston Herald 18/10/1890). Mann Robinson was still listed at the property in the 1891 census however, recorded as a victualler. He was recorded alongside his two sons, one an iron moulder and the other a farm servant.
- 5.6 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. The 1901 census records Henry Rogerson at the "Talbot Hotel" in this year, living with his wife Georgina and listed as a farmer and innkeeper. Their son and three daughters are also recorded. By 1911 they had left, with Joseph Whalley recorded as the publican and farmer of 43 acres.



He was recorded with his wife Annie and three daughters (Florence, Doris and Annie), as well as his adopted son. Three servants are also recorded and Alice Whalley, his sister-in-law. 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 (Haigh 2011). The 1912 OS map shows the site much the same as previous, although here the western end of the building is shown to be subdivided into two units. Joseph Whalley is still listed as the landlord in a 1913 directory, but by 1924 he had been succeeded by Hannah Whalley (ibid). The relationship between Joseph and Hannah is unknown, although it is likely she was his sister. 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 the first floor removed (ibid).

6. PHYSICAL DESCRIPTION

General Description

- 6.1 (Plate 1). The building is a two story sandstone built barn aligned roughly east – west. The stones are shaped and coursed, with quoins to each corner and a double pitched roof of slate covers the whole, with stone ridge. No kneelers or coping are present and the guttering has been replaced with modern PVC. An extension lies to the western end of the barn and the Talbot Inn lies adjacent to the barn, to the northeast. The building is Grade II Listed and described thus:

Barn and stable, possibly late C18th. Sandstone rubble with roof of stone slate and slate. The front wall has a wide entrance with a triangular head of 2 pieces of stone with a central key. To its right is a small window with plain reveals. To its left is an outshut with an opening with plain stone surround in its front wall and a door with plain stone surround on its right-hand return wall. The right-hand gable wall has 2 chamfered doorways on the ground floor with a similar doorway on the 1st floor now partly blocked. The rear wall has a wide entrance with a head similar to that in the front wall.

Exterior

- 6.2 South Elevation (Plates 2 - 14). This forms the main frontage of the building, facing onto Talbot Street. At the western end is the face of the extension (plates 2 – 8). This projects from the rest of the face and has a loading bay door at ground floor level a pair of double doors hung internally on iron pins. The lintel is a single sandstone block and the jambs are large sandstone blocks, matching the quoins to the corners. Above this is a square pitching eye with a timber shutter. The lintel, cill and jambs are all formed of single large sandstone blocks. To the east the extension is lower and contains a small portrait window at ground floor level. This is blocked with timber and the surround is sandstone. The whole of the face of this extension is constructed in a rough uncoursed rubble. To the east is the face of the barn proper (plates 10 – 14). This contains a large barn doorway (blocked internally and with the exterior boarded) with an angled lintel formed of two large sandstone blocks, with keystone. The jambs are formed of large

sandstone blocks, matching the quoins. To the east is a small square window with simple sandstone lintel and a thin timber frame with frosted glass. Finally, to the east of this, and at first floor level is a straight joint, showing the location of a former blocked window.

- 6.3 East elevation. (Plates 15 - 18). This forms the gable end of the building, facing the Talbot Inn. To the south side is a doorway, with large sandstone blocks to the jambs and a sandstone lintel over. To the north is a matching doorway and at first floor level, set slightly north of centre is a similar pitching eye. The southern jamb of this continues lower than the opening itself, suggesting it has been partially blocked at the base. Both doorways have timber doors hung internally on iron pins, with a timber shutter to the pitching eye, similarly hung. The gable is in a very poor condition, with a large hole near the centre and external temporary timber shoring to prevent further collapse. To the south, and set back from the gable is the face of the outshut (plate 19). This contains a doorway with dressed sandstone surround and a small square opening above it.
- 6.4 North elevation. (Plates 20 - 32). This forms the rear of the building. At the eastern end is a square window at ground floor level with diagonally dressed sandstone lintel but an undressed and short plain sandstone cill (plate 23), suggesting it may be a later insertion. The window is blocked with a plywood sheet. To the west of this is a barn door (plates 24 & 25), opposite that in the south elevation, although is shorter than its counterpart. The jambs to the west form a straight joint, with a sandstone lintel over suggesting a blocked doorway in this location (plate 26). The stones forming this jamb are more regular than those to the east, suggesting they are later replacements. A timber double door is hung on iron hinges, bolted to the exterior of the jambs, suggesting they are not original. Above the barn door is a square pitching eye with hand cut timber lintel and blocked with timber (plate 27). At the northern end are three openings (plates 28 - 30); the southernmost is a blocked doorway with window inserted. The eastern jambs are sandstone blocks, whereas the western is a single dressed sandstone block, matching the lintel. The lower part of the former doorway has been blocked with stone. The central opening is a square window, the cill, jambs and lintel of which are all dressed single sandstone blocks and a timber frame of

a single light is fitted. To the north is a doorway, also with single sandstone block jambs and lintel, and blocked with timber. To the north of this a straight joint with quoins marks the end of the original building. The ground floor rises to the west and the extension is set higher. The face is featureless with the exception of an area of collapsed stone and the remains of a large diameter ceramic pipe showing. The remaining face is partially obscured by a modern shed. To the wester end the quoins line the corner of the building, although one is short, having been dressed back, and leaving the quoin above only partially supported.

- 6.5 West elevation (plates 33 - 39). This forms the other gable end of the building, with only a narrow walkway between this and the adjacent building. At the northern end, at first floor level, is a square pitching eye with sandstone cill, jambs and lintel, blocked with ply. At ground floor level, are a series of three doorways. The northern is a wide loading doorway with dressed sandstone block jambs and a dressed sandstone lintel over. A timber double door is hung with strap hinges. The southern jamb forms the northern jamb of the central doorway. This likewise has a dressed sandstone lintel and the southern jamb is formed of a single dressed sandstone block., with dressed block above and below it. These blocks form a part of the northern jamb of the southern doorway, which again has a single sandstone block between. The lintel of this southern doorway matches the others and the southern jambs is a single sandstone block reaching from ground level to lintel. Both the central and southern doorway are blocked with ply.

Interior

- 6.6 (Plates 40 - 63). The ground floor of the barn has been stripped out and comprises a single room open to the rafters. The roof is supported on the machine cut timber rafters and the majority of purlins are likewise machine cut, although a few are hand cut. These rest on two pairs of machine cut timber king post trusses (plate 41), creating a 5 bay structure. The western pair appear older, with diagonal braces to king posts and are bolted to the tie beams. The tie beam of eastern of these has become badly decayed and an RSJ inserted below it for support. The eastern pair are similar, although don't have the braces to the king

posts. All four have outer diagonal braces between tie beam and principal rafter. The ridge is formed of a machine cut timber beam, supported by the king post. Throughout, the floor is concrete, although scars and steps show the area to have been divided into three units. The eastern unit ran from the eastern jambs of the barn doors and was accessed via the doors in the east gable, comprising two bays. In the eastern gable are scars of removed boskins, and the walls also show joist holes for a removed first floor over. The eastern gable itself is in a dangerous condition, with a large hole apparent below the pitching eye. A pair of vertical timbers attached to the truss mark the remains of the former division to the central unit. The central unit was formerly accessed via the barn doors and likewise comprised two full-height bays. The western unit had a higher floor level, and was accessed via the westernmost doorway in the north elevation. This area was smaller than the others, being only a single bay wide, and also appears to have had a first floor over. This shows the scars of boskins in the eastern end of the floor. Throughout the walls are bare stone, although whitewashed. The only area without whitewash is the first floor of the western bay. The joist and beam holes of the former first floors are visible to all walls, with the exception of the central bays.

- 6.7 While all of the openings are apparent internally that were visible externally, a few more openings are present here. In the north wall, (plates 56 – 58) to the east of the easternmost window, is a small square lamp hole in the wall, with sandstone cill and lintel. Another lies in the southern wall opposite this. Above the latter is the blocked window, visible only as a straight joint externally. The southern barn door has been blocked internally with concrete block. The western gable shows several features. At the northern end is a recess for the doorway at the western end of the north elevation to open into. To the south of this are a pair of square openings set quite low in the face, suggesting blocked feeding windows. The eastern gable, as noted, is in a very poor condition. In the centre, barely visible through the whitewash is the suggestion of a blocked doorway. No trace of this is visible externally. The southern jamb appears as a single sandstone block. No lintel is present and the northern jamb is suggested by large sandstone blocks.

- 6.7 The outshut (plates 64 – 67) is accessed via the doorway in the east elevation. This leads into a small room with concrete floor and a single pitched roof. A timber feeding trough lies in the west wall above which is an opening into the western extension. The walls are whitewashed at ground floor level with bare stone above. In the south wall were small corbels to support a first floor, although none were found in the north wall.
- 6.8 The western extension comprised three separate rooms. The southernmost room (Plates 68 – 75) was accessed via the double doorway in the south elevation. The walls were whitewashed throughout and to the north a brick wall had been inserted. A badly decayed first floor was partially present across the floor with a Jacobs ladder leading up to it. This appears to have been redundant however, the boards present blocking any former hatch. Along the eastern wall a machine cut timber beam ran the length of the room containing timber pegs and metal hooks. To the southern end of this wall, a straight joint of the original corner of the building was present, leading up to the first floor window to the outshut, above which it continued as a rough joint. The first floor was not whitewashed and no openings were apparent in the original gable wall. To the north however, a brick wall rose from ground floor level, with three ventilation holes within it.
- 6.9 To the north, was a small central room (plates 76 & 77), accessed via the southern and central of the three doorways in the west gable. A further brick wall had been inserted to the north and the scar of a removed brick wall lay in the centre of the room aligned east = west, and separating the two doorways. Only the door to the southern doorway remained, with a timber baton braced door hung internally. The northern room (plates 77 – 80) was accessed via the northern double doorway in the west gable. The lower part of this room was cement rendered with whitewashed stone above. The southern wall was brick, with the three ventilation holes visible at first floor level. No first floor was present here, with no evidence of former joist holes. In the northern stone wall a pair of small niches were present high in the face, although appeared very rough, as if due to decay.

