



HISTORIC BUILDING RECORD

Dene Cottage, 9 The Dene, Hurst Green, Lancashire. BB7 9QF.

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4 November 2025

Reference: 2025-55

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PROJECT PARTICULARS

Document type	Level 3 historic building record
Site address	Dene Cottage, 9 The Dene, Hurst Green, Lancashire. BB7 9QF. NGR: SD 68329 37871
Statutory designations	GV II LEN: 1308781
Building owner	Mark Lincoln
Associated planning reference	Ribble Valley Borough Council (RVBC) - 3/2025/0412

RECORDING WORKS

Site survey date	28/10/25, 3/11/25, 19/11/25
Report date	25/11/2025
OASIS ID	bowlandh2-538717
Authors details	Daniel Noblett - Bowland Surveyors Ltd

SUMMARY

Dene Cottage comprises an early C18th mill workers' cottage built in a traditional and vernacular style to serve a small but growing isolated area of rural industry at the turn of the C18. The primary elements of interest are the roof trusses which comprise high-quality hewn oak timbers with arch-braced tie beams. Elsewhere internally are large chamfered beams supporting the first floor and original oak floor boards. On the first floor is an original studded and ledged door with iron hook hinges within a wattle and daub plastered wall. To the rear are a number of mullion window sets, some of which are intact, along with an original diamond leaded window pane. The building has been altered to its front elevation with the insertion of two larger windows to the eastern end of the building, likely in the mid-late C19. It is unknown what existed prior and there is no evidence of mullioned windows to this elevation. Local sources suggest that the southern elevation which contains numerous mullioned windows and "DENE COTTAGE" inscribed into the doorway head was once the principal elevation which is consistent with the fenestration here, however this could not be confirmed.

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1.0 INTRODUCTION

1.1 The purpose of this report is to record Dean Cottage prior to refurbishment and alteration. *Planning permission was granted (ref: 3/2025/0412) on the 30/09/2025 by Ribble Valley Borough Council for the following:*

“Planning Permission for replacement of windows and lintels, enlargement of window openings, infill doorways and windows, demolition of existing lean-to and erection of stone porch, replacement of roof tiles with slates, replacement of cills and mullions, replacement of guttering and downpipes, removal of render and repointing with lime”.

1.2 Condition number four of the grant of planning permission states the following:

No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. 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 be phased, phase 1 being the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016); and phase 2 being a watching brief during works to the building to record any features or fabric revealed by the work. The final report should combine the results of both phases. The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record. Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

1.3 An application to partially discharge this application was made to RVBC, regarding approval of a written scheme of investigation prior to recording works. RVBC planning ref 3/2025/0809. Which states the following:

I write in response to your application to discharge the conditions pursuant to planning approval 3/2025/0412. Condition 4 (Written scheme of investigation) is partially discharged insofar that the submitted details are considered acceptable as follows: - Bowland Surveyors Ltd Written Scheme of Investigation (WSI) for historic building recording dated 6 October 2025. The condition can only be partially discharged at this stage insofar that the condition requires that the final report on the recording works to be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

1.4 This report has been produced accordingly, and a copy will be forwarded to the owner of the building, RVBC and the Lancashire Historic Environment Record. It will also be deposited with the OASIS project.

2.0 GENERAL DESCRIPTIONS & HISTORICAL BACKGROUND

2.1 9 The Dene was listed at grade II in 1983 and is described as follows in the Historic England listing description:

2.2 *House, probably c.1700. Sandstone rubble with modern tile roof. 2 storeys. South wall has chamfered mullioned windows. To the left of the door are 2 of 3 lights, with a chamfered surround to the right of the door with one central mullion remaining. On the 1st floor a surround to a former 3-light window remains at the left. Towards the centre is a former 4-light window with one light blocked. At the right is a former 3-light window with one mullion remaining, the left-hand light having small diamond-lead panes. The door has a plain stone surround. The north wall, facing The Dene, has openings with plain reveals. The end stacks have brick caps.*

2.3 Pevsner also makes reference to The Dene in his Lancashire edition of his architectural guides, as follows: *Hurst Green is a pleasant little place, with a small village green and a mixture of early C19 houses and pubs. A number of bobbin mills were built beside the river in the C18 and C19. Stone millworkers cottages survive in The Dene, and one of the early C19 mills was converted to a house in the 1960's for Thomas Woodcock¹.*

2.4 The property is also located within the Hurst Green conservation area and is pictured within the conservation area appraisal report².

2.5 Historic OS mapping from the mid C20th shows the building adjacent to the bridge as it exists currently and has changed little in the years since their publication.

¹ Pevsner, N. & Hartwell, C. [2009] Lancashire: North. pp.350

² See here: RVBC [2005] Hurst Green Conservation Area Appraisal (proposed) pp.18-19. See here: <https://www.ribblevalley.gov.uk/downloads/file/62/hurst-green-conservation-area-appraisal>



Figure 1: Lancashire sheet LIV published 1847.



Figure 2: Lancashire sheet LIV.NE published 1895.



Figure 3: Lancashire sheet LIV.8 published 1912.

