



THE ARCHAEOLOGY CO.

Barn to the south of Grove House,
Chipping
Historic Building Survey

June 2026

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NON-TECHNICAL SUMMARY

A level 2/3 archaeological building survey was required prior to the conversion of the building. The work was carried out by Steven Price of The Archaeology Co..

The barn was constructed in the late 19th century, likely between 1880 and 1890 by John Berry following his departure from the furniture factory and operating a small farm, as well as the Sun Inn.

1. INTRODUCTION

1.1 Steven Price has been commissioned to perform a level 2/3 historic building survey of the barn to the south of Grove House, Malt Kiln Brow, Chipping, Lancashire PR3 2GP. Condition 10 of planning application 3/2023/0285 states:

No development shall take place on the site until the applicant, or their agent or successors 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 creation of a photographic record of both buildings as set out in 'Understanding Historic Buildings' (Historic England 2016). It should include a full photographic coverage, inside and out, of these structures and a set of plans 'as existing' showing the location and orientation of the photographs. This work

should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (www.archaeologists.net). A digital copy of the report and the photographs shall be placed in the Lancashire Historic Environment Record prior to 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 works are for the "Proposed conversion of existing barn to a dwelling house. Together with rear extensions following demolition of flat roof".

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 December 2023. Paragraph 211 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 2023).

1.3 Steven Price BA (Hons), MA, MPhil, PCIfA 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 2 and 3 surveys.

2. SITE LOCATION

2.1 The site lies on the east side of Malt Kiln Brow and to the south of Grove House. The postal address is Barn to the south of Grove House, Malt Kiln Brow, Chipping PR3 2GP and the National Grid reference is SD 62042 43589. The building lies outside of the Chipping Conservation Area and is unlisted. It also lies outside the curtilage of the Grade II listed Grove

House, which lies to the north. 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 was to preserve 'by record' the information that may be lost as a result of demolition or alteration. 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 Council for British Archaeology's 'An Archaeological Research Framework for North West England: Volume 2, Research Agenda and Strategy' has 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 add to this database.

4. METHODOLOGY

4.1 An appropriate record has been made of the building to Historic England level 2/3 standards. Floor plans and a cross section are required of the building, Architects drawings were provided, which formed the base for the survey drawings after being checked for accuracy on site. Measurements were taken with hand tapes (5m and 50m), as well as distometers as

appropriate. 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, if 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 23rd May 2026. 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.

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 was 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, with the church shown, somewhat dominating the image. Grove House is thought to date from the late 18th century, when it was built as a house for one of the local mill owners. In 1793 Kirk House was constructed as a new mill owner's residence, at which time it is thought that Grove House became the mill manager's residence. The site is shown again on the 1844 OS map, although the barn does not appear to have been constructed by this time. Chipping Factory is shown to the north, along with the dam, and to the west of the site a Workhouse is shown. Moat Kiln House (later Malt Kiln House) is also recorded to the south.

5.3 In 1866 Kirk Mill was put up for sale, along with several closes of land near to the mill including the eight cottages (Preston Herald 14/07/1866). John Berry bought the mill, who used it as a chair-making factory, and Grove house was occupied by the Berry Family. The barn appears to have been constructed in the mid – late 19th century, likely by the Berry family, although they don't appear to have been farming. The 1881 census records John Berry as "Chairmaker, Cabinet, Employing 16 men, 5 boys & 1 Girl". His wife Martha is recorded, alongside their 9 children, 2 of which were also recorded as chairmakers.

5.4 The 1892 OS maps the barn for the first time as a rectangular structure aligned roughly northwest – southeast. The factory is now shown as Kirk Chair Manufactory and the former Workhouse is shown as a row of terrace houses. John Berry is still recorded in the 1891 census returns for the previous year, here listed as "Inn Keeper and Chairmaker", running the Sun Inn (Preston Herald 28/09/1899). He was also running a small farm, keeping cows and pigs, as well as horses, which were used for transporting wood to the chairworks (KirkMill.org.uk). John Berry died in August 1899 (*ibid.*) with his son, H J Berry having taken over the running of the factory some years earlier.