7. ANALYSIS AND PHASING

- 7.1 The building appears to have been built as a combination barn, with threshing barn to the centre flanked by a shippon to the east and stable to the west, with hayloft over. The eastern gable contains three doorways, indicative of a Lancashire barn, which were typical between 1750 – 1850. Brunskill (1981) notes that the Lancashire barn “consists of a conventional hand flail threshing barn, usually of 5 bays... with a cow-house and loft replacing two storage bays to one side of the threshing floor. The cow-house is entered through the gable in which the tell-tale three doors reveal a central feeding passage and flanking manure passages”.
- 7.2 The presence of two windows in the western gable of the original barn wall may suggest that this area was not used as a shippon, but for either storage or as a stable for two horses when originally built. The layout of the barn was altered at some point, with doorways to the north elevation inserted and others blocked. The western jamb of the barn door differs from the eastern, with the former having more regularly shaped blocks. These also form the jamb of an adjacent blocked doorway (see plates 25 & 26). The layout of the adjacent doors and the differing jambs, suggests that the western jamb of the barn door was rebuilt and the adjacent door inserted at the same time, with an internal wall inserted between them. To the west are three openings in the north elevation (see plates 28 – 30). The eastern is a window, inserted in place of a doorway. Again, the eastern jamb differs from the western, with the latter being a single sandstone block. These blocks match those found on the extension, which may suggest they were replaced at a similar time to its construction. The eastern jambs rough sandstone blocks match the quoins suggesting they are original. The jambs to the other two openings here are likewise single sandstone blocks, which may also suggest they are later insertions or replacements.
- 7.3 The eastern gable externally shows no sign of the central feeding passage doorway, which would be expected. Internally there is a suggestion from a large single block to the south and large sandstone blocks to the north, which may

represent the former jambs. That there is no evidence externally may suggest the gable has been rebuilt to some extent.

- 7.4 The barn is thought to be of a similar date to the Talbot Inn (c. 1779), which served as the farm house. Indeed, the census returns note that the occupiers of the inn were also farmers, which supports this. The barn appears to be shown on Yates 1786 mapping and Hennet and Bingley's 1828 mapping, although not in any detail. The 1847 OS mapping shows a curious plan, with a small projection to the southwest corner as well as the southeast corner. This is likely an error however, as the 1840's tithe plan shows the barn much as it appears today, with the rear extension and outshut already present. An additional extension is shown to the northwest of this however, and the adjacent house to the west is also shown. This suggests that the outshut and extension were erected in the early 19th century. The 'diagonally dressed' stones found on the extension are a standard product of the quarries on this side of the Bowland Fells, appearing as commonly as field gateposts as they do as lintels or jambs, etc. on buildings (*Illes pers. comm.*).
- 7.5 The three doorways to the west elevation of the extension are unusual in that they lead from a narrow passage with the neighbouring building. The northern most is wide, suggesting a loading or cart doorway, although either would have been of limited use. This suggests that the extension was erected before the neighbouring house was put in place. The close proximity of the doorways is also unusual, suggesting that the central doorway led into a narrow storage area, as shown through the wall scar of a removed wall. The southern doorway led to a similarly sized area. The loading doorway in the south elevation, facing onto the road, was likely the cart house, or possibly the coach house for the inn. The outshut would have then formed a small stable for a single horse. No scars of removed or replaced stone walls were found internally, suggesting the brick walls (which appeared to be late 19th century), replaced the original walls in the same location.



8. CONCLUSIONS

- 8.1 The building was built in the late 18th century as a Lancashire barn with two central threshing bays and a two bay shippon to the east. A further bay lay to the west likely as a stable or storage area. In the early 19th century the extension was added to the west. The barn served the Talbot Inn, the occupiers of which were recorded as both innkeepers and farmers. Through the 19th century the extension was likely used as a coach house and stable for the inn, rather than for farm purposes.
- 8.2 The building was stripped out internally around 2011, removing all interior details. Those that remain suggest the barn had been altered, with concrete floors and boskins installed.
- 8.3 In terms of the research questions, the barn, in conjunction with the Talbot Inn, shows that in some cases farming went alongside other practices, in this case innkeeping. This was likely to do with the development of Chipping over the late 18th and early 19th century, which allowed the farmhouse to diversify into an inn for travellers.



9. ARCHIVE

- 9.1 The results of the survey 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.
- 9.2 All digital data created over the course of this project has been collected, stored, and selected for final deposition. Only final copies of any born digital data have been deposited in the final project archive. Deselected material includes duplicates and any non-final versions of data. In terms of photographic images, this includes blurred or light imbalanced images. Deselected material has been deleted following acceptance of the archive.
- 9.3 The archive comprises the report and digital photographs. The primary digital archive has been deposited with the Archaeological Data Service (ADS). This comprises the digital photographs saved as tiff files following ADS guidance, and a digital copy of the report. A digital copy of the report has also been 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.



10. COPYRIGHT

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

BIBLIOGRAPHY

Abbreviations

| | |
|------|--|
| ADS | Archaeological Data Service |
| CIfA | Chartered Institute for archaeologists |
| NPPF | National Planning Policy Framework |
| OS | Ordnance Survey |

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Maps

1786 Yates Map of Lancashire



1828 Hennet and Bingley's map of Lancashire

1847 OS 6" map Lancashire Sheet XLVI.9

1893 OS map Lancashire Sheet XLVI.9

1912 OS map Lancashire Sheet XLVI.9

1932 OS map Lancashire Sheet XLVI.9f

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Figure 10: East and North Elevations

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Figure 14: First floor photo location plan

Figure 15: Photograph Register

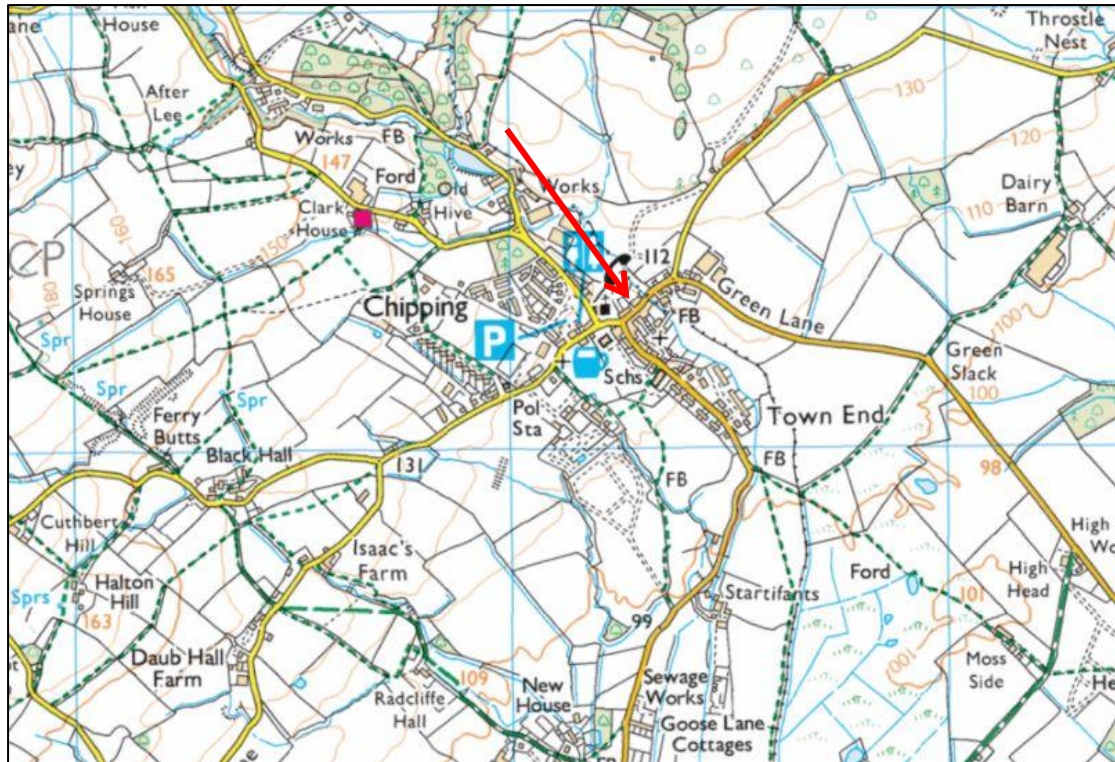


Figure 1: Location Plan (OS Licence Number: 100057911)