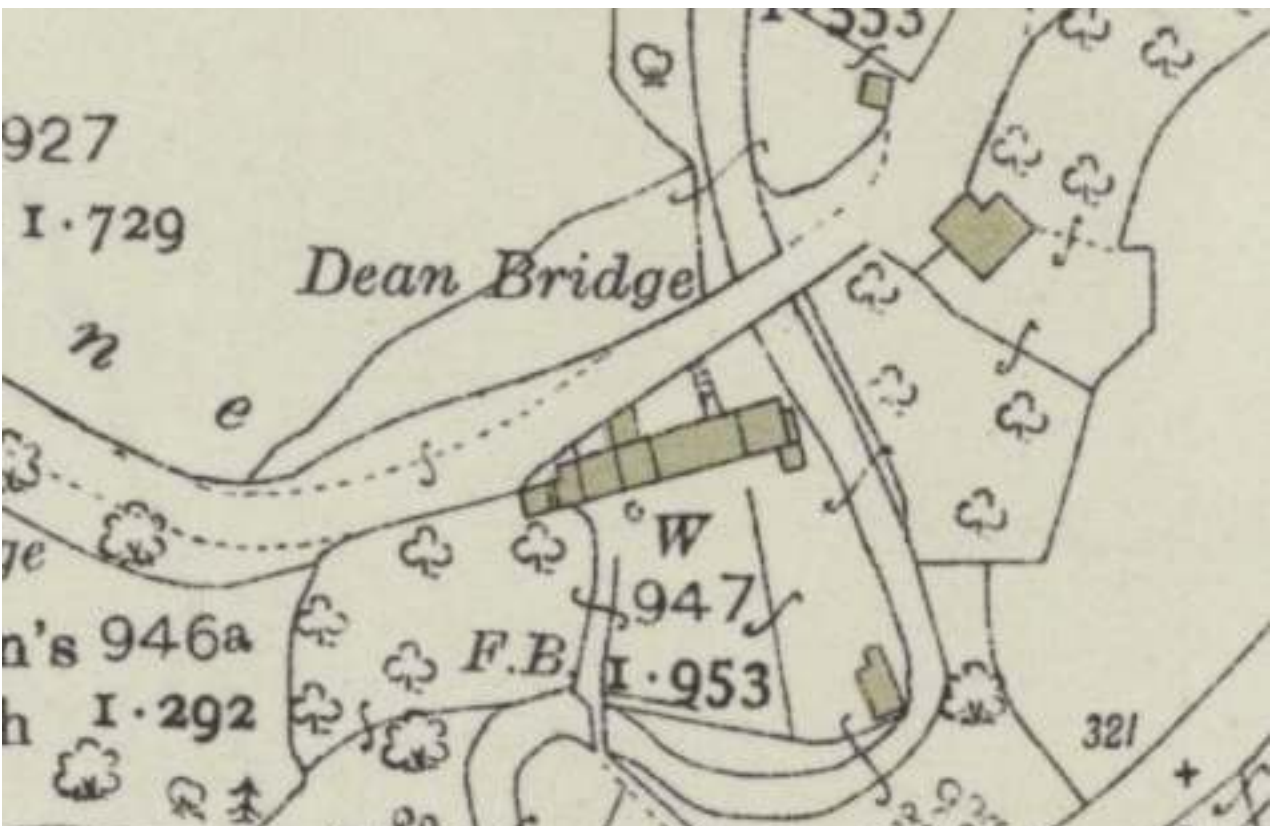


Figure 4: Lancashire sheet LIV.8 published 1932.

3.0 RECORDING METHODOLOGY (as per the WSI).

3.1 The proposed development comprises full refurbishment of the listed building. Including re-roofing, replacement doors and windows, masonry repairs, repointing with lime, ground floor replacement and general internal refurbishment. It is intended that all elements of historic importance that contribute to heritage significance are to be retained in situ, as per the grant of listed building consent/ planning permission.

3.2 As per the condition, the building will be recorded in two phases. The first phase will comprise the preparation of a level 3 building record as defined by Historic England (2016) 'Understanding Historic Buildings' as the building exists currently prior to any works being undertaken. The second phase will comprise a number of site visits to inspect and record the building as the works progress, as follows: Site visit to photograph and measure the roof timbers, particularly the hewn trusses, once the tile roof covering is removed. Site visit to photograph and record any remains of subterranean walls, foundations, prior construction etc, during the removal of the existing bitumen ground floor covering. Site visit to photograph and record any alterations to the walls that may be revealed during the works.

3.3 A measured survey was conducted using a Leica Disto laser measuring device that will enable the existing architectural drawings to be checked for accuracy. The drawn record comprises a site plan, a photographic viewpoint plan, elevations, and sections. The drawings will be produced in AutoCAD LT following the drawing conventions as outlined by Historic England (2016) and drawn in 1:100 scale for plans and elevations and 1:50 for section drawings. Phase plan drawings will also be produced, if applicable.

3.4 A photographic record has been produced, consisting of general shots of the building from all angles/ elevations, internally and externally. Within these photographs will be a graduated (at 500mm increments) ranging rod to provide scale. The photographs will consist of images that illustrate the design, significant features, building typology and any historic phasing apparent.

3.5 Photographs will be taken using a 24.1-megapixel Canon M50 MKII mirrorless camera using a Canon EF-M 15-45mm F3.5-6.3 IS STM lens. The photographs will be taken in RAW format and later converted to 8-bit TIFF files and uploaded to two servers. Annotated plan drawings will be produced that will indicate the stances from where the images were captured.

3.6 Introductory text will provide the precise location of the building as an address and in the form of a National Grid Reference. An introduction briefly setting out the circumstances in which the record is made, including its objectives, methods, scope and limitations. Following this, the background history of the building will be provided utilising historic OS mapping, archival records, and other published literature/material that will be referred to in a bibliography. The written record will comprise a description of the building inside and out and analysis of the building's plan form, design, phasing, construction materials and setting and how these relate to its origins and historic use.

