



THE ARCHAEOLOGY CO.

Barn at 5 Talbot Street, Chipping
Heritage Statement

September 2024

Updated March 2025

1. Introduction

1.1 This Heritage Statement has been prepared by Steven Price of The Archaeology Co. to accompany a planning application for the barn at 5 Talbot Street, Chipping. A previous heritage assessment of the barn and the adjacent Talbot Inn was undertaken by Stephen Haigh in 2011, with a further heritage assessment undertaken of the two buildings in 2022 by Sunderland Peacock. In October 2023 the barn was the subject of a historic building recording (The Archaeology Co. 2023). A heritage assessment which considers the impact of the newly proposed works to the barn is required to accompany the planning application.

1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF), in addition to an examination, analysis and assessment of available historic records and cartographic sources.

1.3 This statement includes:

- A description of the application site's location;
- A summary of the application site's archaeological and historical background;
- A summary of the heritage planning policy guidance context, and;
- An assessment of the relative archaeological potential of the application site and the impact of the development upon it

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

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. The immediate surrounding of the village is open, occasionally wooded, countryside in agricultural use.

2.2 The barn 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.

3. The Heritage Planning Policy Context

- 3.1 The proposed scheme should be assessed against National Planning Policy Framework which replaced Planning Policy Statement 5. The NPPF represents a significant overhaul of the planning system for the historic environment. Whilst the changes are intended to be evolutionary rather than revolutionary, the fundamental principle of conserving heritage as a precious, fragile, and finite legacy remains at the heart of national policy.
- 3.2 At the core of NPPF is the principle of supporting appropriate development that delivers the long-term viability of 'heritage assets' (defined in Annex 2: Terminology as: 'a building, monument, site, place, area, or landscape positively identified as having a degree of significance meriting consideration in planning decisions') while conserving their significance for the benefit of generations to come.

4. Archaeological and Historical Background

- 4.1 An historic building survey of the barn was produced in 2023 (The Archaeology Co.), which gave a detailed history of the building. This has been reproduced below:

- 4.2 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).
- 4.3 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.
- 4.4 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.

- 4.5 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).
- 4.6 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.
- 4.7 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).

5 Statement of Significance

5.1 The Historic England Publication "Statements of Heritage Significance: Analysing Significance in Heritage Assets" (HE 2019) suggests three areas of interest for assessing a heritage assets significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest** which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Archaeological interest

The barn is believed to be of a similar date to the Inn, which was built around 1739, making it an early 18th century construction. The archaeological interest of the barn lies primarily in the remaining historic fabric, which is, for the most part, the external walls only. While some of the original roof timber remain, these are in a dangerous condition and are being removed. The internal plan form was partially readable at the time of the building survey and evidence of historical changes were evident. The archaeological interest is therefore medium for the exterior.

Architectural and artistic interest

The barn appears to have been constructed for function, rather than artistic intent, although does have several interesting features, such as the sandstone quoins and lintels. It is a vernacular structure, built of local materials by local skilled craftsmen and its appearance represents this. The architectural interest is therefore medium or the exterior.

Historic interest

As noted, the building dates to the early 18th century and is associated with the neighbouring Talbot Inn, and is, more widely, a notable landmark in the area. The historic interest is therefore high.

Conservation Area

The interest of the conservation area is derived from the historic road layout centred around both Talbot Street and Windy Street and the buildings which line these streets which date from the late 17th century through to the early 19th century. Further, many of the local buildings have adopted the homogenous use of local building stone, with features such as stone boundary walls and dressed building stone to openings and quoins, which creates a cohesive and attractive streetscape and helps to define the local identity of the village. The conservation area has a rich illustrative historical value in the way in which its streets and buildings evoke a sense of 17th, 18th and 19th century life.