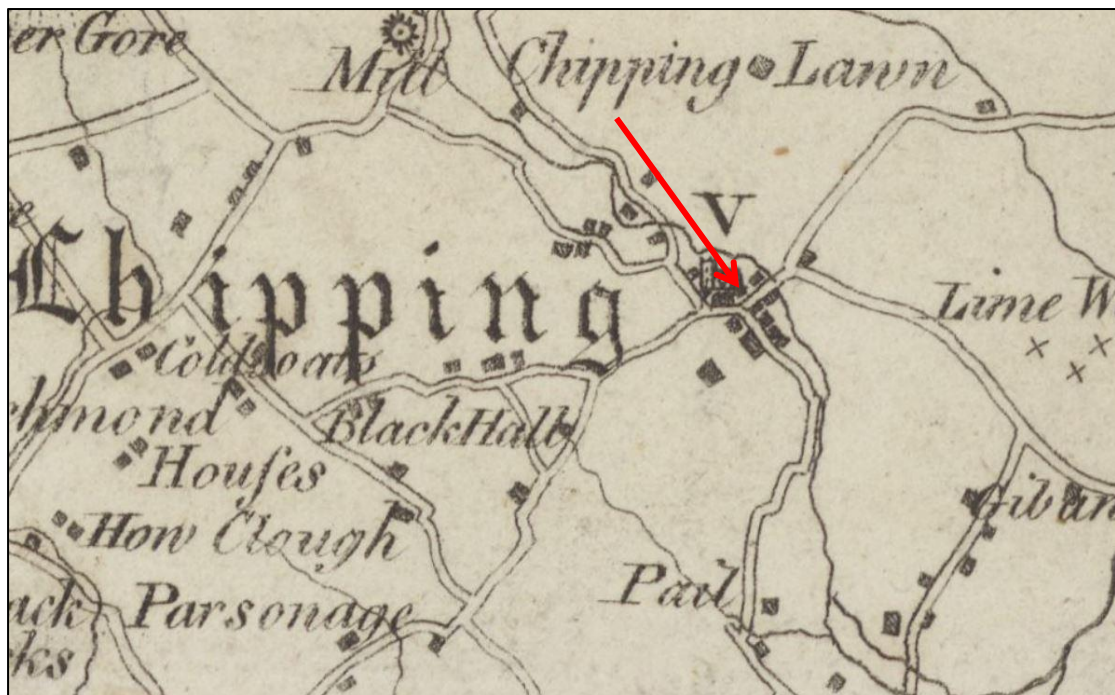


Figure 2: 1786 Yates Map of Lancashire showing Chipping



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

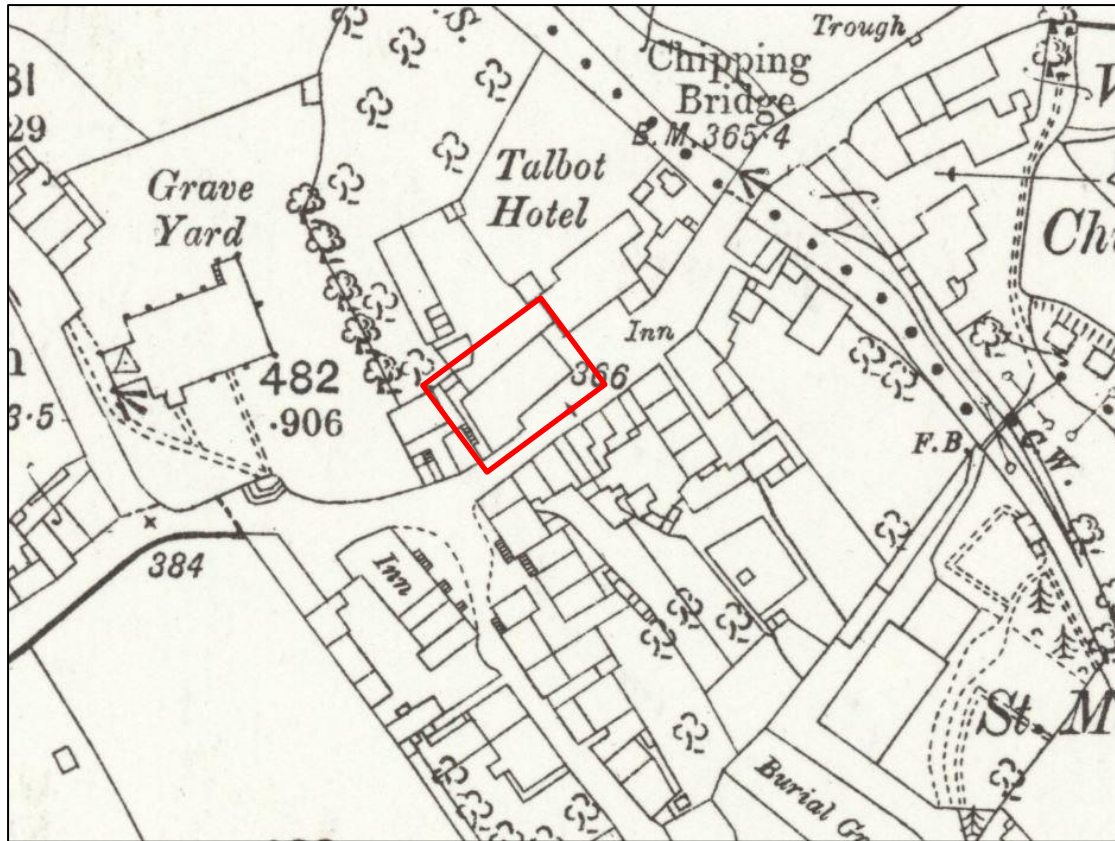


Figure 5: 1893 OS map Lancashire Sheet XLVI.9

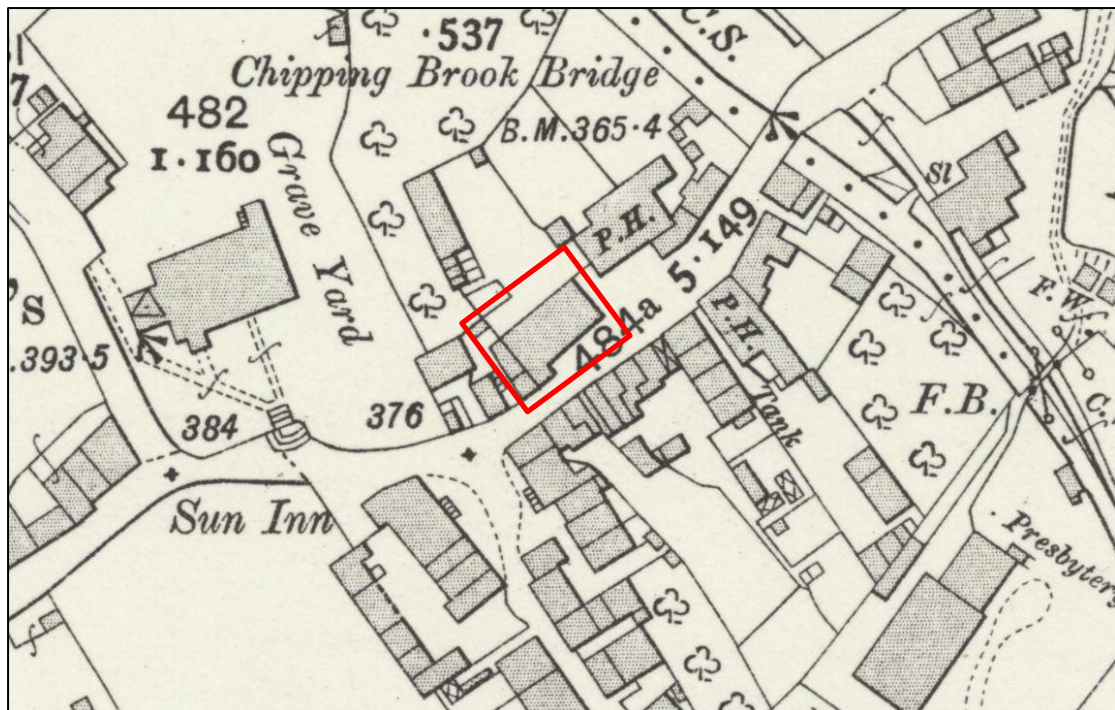


Figure 6: 1912 OS map Lancashire Sheet XLVI.9

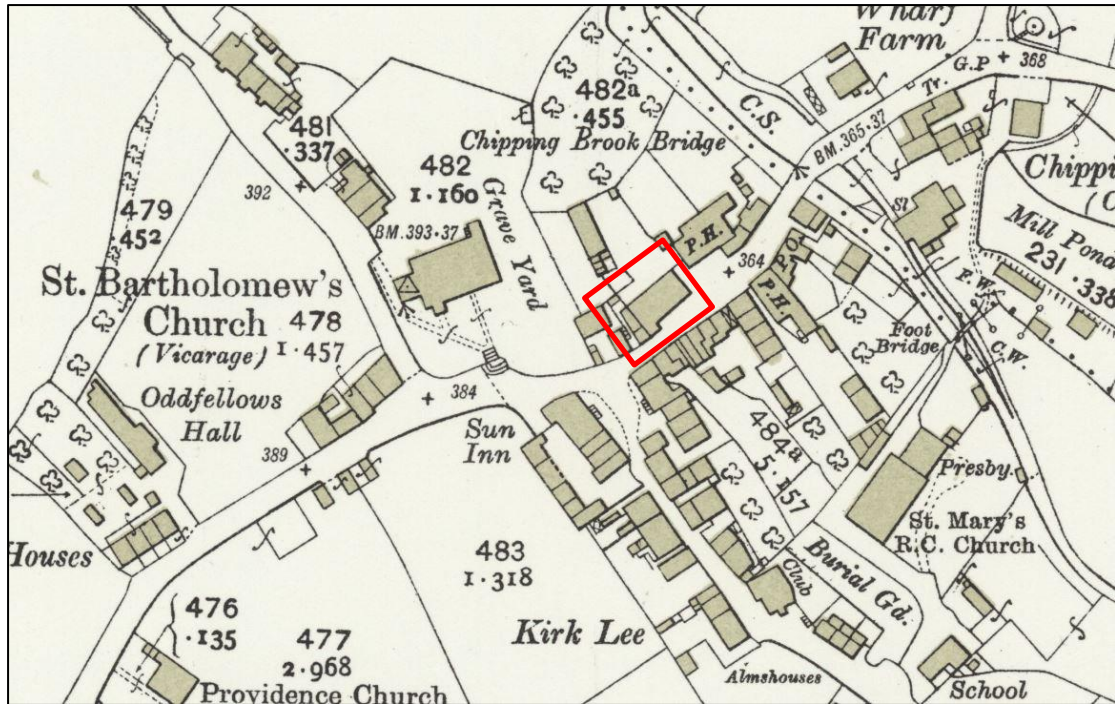


Figure 7: 1932 OS map Lancashire Sheet XLVI.9



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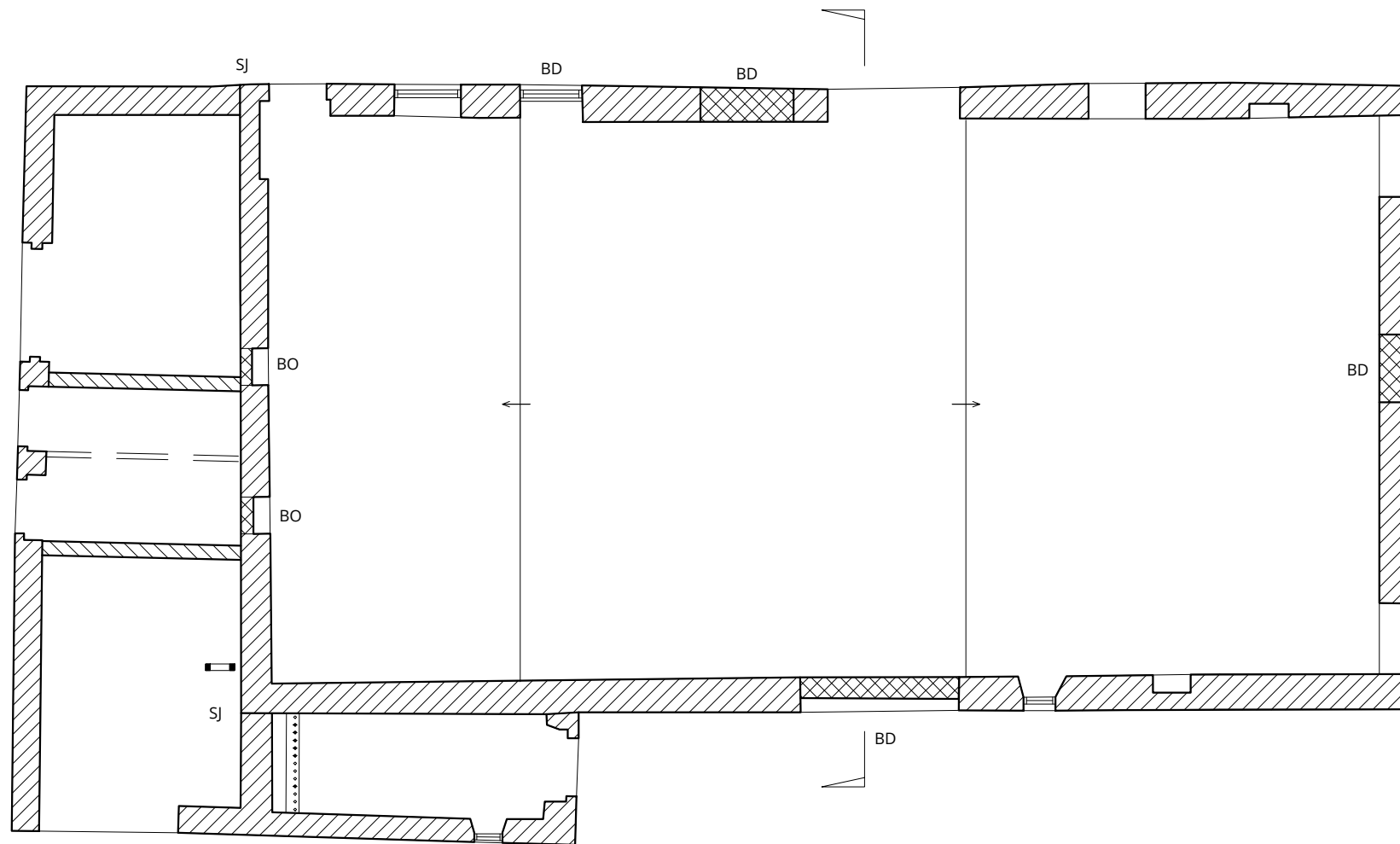