4.0 WRITTEN RECORD (comprising phase 1 and phase 2 recording works).

4.1 The building comprises a traditionally built cottage which dates to around 1700. It is built in a vernacular style of solid stone walls, trussed roof structure and earthen ground floors. The property predates the adjoining houses given the presence and position of the quoin stones which indicate that this building once stood in isolation. The property was likely built as a mill workers cottage to serve the small but growing industry in the Dene in the early C18.

4.2 The northern elevation comprises coursed blocks of sandstone with gritstone quoin dressings. To the eastern side of the elevation are two similarly sized window openings which given their larger size are indicative of later insertions. This is also apparent in the surrounding stone work which has been altered with different colours of lime bedding mortar visible. There is no evidence to suggest that these were once mullion windows however, given the presence of the mullion windows to the opposite elevation it could have been the case that the fenestration to the northern elevation was similar.

4.3 There is a large conservatory to this elevation which was added in the late C20th along with an inserted door/ window opening which provides access into the house body. The main door opening is also located within the conservatory which like the adjacent windows to the left is possibly a later insertion. The position of the original door could have once been where the ground floor inserted eastern window is located, given the presence of what appear to be roughly hewn blocks, possibly once forming a reveal. The other three window openings to this elevation may well be original however they do not have mullions like the opposite elevation.

4.4 The southern elevation is also built from coursed blocks of sandstone with gritstone quoins, but the fenestration is much different. The window openings comprise 6 sets of chamfered mullioned windows, one of which has lost its mullions entirely (top left). Adjacent (top middle) is a 3-pane mullion window with a crudely created fourth pane without a mullion which has been blocked over. Next to this (top right) is what was a 3-pane mullion window which has lost its right-hand mullion. The left-most pane comprises diamond leaded glass which is likely original. On the ground floor are two three-pane intact mullion windows (bottom left and middle), which are the same size as the openings on the first floor above. The window to the right is much larger and is likely a later insertion which would be consistent with the enlarging of the windows on the opposite elevation at this side of the building, perhaps to provide more natural light into the main living area in the mid-late C19th.

4.5 The timber window frames comprise a mixture of early/ mid-C20th timber frames which house single-glazed panels. The mullions to the rear house timber frames of a similar age, along with 3 iron-framed casements. The doors are modern throughout.

4.6 Internally, there remains significant original structural joinery which comprises three hewn oak, arch-braced trusses bearing upon crude pad stones with trenched purlins forming the roof frame and large section beams supporting the first floor. The trusses are of particular interest and are in great condition with little decay or beetle damage apparent, as is often the case. All three trusses are similar with the arch braces and tie beams inlaid at their junctions with the principal rafters, secured with pegs. Where the arch braces adjoin the tie beams, the tenons are secured with an unusual number of pegs, some of which have not been trimmed flush and protrude far beyond the host timber. The westernmost truss is somewhat different in appearance and is of smaller section timber but comprises a similar style. However, at the basal ends of the western truss are vertical timbers which at first glance appeared to be structural, however, these appear to be simply the end posts of the partition infill. The purlins remain throughout, contemporaneous to the trusses and all of a similar section, and all trenched. The original rafters have been replaced in the late C20th, which highlights the original curve of the roof which likely once followed the natural curve of the original principal rafters. The replacement rafters have been packed with timber off the original purlins so as to achieve a flatter roof covering. Small sections of the original riven rafters remain at eaves level.

4.7 Below the central truss is a wattle and daub wall which has been skimmed over with lime. Hazel withies are visible due to missing areas of earthen plaster, assumedly woven between oak staves. This wall comprises two vertical posts which house the bedroom door, two horizontal beams at mid-height and cill beams which are grooved to house staves - visible at the door opening. The wall beneath the western truss is similar; however, at least portions of it appear to be lath and plaster rather than wattlework.

4.8 The door into the eastern bedroom appears to be original and comprises vertical timber planks which alternate in size, roughly 3 8" planks and two 4" planks. The planks are adjoined via crude tongue and grooving and timber ledges, to which the planks have been nailed. The door is hung via iron hook hinges which are crudely decorated with a fishtail decoration. The lock assembly is timber and appears to be a modern addition. The opposite door into the western bedroom appears to be modern and made from chipboard to which planks have been affixed to replicate the original, eastern door.

4.9 In the western bedroom is a small niche with splayed reveals to the northern end of the western wall and a central stone fireplace. The first floor is covered throughout with what appear to be the original, or at least early timber planks which are in great condition.

4.10 Supporting the first floor structure are large section beams upon which bear smaller joists. The larger beam near to the stairway has been hewn, likely to increase headlight and ease access upon the stair which likely once passed beneath. The existing stairs are early C20th.

4.11 To the ground floor are numerous modern partitions forming the kitchen area/ end of the house. Forming the living room is an inserted brick wall which likely dates to the mid C19th, possibly earlier. The door into the living room is of mid-C20 origin. In the living room is an original fireplace with a large chamfered head

with small niche, with an infilled niche below. There is also a small niche to the left of the front window opening. The ground floors comprise modern bitumen over gravel/ earth. Excavation of this strata did not reveal any remains of interest.

5.0 PHOTOGRAPHIC RECORD



PL01: Northern elevation prior to the demolition of conservatory.



PL02: Northern elevation following the demolition of the conservatory.



PL03: Northern elevation, ground floor window - likely altered.



PL04: As above, first bay windows - likely altered.



PL05: Northern elevation - infilled window.



PL06: As above - infilled window.



PL07: Southern elevation.



PL08: Southern elevation, first floor - eastern window.



PL09: Southern elevation, first floor - eastern window



PL10: Southern elevation, first floor - central window.