5.5 The Berry's continued to occupy Grove House through the early 20th century. The 1912 OS map shows a similar situation to the previous OS mapping, although the barn has an extension to

the northeast side. Berry & Sons catalogue of c.1920 shows that they specialised in reproductions providing middle-classes homes with 'Old World Lancashire Rush Seated Spindle and Ladder Back Chairs' (British and Irish Furniture Makers Online 1998).

- 5.6 HJ Berry and Sons Ltd continued to operate from the mill through the 20th century, before going into administration in 2010.

6. PHYSICAL DESCRIPTION

General Description

- 6.1 (Plates 1 & 2). The building is a two story building aligned roughly northwest – southeast with the main frontage facing southwest and a double pitched slate and corrugated asbestos sheet roof. It is constructed of roughly shaped stone rubble, occasionally brought to course.

Exterior

- 6.2 Southwest Elevation (Plates 2 - 8). This forms the main frontage of the building and is of three bays. Bay one contains a wide cattle doorway at ground floor level with sandstone block surround with boasted dressing and chisel drafted margins. A modern timber door is hung internally. Quoins run up the western corner of the building, matching those of the doorway surround. The first floor of bay 1 is featureless. Bay two contains the large barn doorway with a pair of timber doors hung externally on a roller above. The jambs match those of the previous doorway and a large sandstone lintel formed of a single block lies above. The stone walling above the doorway shows traces of a former limewash render, but is otherwise featureless. The third bay is similar to the first, with a matching doorway at ground floor level and a featureless first floor.
- 6.3 Southeast elevation (Plates 9 - 14). This forms the gable end of the building. In the centre, at ground floor level, is a portrait window with sandstone surround, matching the dressings to the main frontage. The window does not contain a frame, however. Matching quoins also run

up at each corner. The first floor is featureless; however, the ghost of a pitched roof is present, suggesting a removed extension. Three rough openings have also been made in the face, suggesting they were inserted for this extension, likely for support for the roof, rather than a first floor. The apex of the pitch does not lie in line with the gable, but lies close to the northern corner.

6.4 Northeast elevation (Plates 15 - 20). This forms the rear elevation of the barn and lies within a former extension. To the eastern bay, a square window is present at ground floor level with a matching dressed surround. This has been blocked internally and covered externally with a metal sheet. The central bay contains a pair of narrow, tall openings, each blocked with a large sandstone block. While the shape is irregular, the size suggests former ventilation slots. To the west, the final bay contains a doorway. The jambs here are formed by the stone walling, but the lintel is dressed sandstone. Once again, the first floor is featureless, with the exception of 5 RSJ beams inserted, forming the roof of the former rear extension.

6.5 Northwest elevation (Plates 21 & 22). This forms the other gable end of the building. Access was limited due to it lying within the garden of Grove House, under separate ownership. The majority of the face however, was covered with ivy, obscuring much of the detail, including a window to the centre of ground floor level, and three vertical ventilation slots at first floor level.

Interior

6.6 At the northwestern end of the building was the former shippon (plates 23 - 32). Here the floor was flagged to the west side with cobbles to the east. Between them the former drain had been filled with concrete. The ceiling was open to the machine cut timber floor joists of the floor above and three machine cut timber beams, all chamfered and stopped spanned to room northwest – southeast. To the northwest these were set into the wall, but to the southeast they rested on chamfered and stopped machine cut timber posts. Each of the beams contained a soffit, showing the location of a former downpost, and the posts contained a further soffit, showing the former dividing stall post. The southwest wall was modern however, formed of modern timber and MDF sheets. The rest of the walls were whitewashed stone, with the lower c.700mm painted black. In the

northwest wall, a large niche was set into the wall at the southern end, and in the centre of the wall was the ground floor window to the gable. This had angled jambs and the frame was a timber framed casement of 9 lights. A timber prop had been inserted in the opening to help support the sagging machine cut timber lintel.