Barn at 5 Talbot Street,
Chipping

Figure 8: Ground floor plan

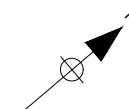
Scale: 1:100 @ A4

Date: October2023

BD - Blocked Doorway
BO - Blocked Opening
BW - Blocked Window



0 5 10m





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Barn at 5 Talbot Street,
Chipping

Figure 9: First floor plan


Scale: 1:100 @ A4


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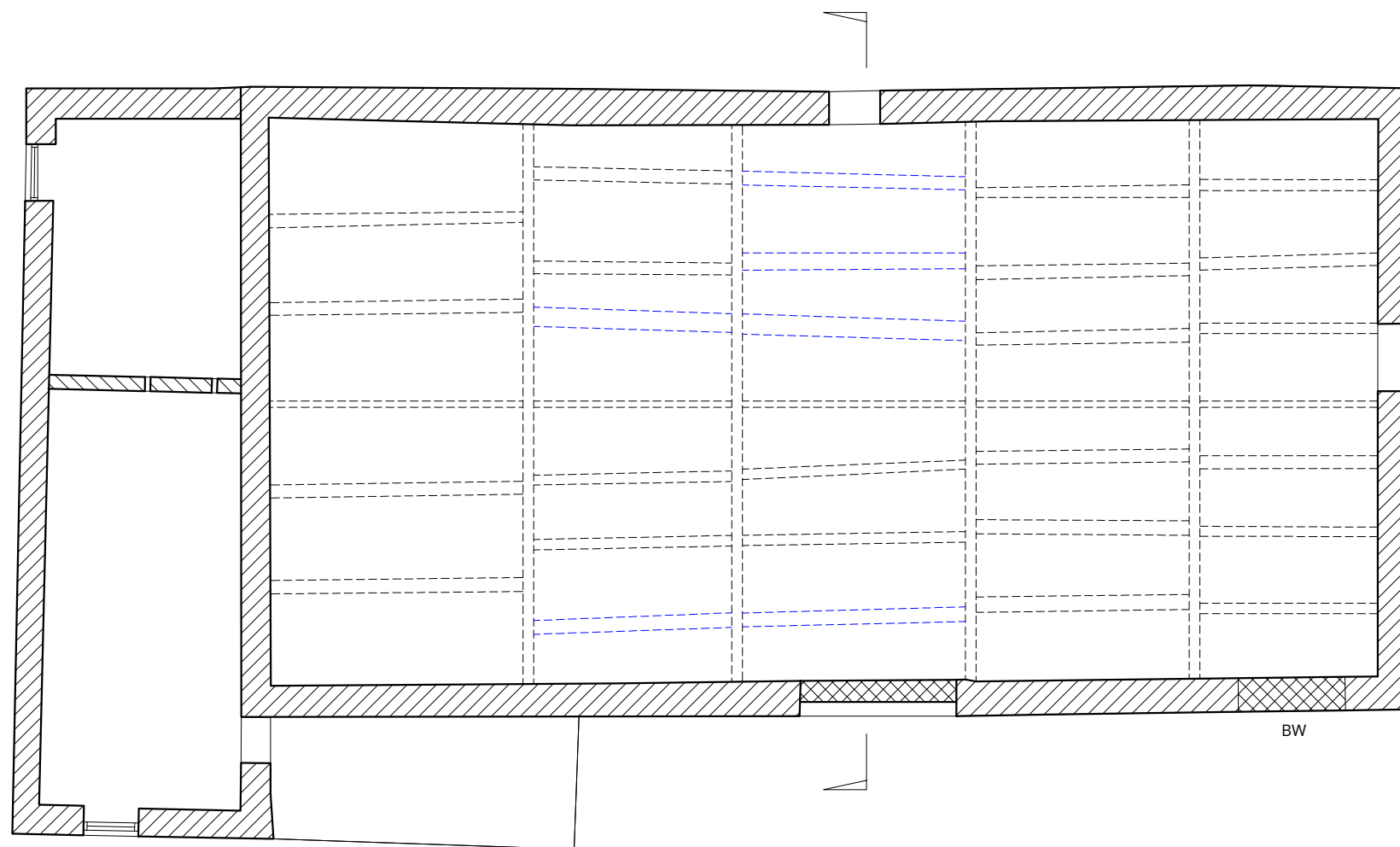
BD - Blocked Doorway