PL11: Southern elevation, first floor - western window.



PL12: Southern elevation, ground floor - eastern window.



PL13: Southern elevation, ground floor - doorway.



PL14: Southern elevation, ground floor - central window.



PL15: Southern elevation, ground floor - western window.



PL16: Eastern truss.



PL17: Eastern truss, eastern side.



PL18: Eastern truss, eastern side.



PL19: Eastern truss, eastern side, southern junction of principal rafter, arch brace and tie beam.



PL20: Eastern truss, eastern side, northern junction of principal rafter, arch brace and tie beam.



PL21: Eastern truss, western side, northern bearing.



PL22: Eastern truss, western side.



PL23: Eastern truss, western side, southern bearing.



PL24: Eastern truss, western side.



PL25: Remains of original riven rafters at eaves level, eastern bedroom.



PL26: Remains of original riven rafters at eaves level, eastern bedroom.



PL27: Central truss, eastern side.



PL28: Central truss, eastern side.



PL29: Central truss, eastern side.



PL30: Central truss, eastern side.



PL31: Central truss, eastern side - southern junction of principal rafter, arch brace and tie beam.



PL32: Central truss, eastern side - northern junction of principal rafter, arch brace and tie beam.



PL33: Eastern side, southern end of wattle and daub wall below central truss.



PL34: Eastern side, northern end of wattle and daub wall below central truss.



PL35: Wattle work example. Withies, staves, mud and straw with lime plaster over visible.



PL36: Original plank door with alternating sized tongue and grooved planks.



PL37: Original iron hook hinge (one of two).



PL38: Grooved cill of wattle wall.



PL39: Central truss and wattle wall, western side.



PL40: Central truss and wattle wall, western side.



PL41: Central truss and wattle wall, western side.



PL42: Western side of planked door.



PL43: Western side of planked door.



PL44: Central landing area, looking north.



PL45: Central landing area, looking southeast.



PL46: Central landing area, looking southwest.



PL47: Central landing area, looking northwest - western truss above.



PL48: Western truss, western side.



PL49: Western truss, western side, northern bearing.



PL50: Western truss, western side, southern bearing with strutt between the tie beam and principal rafter.



PL51: Western truss, western side.



PL52: Western bedroom, late C20 fireplace.



PL53: Western bedroom, late C20 fireplace removed.



PL54: Floorboards.



PL55: Floorboards.



PL56: Kitchen area.



PL57: Kitchen area.



PL58: Ground floor lobby area.



PL59: Ground floor lobby area.



PL60: Ground floor lobby area.



PL61: Ground floor lobby area.



PL62: Main living area.



PL63: Main living area.



PL64: Main living area.



PL65: Main living area.



PL66: Main living area.



PL67: Kitchen area.



PL68: Kitchen area.



PL69: Kitchen area.



PL70: Kitchen area.



PL71: Living room fireplace.



PL72: Chamfered fireplace head.