7. Proposals and Analysis

- 7.1 There are numerous areas across the barn roof which appear to have been patch repaired over the years with different materials. As such the proposed scheme will look to remove these elements and consolidate the existing original tiles to the road side elevation. The other roof pitches will then be solely fitted with Welsh Blue Slate which has been chosen to match. This will allow the remaining original tiles to be kept and used reused, while the replacements have been chosen to match and form a more cohesive appearance. As such, the proposal will have no impact to the heritage significance of the building and a minor positive impact to the conservation area.
- 7.2 The existing roof had some vents along the ridge, instead of more modern methods of having the vents in the mortar joints. Ridge tiles which match the existing raised look will be placed at 2m intervals. This will have no impact on the heritage significance of the building or the conservation area.
- 7.3 All windows and doors (apart from those highlighted on plan ZT23-196-30) have had new stone surrounds installed. These have been sourced from a local quarry to match the original material. This has a minor negative impact to the architectural significance of the barn and no impact to the conservation area.
- 7.4 The cills to the doors are proposed to be raised by one stone course, in order to prevent water ingress. This will also have a minor negative impact to the architectural significance of the barn, although will allow for better preservation of the building as a whole. It will have no impact to the conservation area
- 7.5 Door lintels are proposed to be raised to the north (garden side) elevation. This has a minor negative impact to the architectural significance of the barn, although will have no impact to the conservation area, and will not being visible to the general public.
- 7.6 A proposed first floor window to the north (garden side) elevation is to raised and widened in order to allow it to be an escape window. This has a minor negative

impact to the architectural significance of the barn, although will have no impact to the conservation area, due to it not being visible to the general public.

- 7.7 The three skylights to the road side elevation are to be replaced with modern skylights, much as have been agreed for the neighbouring Talbot Inn. This will have no impact on the heritage significance of the building or the conservation area.
- 7.8 Ventilation grills are to be installed to three of the four elevations to vent the bathrooms, toilets utility rooms and kitchens. The proposed vents are small heritage grills which are in keeping with the conservation area and match those used to the neighbouring Talbot Pub (plate 12). This will have no impact on the heritage significance of the building or the conservation area.
- 7.9 Aco Drains are to be installed around the perimeter of the garden fences, placed at the edge of the fence and level with the tarmac surface. This will allow surface water to drain directly into the sewer and prevent it from soaking the gardens and rear wall of the building. The drains are located within the garden and located at ground level. They will have no impact to the conservation area, due to it not being visible to the general public.
- 7.10 The boundary wall to the carpark – garden is currently in a poor condition. This is to be repointed and the top rebuilt with matching materials. This will have a no / minor positive impact on the conservation area through the repair and retention of the wall.

8. Conclusions and Mitigation

- 8.1 None of the proposals will have a negative impact upon the conservation area. Several will have a negative impact on the architectural significance of the building, such as the altering of the doorways and windows. These may be mitigated through historic building survey, which has already been undertaken. No further mitigation is deemed necessary.

9. Statement of Indemnity

- 9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report, however such facts and opinions may have been derived.
- 9.2 The author will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

Bibliography

Blackburn Standard 31/10/1849 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Blackburn Standard 03/12/1862 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Blackburn Standard 27/05/1882 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Brunskill R. W. 1981 "Traditional Farm Buildings of Britain"

Burnley Gazette 08/09/1888 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Farrer, W. and Brownbill, J. (eds.) 1912, 'Townships: Chipping ', in A History of the County of Lancaster: Volume 7, pp. 26-32. British History Online <http://www.british-history.ac.uk/vch/lancs/vol7/pp26-32>

Haigh, Stephen 2011 "The Talbot Hotel and adjacent barn Talbot Street, Chipping, Lancashire: Historic Buildings Assessment"

Historic England 1967 "Talbot Hotel – Listed Building Description" Accessed online at:

<https://britishlistedbuildings.co.uk/101072281-talbot-hotel-chipping>

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

Preston Chronicle 05/10/1839 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Preston Chronicle 12/03/1842 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Preston Chronicle 20/10/1877 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Preston Herald 17/03/1866 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

Preston Herald 18/10/1890 Accessed online at:

<https://www.britishnewspaperarchive.co.uk>

“National Planning Policy Framework” 2021 accessed online at:

<https://researchframeworks.org/nwrf/>

The Archaeology Co. 2023 “Barn at 5 Talbot Street, Chipping – Historic Building Recording”

Appendix 1: Figures

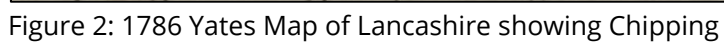




Figure 3: 1828 Hennet and Bingley's map of Lancashire showing building in approximately the sites location