BO - Blocked Opening

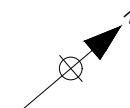
BW - Blocked Window

 Hand cut timber

 Machine cut timber



0 5 10m





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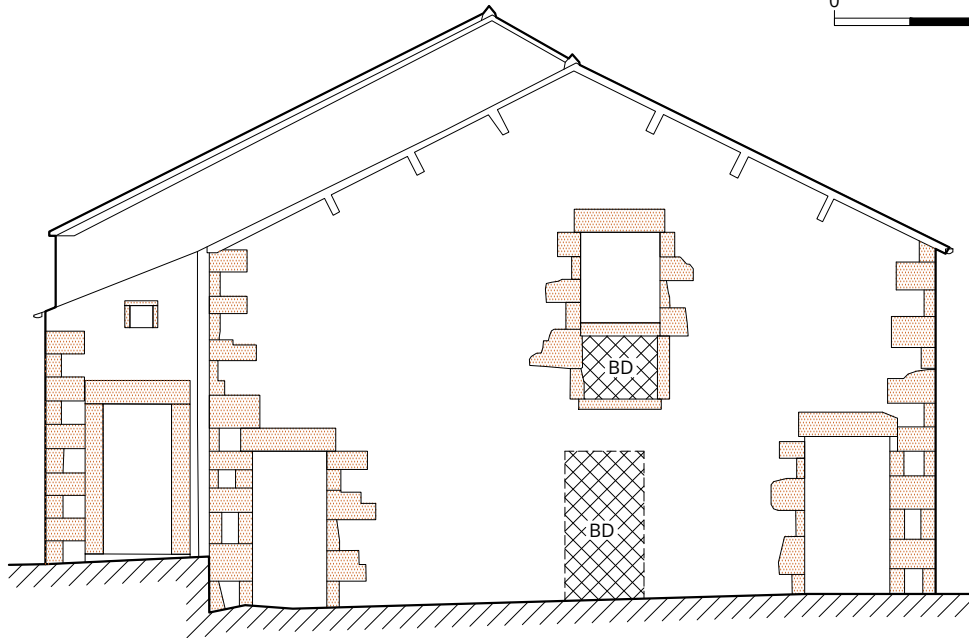
Barn at 5 Talbot Street,
Chipping

Figure 10: East and North
Elevations

Scale: 1:100 @ A4

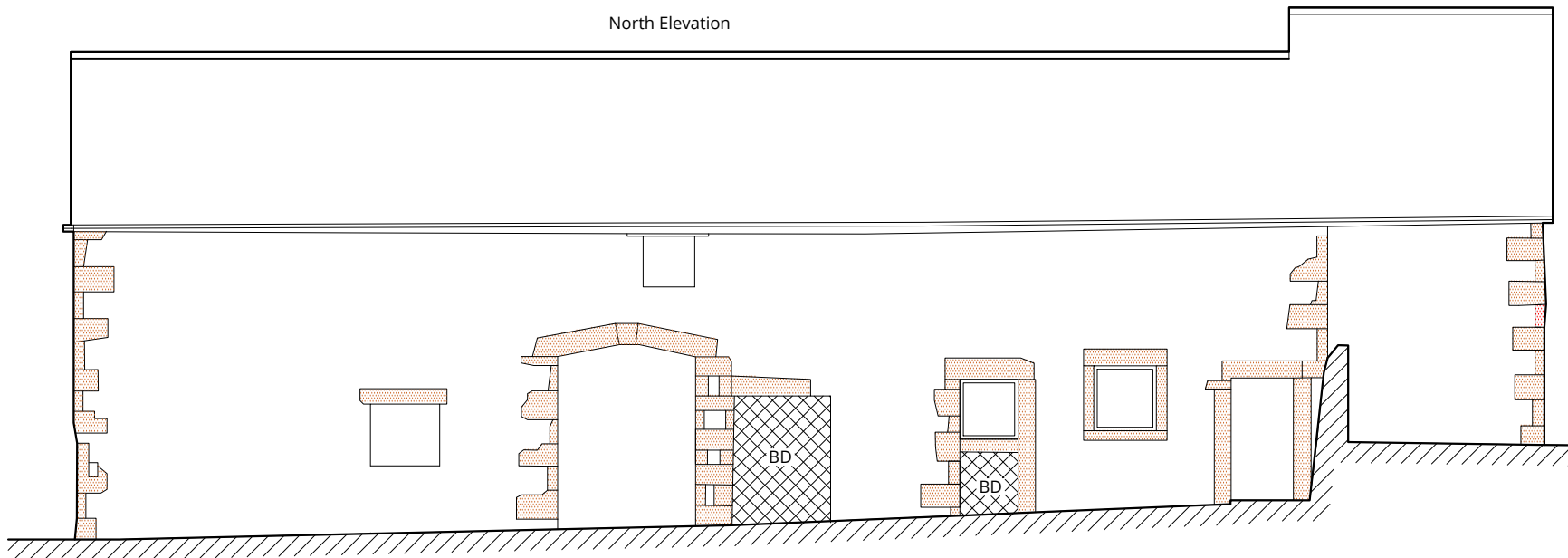
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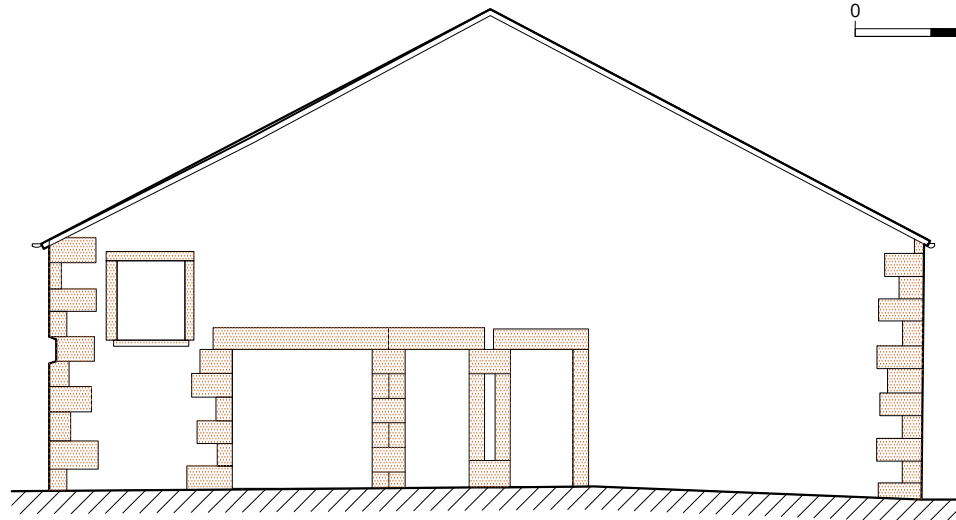
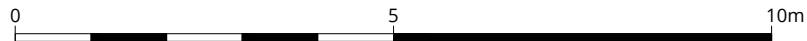
- BD - Blocked Doorway
- BO - Blocked Opening
- BW - Blocked Window
-  Sandstone block



East Elevation

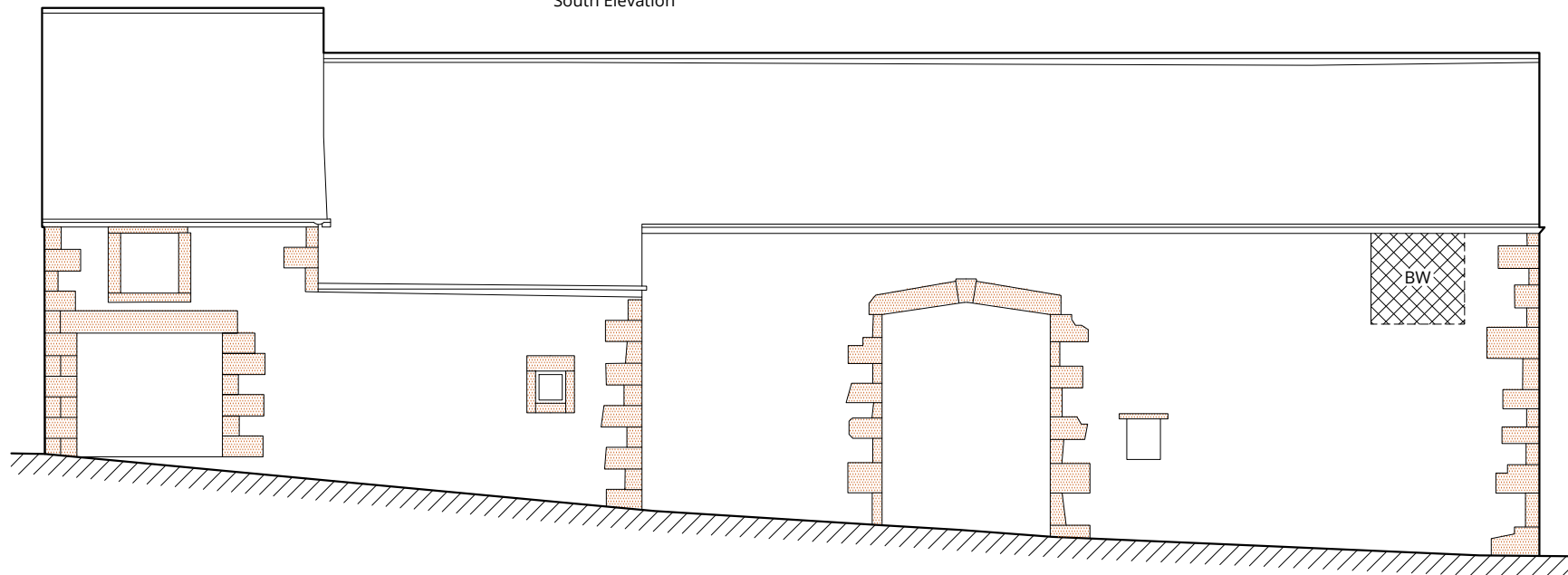
North Elevation





West Elevation

South Elevation



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Barn at 5 Talbot Street,
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Figure 11: West and South
Elevations