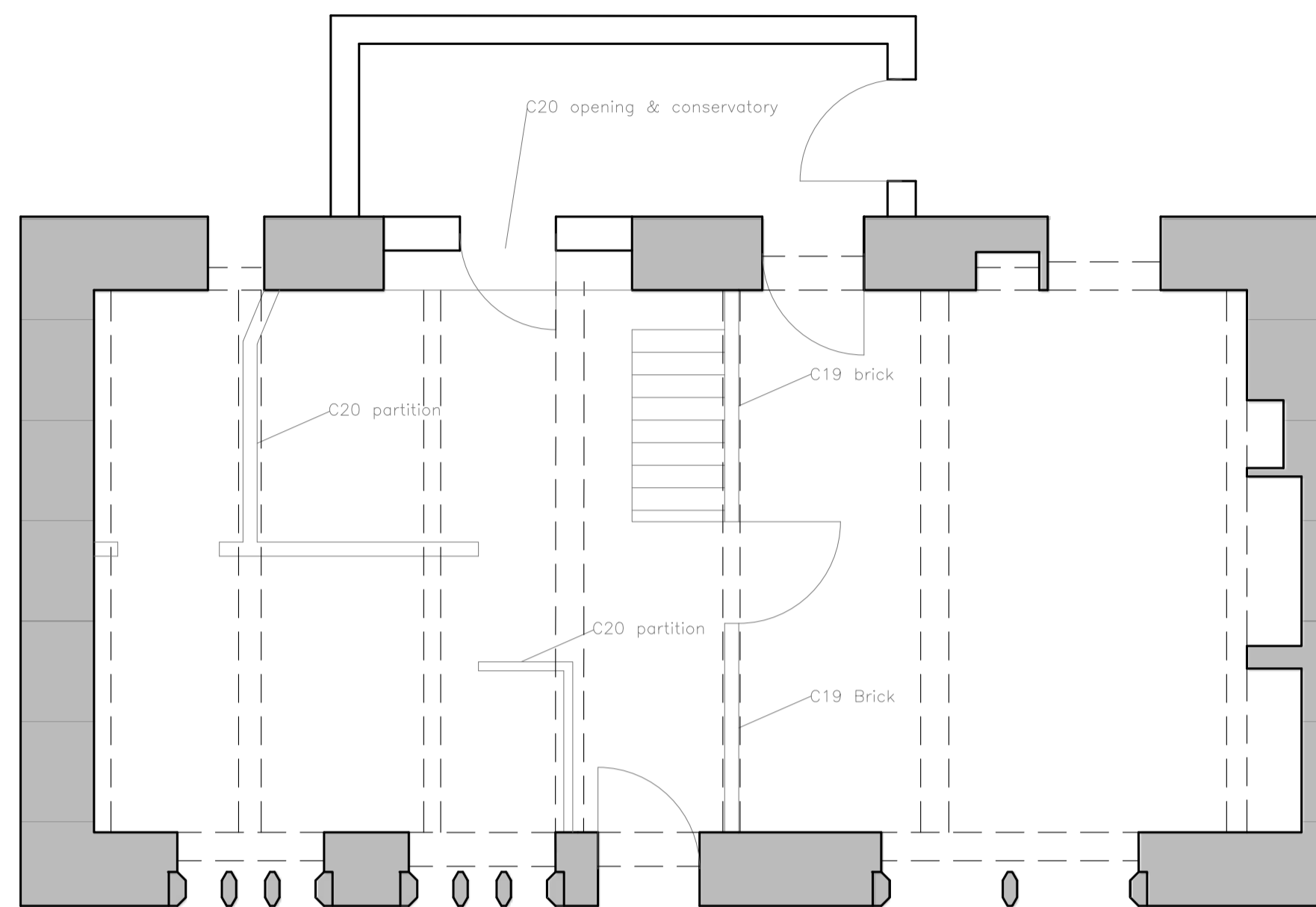


PL73: Fireplace niche.

The following page contain attached documents.

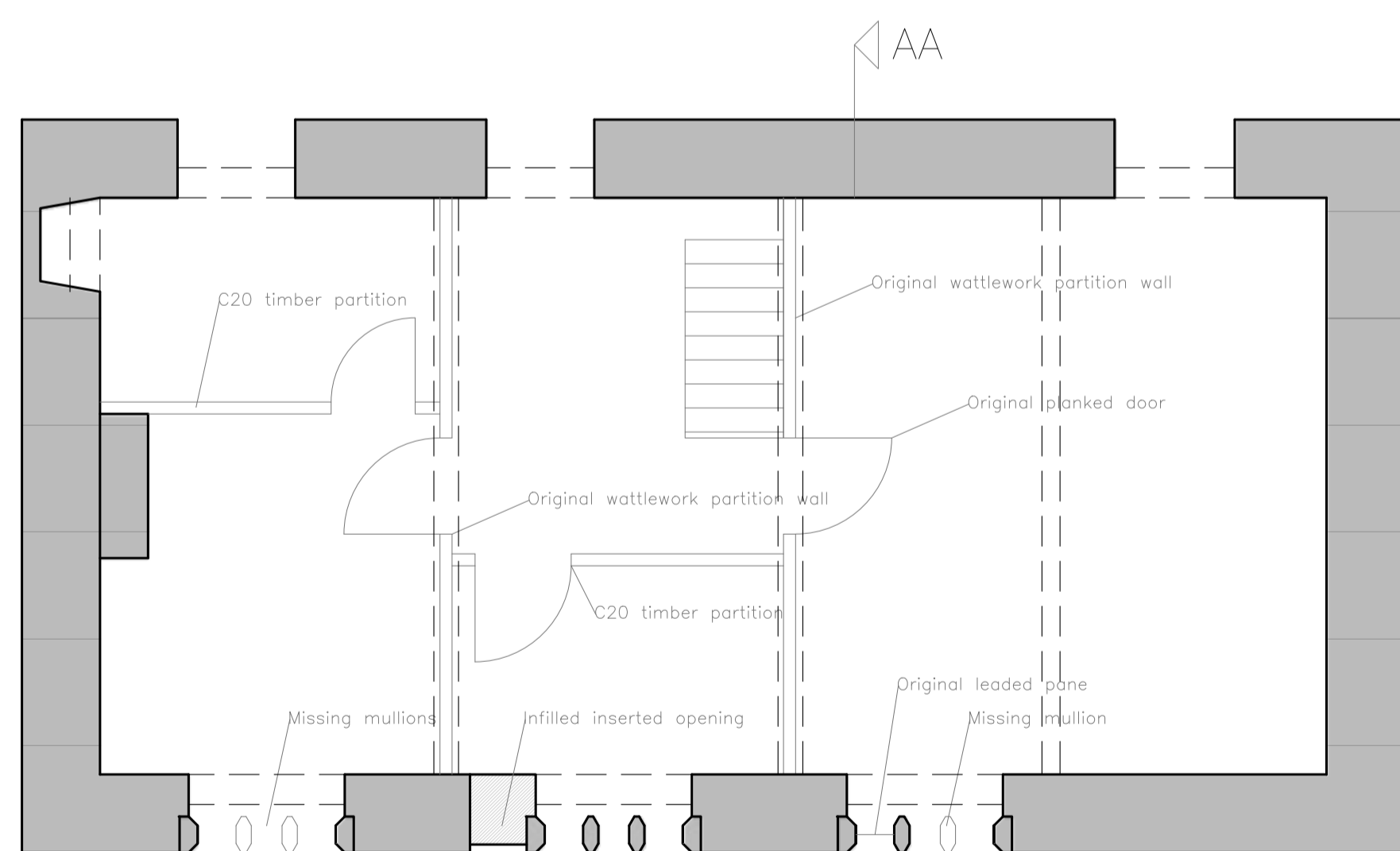
Attachment A: CAD drawings.