6.7 To the southeast end of the building is a store room (plates 33 - 42). Here, all of the walls are whitewashed stone and the whole floor has been concreted. Four timber beams with bevelled corners span the room northwest – southeast, supporting the modern timber joists of the floor above. Each of the beams is in turn supported by a cast iron column with a rounded capital and a square section to the centre. Within the square section a hole passes through from northwest to southeast. Additionally, above this, a small bracket is fixed to the northeast side. A blocked window lies to the eastern end of the northeast wall and to the west of this, close to the floor level, is a blocked opening, which was not visible externally.

6.8 The central unit of the barn (plates 43 - 52) is similar to the others, with the stone walls whitewashed and a concrete floor. In the northeast wall a pair of tall ventilation slots are visible, blocked with sandstone, but much more regular than the external appearance suggests. The first floor to this area lies only to the northeast side of the building. The first floor is formed of modern timber beams and joists and to the east of the barn door are the remains of a timber ladder. The first floor (plates 53 - 62) is accessed via a modern ladder and covers the whole of the building. The northwestern end is slightly lower than the rest, with a step down to it. The northwestern wall contains three vertical ventilation slots within the stonework, although all have been blocked. The whole of the floor is formed of modern ply sheeting and the whole is open to the roof structure. This is formed from a pair of machine cut timber queen post trusses supporting three purlins to each side. To the north, the underside of the corrugated asbestos sheets are visible, and to the south, the slate. To the apex of each of the gable walls are square owl holes.

7. ANALYSIS AND PHASING

7.1 The building appears to have been constructed as a barn by John Berry in the

late 19th century, c. 1880 - 1890. This was likely after his son HJ Berry had taken over the furniture business, and John was running the Sun Inn and had a small farm. The barn appears to have been a combination barn, with shippon to the west side. The central area was the main barn floor with storage to first floor level and ventilation slots to the ground floor. The eastern end appears to have been constructed with some form of mechanisation built into the design. The four cast iron stanchions have brackets to the top and the square section to the centre suggests further attachments. It is unknown what these may have been for however. The walls show no sign of transmission windows, although a low blocked opening is present to the northeast wall. Alternatively, these stanchions may have been reused from the mill building.

7.2 Internally, the cross wall between the central barn and the shippon has been removed. No trace of a scar was found to the wall, suggesting it was a timber partition rather than a stone wall like the eastern side. An open sided extension appears to have been constructed to the southeast of the building on the 1892 OS map, the remains of which are the ghost of the pitched roof seen in the gable. This was likely some form of linhay, with open sides shown. A rear extension is also shown by 1912, although this has since been replaced by the modern brick

and steel construct. The whole of the first floor has been rebuilt in modern times.

8. CONCLUSIONS

8.1 The barn was constructed in the late 19th century, likely between 1880 and 1890 by John Berry following his departure from the furniture factory and operating a small farm, as well as the Sun Inn.

9. ARCHIVE

9.1 Following the results of the watching brief, 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.

9.2 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.

9.3 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.

9.4 The archive comprises the report and digital photographs. The primary digital archive shall be deposited with the Archaeological Data Service (ADS). This comprises the digital photographs saved as tiff files following ADS guidance, along with a digital copy of the report. A digital copy of the report will also be sent to Lancashire Historic Environment Record, as well as being uploaded to the OASIS database.

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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Figure 6: 1912 OS map Lancashire Sheet XLVI.5