Scale: 1:100 @ A4

Date: October 2023

BD - Blocked Doorway
BO - Blocked Opening
BW - Blocked Window
 Sandstone block



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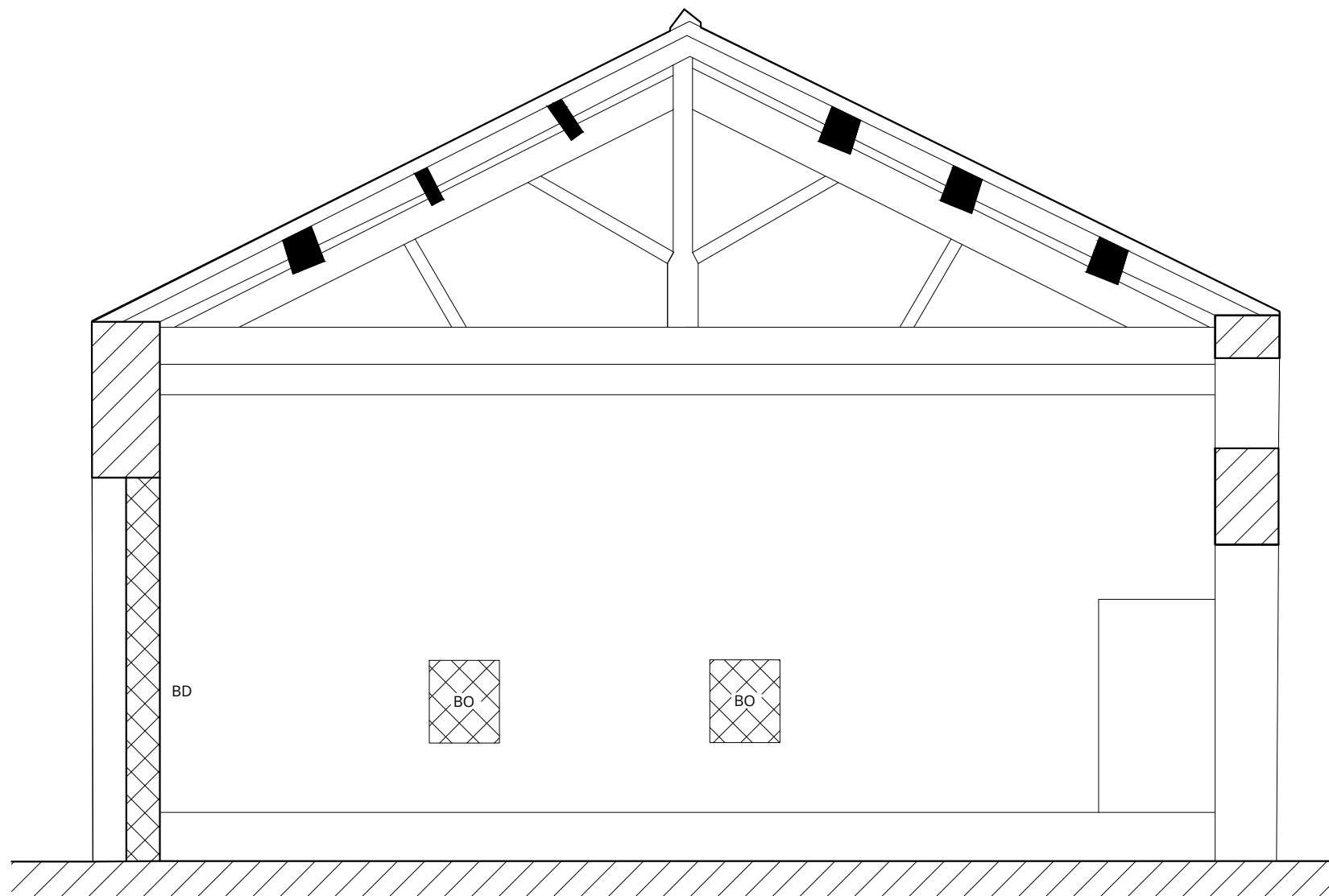
Barn at 5 Talbot Street,
Chipping

Figure 12: Section

Scale: 1:50 @ A4

Date: October 2023

BD - Blocked Doorway
BO - Blocked Opening
BW - Blocked Window





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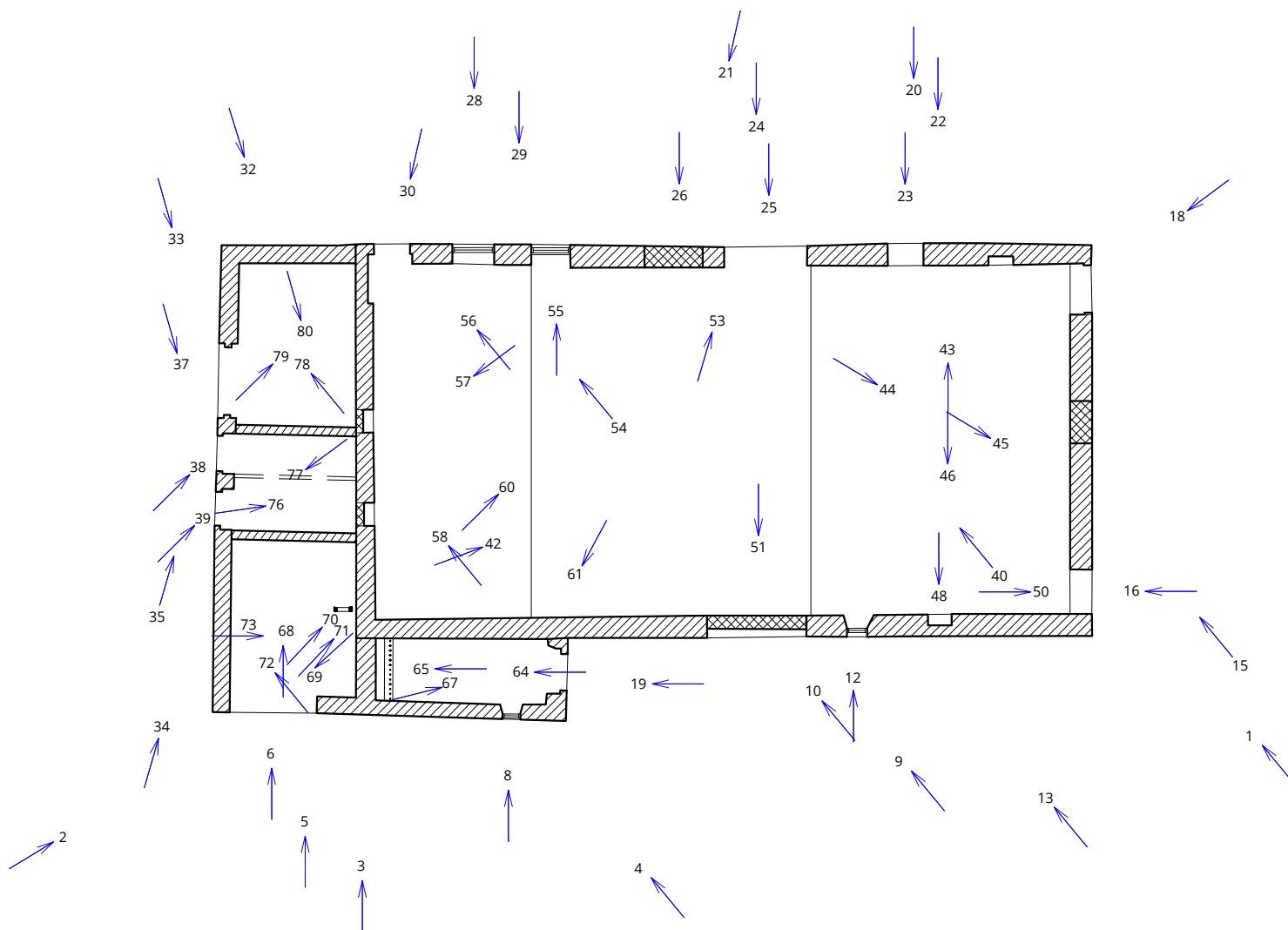
Barn at 5 Talbot Street,
Chipping

Figure 13: Ground floor
photo location plan

Scale: Not to scale

Date: October 2023

23 - Plate number





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Barn at 5 Talbot Street,
Chipping