- DWG 1: Plans and elevations
- DWG 2: Section
- DWG 3: Photographic viewpoint plans



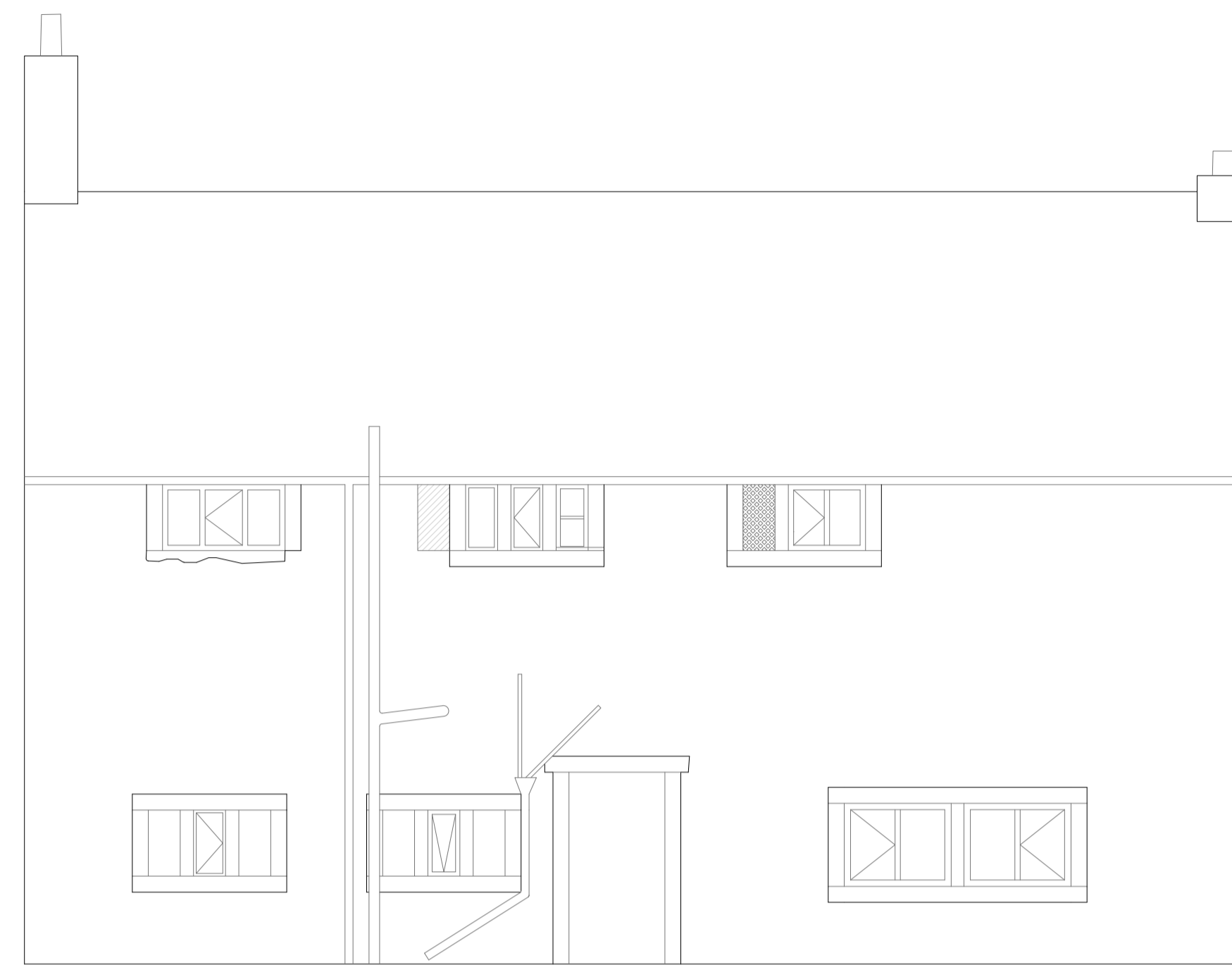
Ground floor plan

0 1 2 3 4 5 6 7 8 9 10
Scale Bar 1:50 in meters



First floor plan

0 1 2 3 4 5 6 7 8 9 10
Scale Bar 1:50 in meters



Southern elevation

0 1 2 3 4 5 6 7 8 9 10
Scale Bar 1:50 in meters



Northern elevation

0 1 2 3 4 5 6 7 8 9 10
Scale Bar 1:50 in meters

Notes:

Do not scale off drawing. Indicative for planning purposes only.

HISTORIC BUILDING RECORD

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9 The Dene
Hurst Green
BB7 9QF