Figure 7: Ground floor plan

Figure 8: First Floor Plan

Figure 9: Section A – A1

Figure 10: Ground floor photo plan

Figure 11: First floor photo plan

Figure 12: Photograph Register

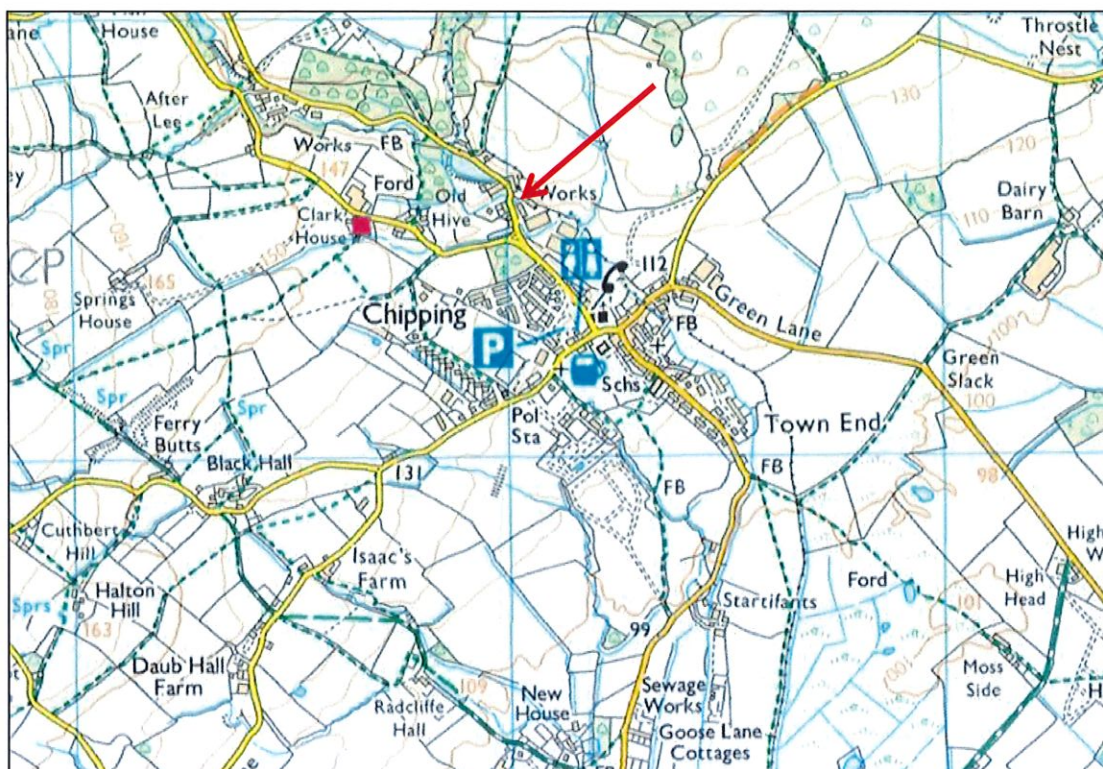


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: Site location plan



Figure 3: 1786 Yates Map of Lancashire showing Chipping and approximate site location