Figure 14: First floor
photo location plan

Scale: Not to scale

Date: October 2023

23 - Plate number

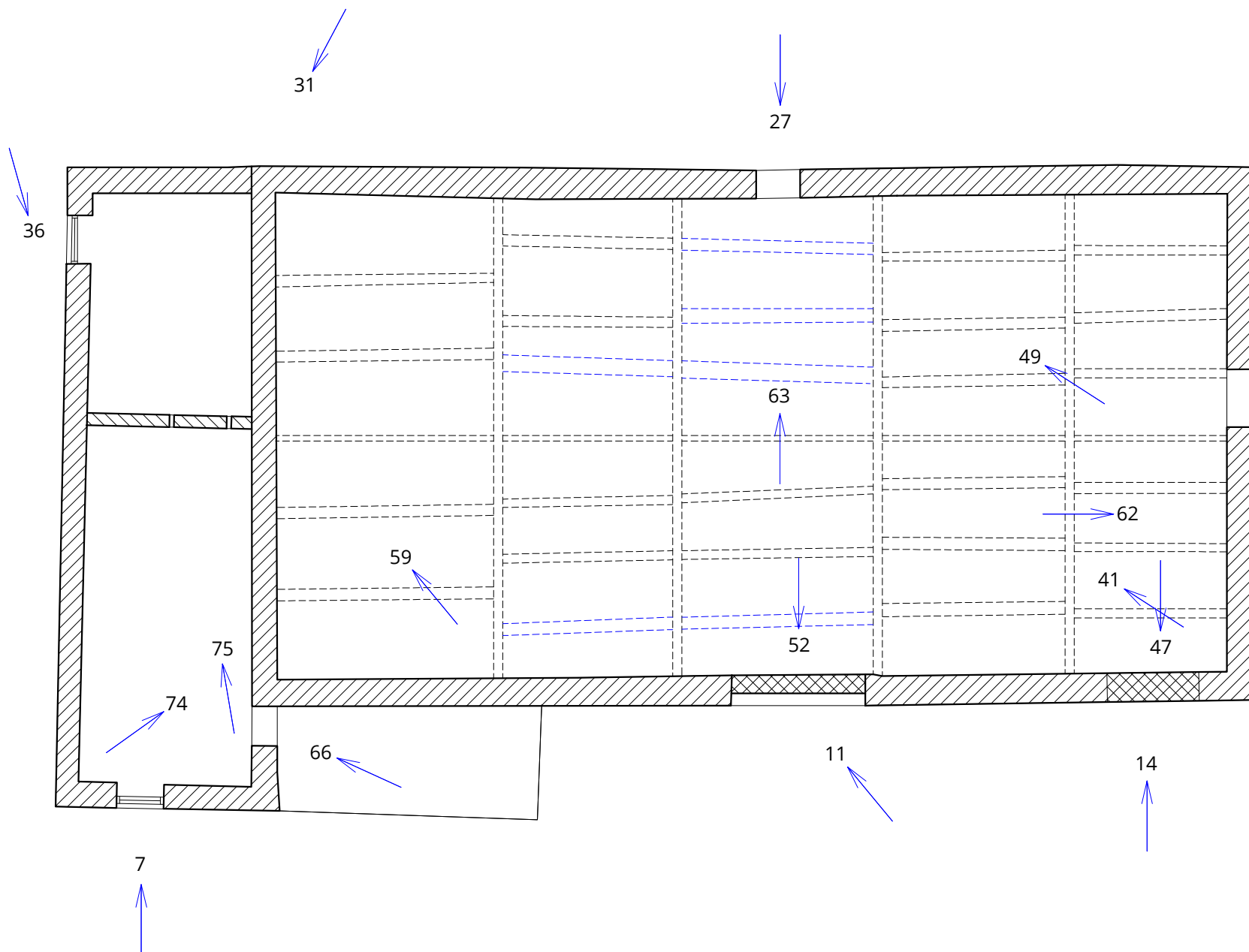


Figure 15: Photo Register

| Plate No. | Digital No. | Description | View to |
|------------------|--------------------|---|----------------|
| 1 | P8284802 | General shot of south elevation from Talbot Street | W |
| 2 | P8284803 | Western end of south elevation | N |
| 3 | P8284816 | West end of south elevation showing out shut | NW |
| 4 | P8284817 | West end of south elevation showing out shut | W |
| 5 | P8284819 | Loading doorway with pitching eye over | NW |
| 6 | P8284820 | Loading door detail | NW |
| 7 | P8284821 | Pitching eye detail | NW |
| 8 | P8284818 | Window to east end detail | NW |
| 9 | P8284804 | East end of south elevation showing barn door and window | W |
| 10 | P8284805 | barn door detail | W |
| 11 | P8284807 | Lintel of ban door | W |
| 12 | P8284806 | Window detail | NW |
| 13 | P8284813 | General shot of elevation | W |
| 14 | P8284814 | Blocked window at first floor level | NW |
| 15 | P8284809 | Eastern gable | W |
| 16 | P8284810 | Doorway to southern end of gable | SW |
| 17 | P8284812 | First floor pitching eye | SW |
| 18 | P8284842 | Gable showing northern doorway | S |
| 19 | P8284815 | Doorway into out shut | SW |
| 20 | P8284917 | Eastern end of north elevation | SE |
| 21 | P8284918 | Western end of north elevation | SE |
| 22 | P8284928 | Eastern end of north elevation | SE |
| 23 | P8284927 | Detail of window shown above | SE |
| 24 | P8284923 | Barn door with pitching eye over and blocked doorway to the right | SE |
| 25 | P8284924 | Detail of barn door | SE |
| 26 | P8284925 | Detail of blocked doorway | SE |
| 27 | P8284926 | Detail of pitching eye | SE |
| 28 | P8284919 | Western end of barn showing three openings | SE |
| 29 | P8284920 | Doorway converted to window and window to the west | SE |
| 30 | P8284921 | Doorway at western end | SE |
| 31 | P8284922 | Straight joint with quoins marking end of original barn | S |
| 32 | P8284831 | North elevation of extension | SE |
| 33 | P8284829 | Western gable showing narrow passage to adjacent building | SE |
| 34 | P8284823 | Western gable | N |
| 35 | P8284824 | Three doorways to west gable | NW |
| 36 | P8284828 | Pitching eye to northern end | E |
| 37 | P8284827 | Wide loading doorway at northern end | E |
| 38 | P8284826 | Central doorway | N |
| 39 | P8284825 | Southern doorway | N |
| 40 | P8284846 | General shot of interior looking west | W |
| 41 | P8284847 | King post trusses | W |
| 42 | P8284849 | General shot of interior looking east | NE |

| | | | |
|----|----------|---|----|
| 43 | P8284850 | Eastern end of north wall showing window and adjacent niche | NW |
| 44 | P8284853 | Eastern gable | E |
| 45 | P8284854 | Scars of removed stalls in gable | E |
| 46 | P8284855 | Eastern end of south wall showing blocked first floor window and ground floor niche | SE |
| 47 | P8284856 | Blocked window shown above | SE |
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| 49 | P8284858 | Detail of roof structure | W |
| 50 | P8284859 | Doorway in south end of east gable | NE |
| 51 | P8284860 | Southern barn door blocked with concrete block | SE |
| 52 | P8284861 | Detail of hand cut timber lintel | SE |
| 53 | P8284863 | Northern barn door | NW |
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| 55 | P8284866 | Blocked doorway with window inserted | NW |
| 56 | P8284867 | Western doorway in north wall with recess adjacent | W |
| 57 | P8284868 | Blocked feeding holes in west wall | S |
| 58 | P8284869 | Blocked feeding holes in west wall | W |
| 59 | P8284871 | Detail of removed first floor joist holes | W |
| 60 | P8284873 | Scars or removed boskins in concrete floor | N |
| 61 | P8284876 | Scar of removed wall to western bay | S |
| 62 | P8284877 | Joist holes in eastern gable | NE |
| 63 | P8284884 | Roof showing remaining hand cut purlins | NW |
| 64 | P8284878 | Outshut looking west | SW |
| 65 | P8284879 | Detail of timber feeding trough | SW |
| 66 | P8284880 | Opening to extension | W |
| 67 | P8284882 | Doorway to outshut | NE |
| 68 | PA034963 | Southern room of west extension | N |
| 69 | PA034931 | Doorway and pitching eye over in south wall | SW |
| 70 | PA034964 | Jacobs ladder | NE |
| 71 | PA034965 | Timber beam along east wall with timber pegs and iron hooks | NE |
| 72 | PA034966 | Joist holes and remaining first floor | NW |
| 73 | PA034969 | Straight joint of original corner of barn | N |
| 74 | PA034971 | First floor gable showing rough joint | NE |
| 75 | PA034929 | First floor of extension showing brick wall to the north | N |
| 76 | PA034959 | Central room of extension showing scar of removed brick wall | E |
| 77 | PA034960 | Doorways to west gable showing scar of removed brick wall | SW |
| 78 | PA034954 | Doorway with pitching eye over in west wall | NW |
| 79 | PA034955 | Cement render with whitewashed brick over | NE |
| 80 | PA034956 | Inserted brick wall with ventilation slots to first floor | S |