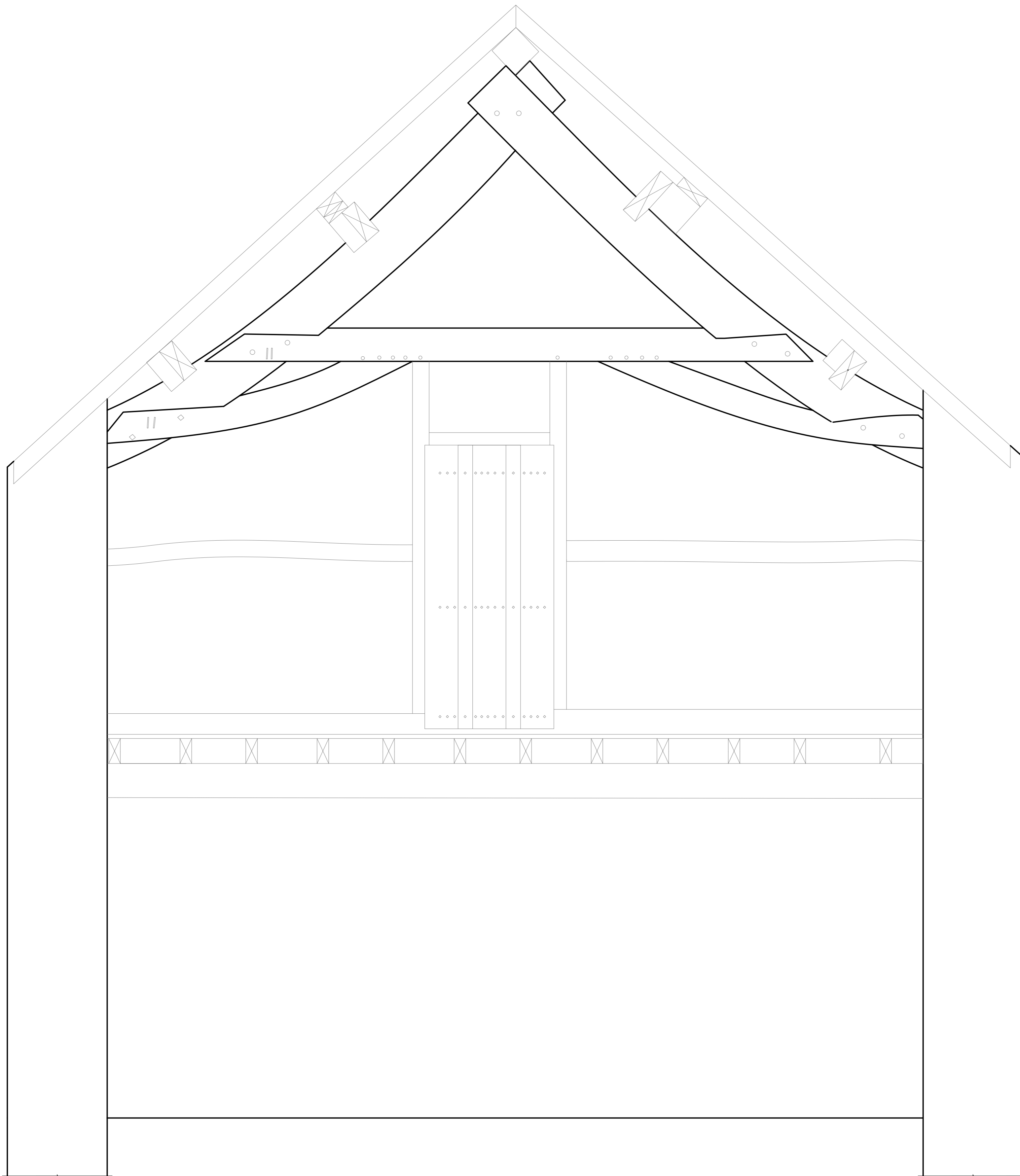
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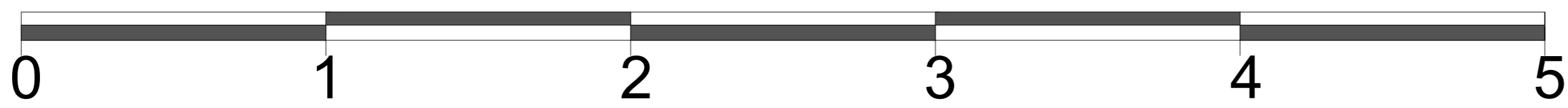
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Section AA



Scale Bar 1:15 in meters

Notes:

Do not scale off drawing. Indicative for planning purposes only.

HISTORIC BUILDING RECORD

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9 The Dene
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BB7 9QF