Figure 4: 1844 OS 6" map Lancashire Sheet XLVI.9

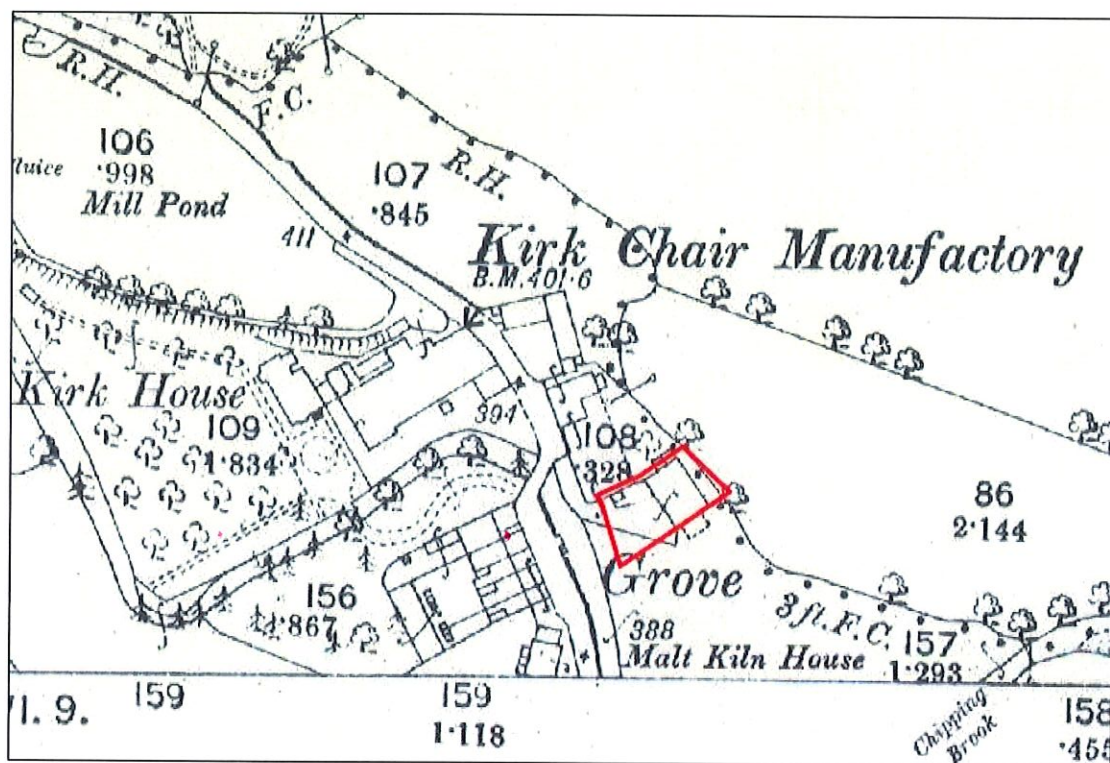


Figure 5: 1892 OS map Lancashire Sheet XLVI.5

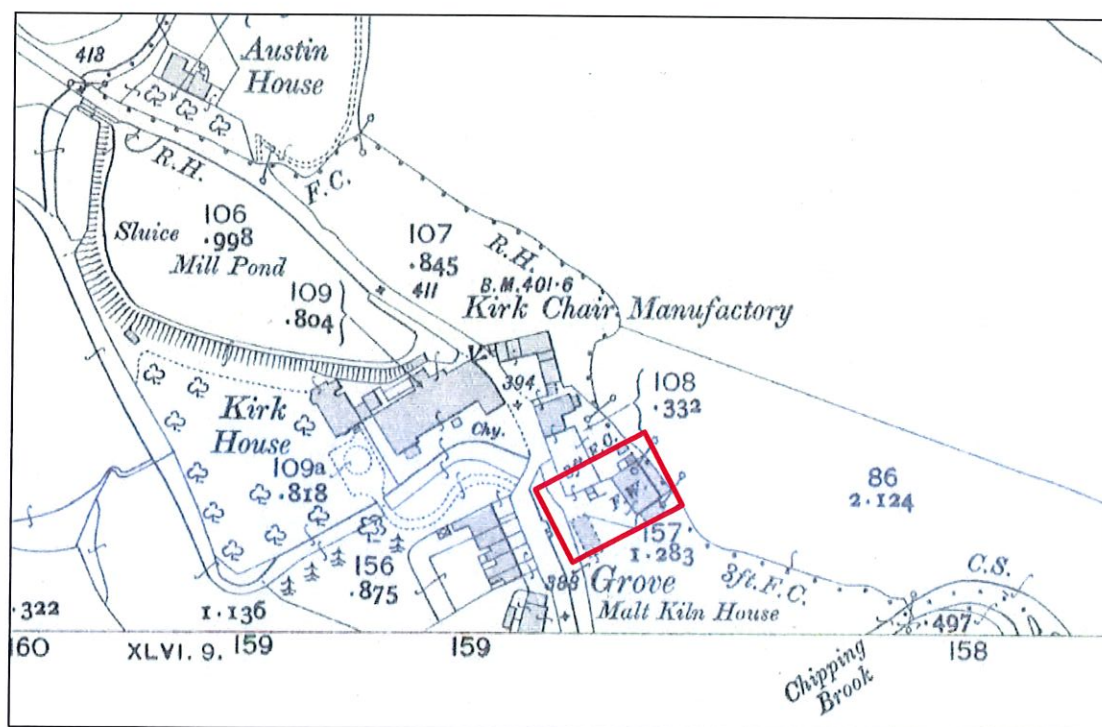


Figure 6: 1912 OS map Lancashire Sheet XLVI.5