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

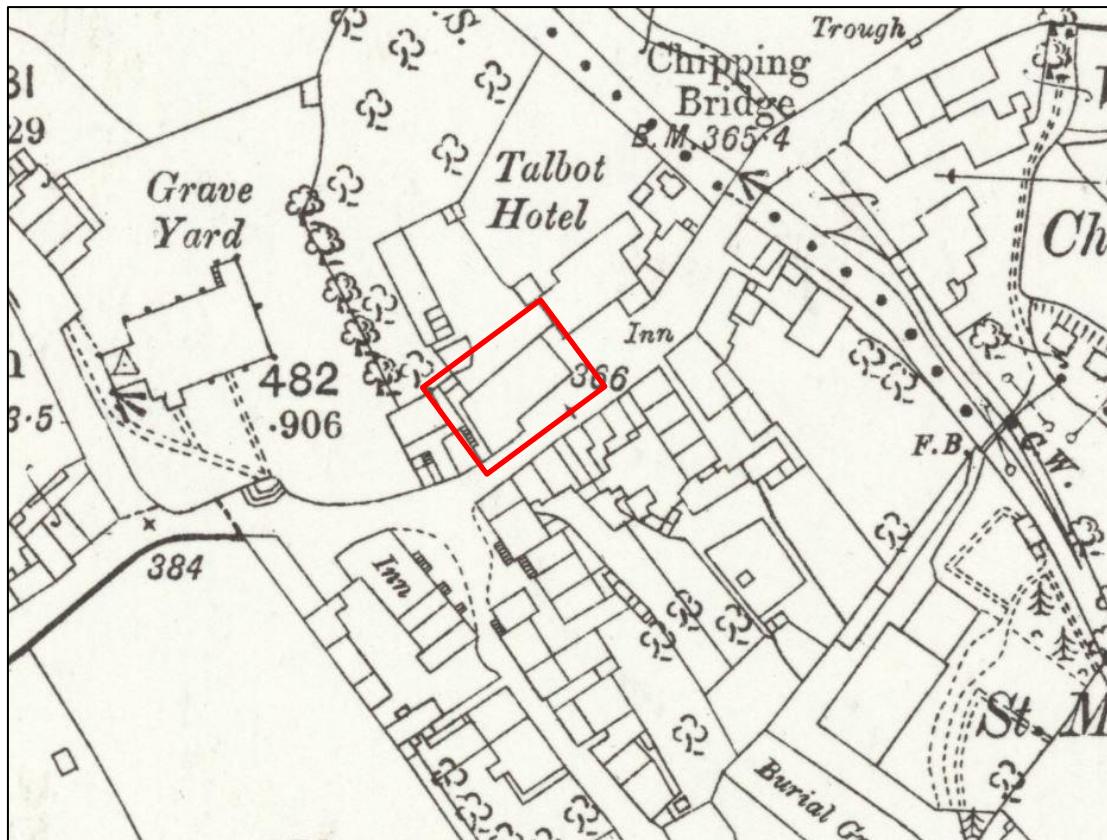


Figure 5: 1893 OS map Lancashire Sheet XLVI.9

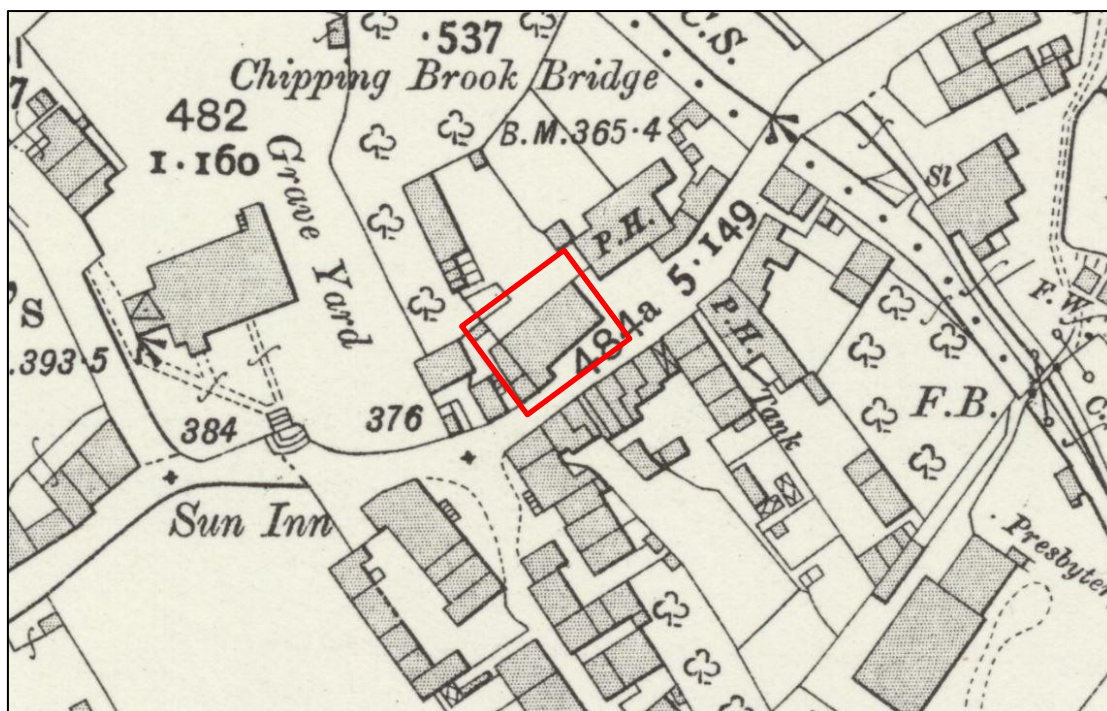


Figure 6: 1912 OS map Lancashire Sheet XLVI.9

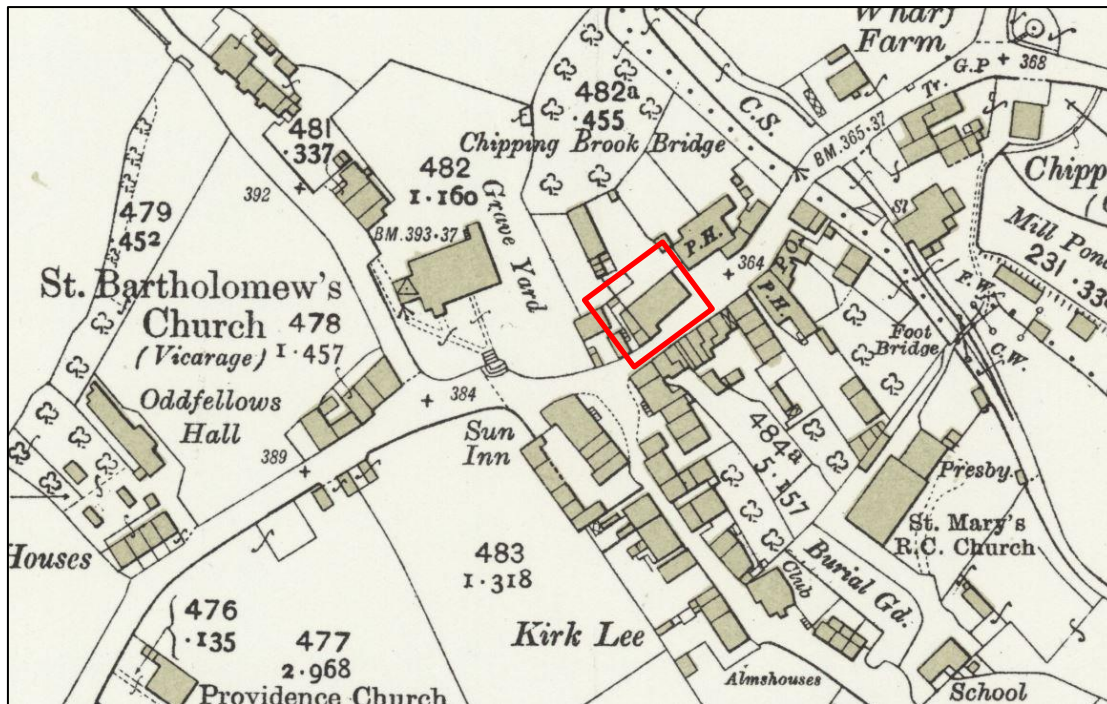


Figure 7: 1932 OS map Lancashire Sheet XLVI.9

Appendix 2: Plates



Plate 1: General shot of barn from Talbot Street



Plate 2: General shot of barn From Talbot Street showing cart door to have cill raised



Plate 3: Detail of roof showing skylights and ridge



Plate 4: Barn door to have cill raised



Plate 5: East gable



Plate 6: East gable showing doorway to have cill raised



Plate 7: West gable showing doorways with cills to be raised



Plate 8: North (garden side) elevation



Plate 9: North (garden side) elevation



Plate 10: Barn door with cill to be raised



Plate 11: Doorways with cills and lintels to be raised and location of inserted first floor windows



Plate 12: Example of heritage grate in Talbot Pub