Appendix 2: Plates



Plate 1: General shot of south elevation from Talbot Street



Plate 2: Western end of south elevation



Plate 3: West end of south elevation showing out shut



Plate 4: As above



Plate 5: Loading doorway with pitching eye over



Plate 6: Loading door detail



Plate 7: Pitching eye detail



Plate 8: Window to east end detail



Plate 9: East end of south elevation showing barn door and window



Plate 10: barn door detail



Plate 11: Lintel of ban door



Plate 12: Window detail



Plate 13: General shot of elevation



Plate 14: Blocked window at first floor level



Plate 15: Eastern gable



Plate 16: Doorway to southern end of gable



Plate 17: First floor pitching eye



Plate 18: Gable showing northern doorway



Plate 19: Doorway into out shut



Plate 20: Eastern end of north elevation



Plate 21: Western end of north elevation



Plate 22: Eastern end of north elevation



Plate 23: Detail of window shown above



Plate 24: Barn door with pitching eye over and blocked doorway to the right



Plate 25: Detail of barn door



Plate 26: Detail of blocked doorway



Plate 27: Detail of pitching eye



Plate 28: Western end of barn showing three openings



Plate 29: Doorway converted to window and window to the west



Plate 30: Doorway at western end



Plate 31: Straight joint with quoins marking end of original barn



Plate 32: North elevation of extension



Plate 33: Western gable showing narrow passage to adjacent building



Plate 34: Western gable



Plate 35: Three doorways to west gable



Plate 36: Pitching eye to northern end



Plate 37: Wide loading doorway at northern end



Plate 38: Central doorway



Plate 39: Southern doorway



Plate 40: General shot of interior looking west



Plate 41: King post trusses



Plate 42: General shot of interior looking east



Plate 43: Eastern end of north wall showing window and adjacent niche



Plate 44: Eastern gable



Plate 45: Scars of removed stalls in gable



Plate 46: Eastern end of south wall showing blocked first floor window and ground floor niche



Plate 47: Blocked window shown above



Plate 48: Detail of niche



Plate 49: Detail of roof structure



Plate 50: Doorway in south end of east gable



Plate 51: Southern barn door blocked with concrete block



Plate 52: Detail of hand cut timber lintel



Plate 53: Northern barn door

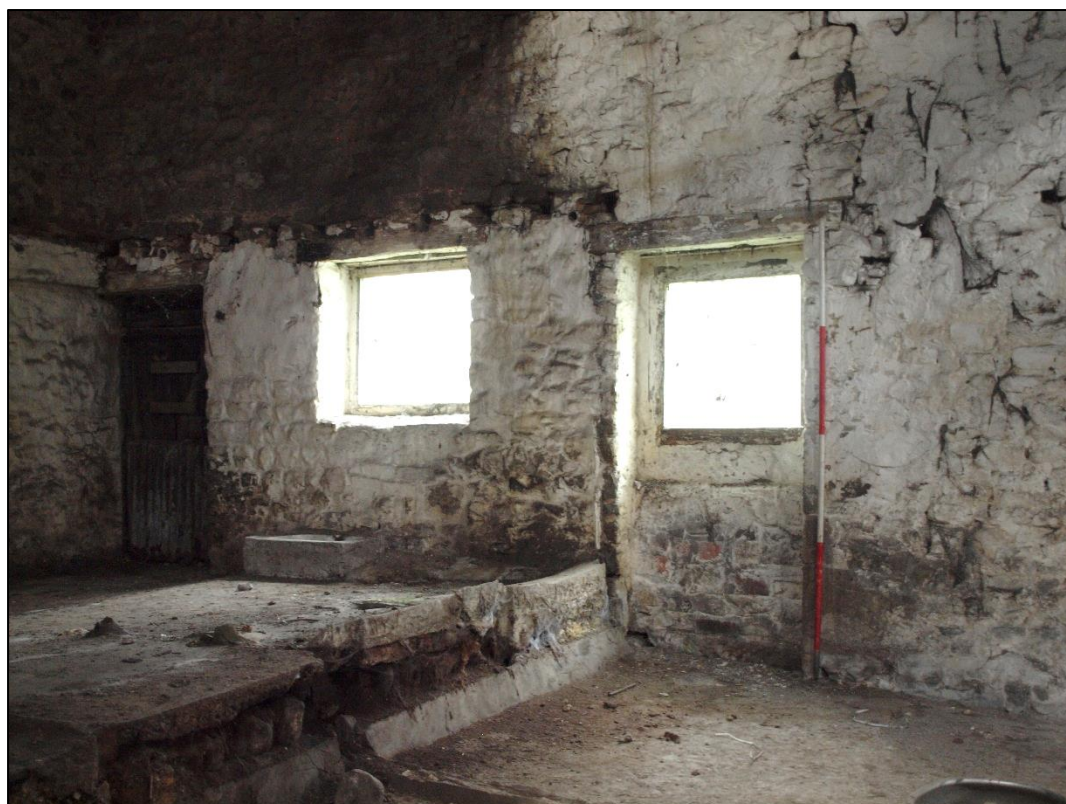


Plate 54: Western end of north wall



Plate 55: Blocked doorway with window inserted



Plate 56: Western doorway in north wall with recess adjacent



Plate 57: Blocked feeding holes in west wall



Plate 58: As above



Plate 59: Detail of removed first floor joist holes an first floor of gable



Plate 60: Scars or removed boskins in concrete floor



Plate 61: Scar of removed wall to western bay



Plate 62: Joist holes in eastern gable



Plate 63: Roof showing remaining hand cut purlins



Plate 64: Outshut looking west



Plate 65: Detail of timber feeding trough



Plate 66: Opening to extension



Plate 67: Doorway to outshut



Plate 68: Southern room of west extension



Plate 69: Doorway and pitching eye over in south wall



Plate 70: Jacobs ladder



Plate 71: Timber beam along east wall with timber pegs and iron hooks



Plate 72: Joist holes and remaining first floor



Plate 73: Straight joint of original corner of barn



Plate 74: First floor gable showing rough joint



Plate 75: First floor of extension showing brick wall to the north



Plate 76: Central room of extension showing scar of removed brick wall



Plate 77: Doorways to west gable showing scar of removed brick wall



Plate 78: Doorway with pitching eye over in west wall



Plate 79: Cement render with whitewashed brick over



Plate 80: Inserted brick wall with ventilation slots to first floor



Plate 81: Photograph c. 1984 (courtesy Adrian Dowd of RVBC)



Plate 82: Photograph c. 1984 (courtesy Adrian Dowd of RVBC)



Plate 83: Interior shot c. 2011 prior to strip out (courtesy Adrian Dowd of RVBC)

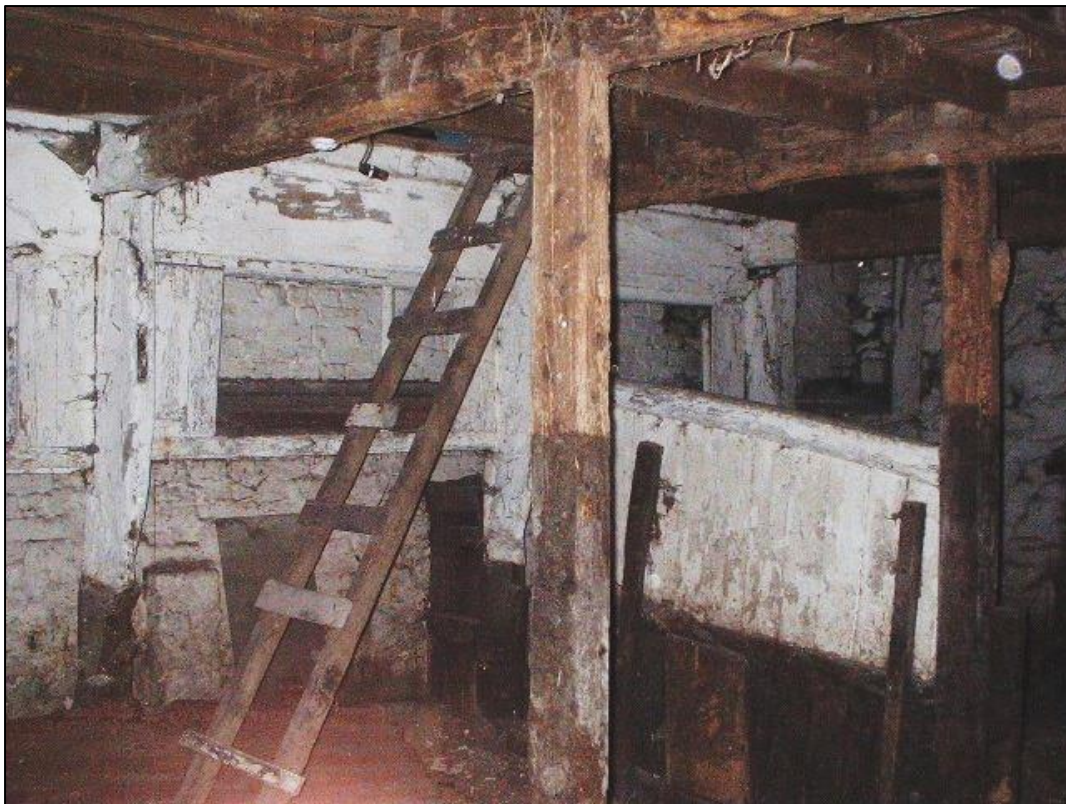


Plate 84: Interior shot c. 2011 prior to strip out (courtesy Adrian Dowd of RVBC)