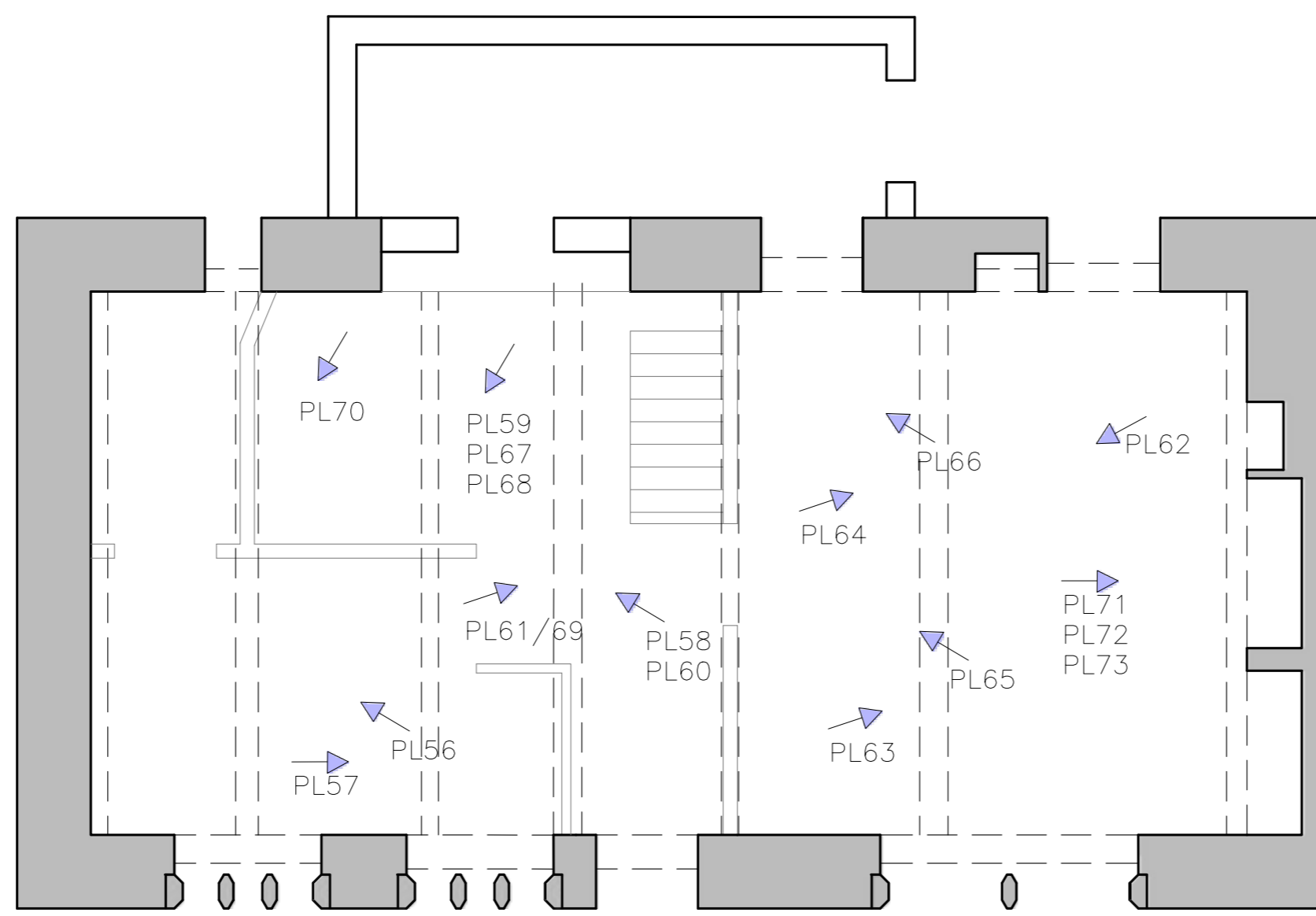
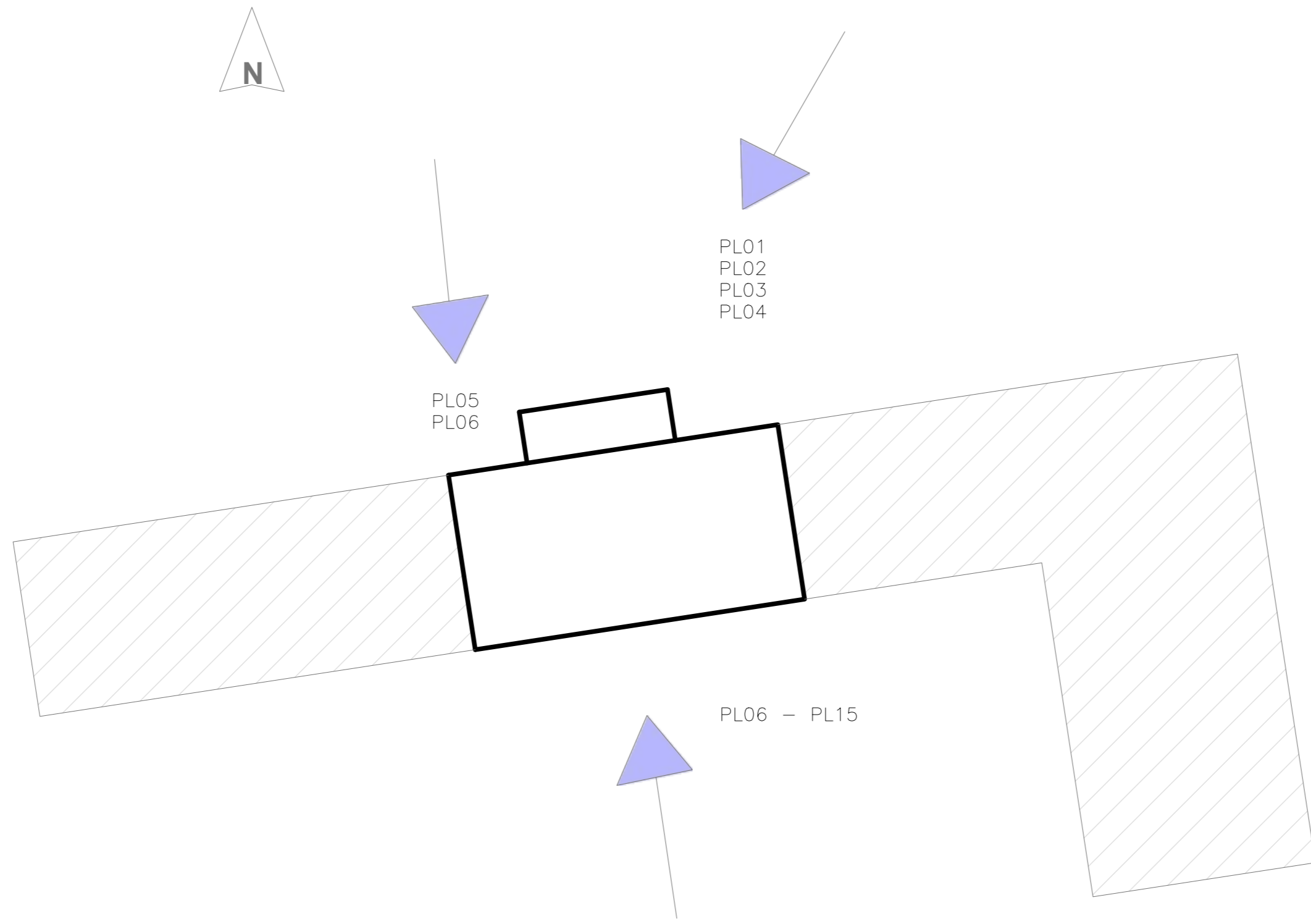
Produced for: Mark Lincoln

Produced by Daniel Noblett

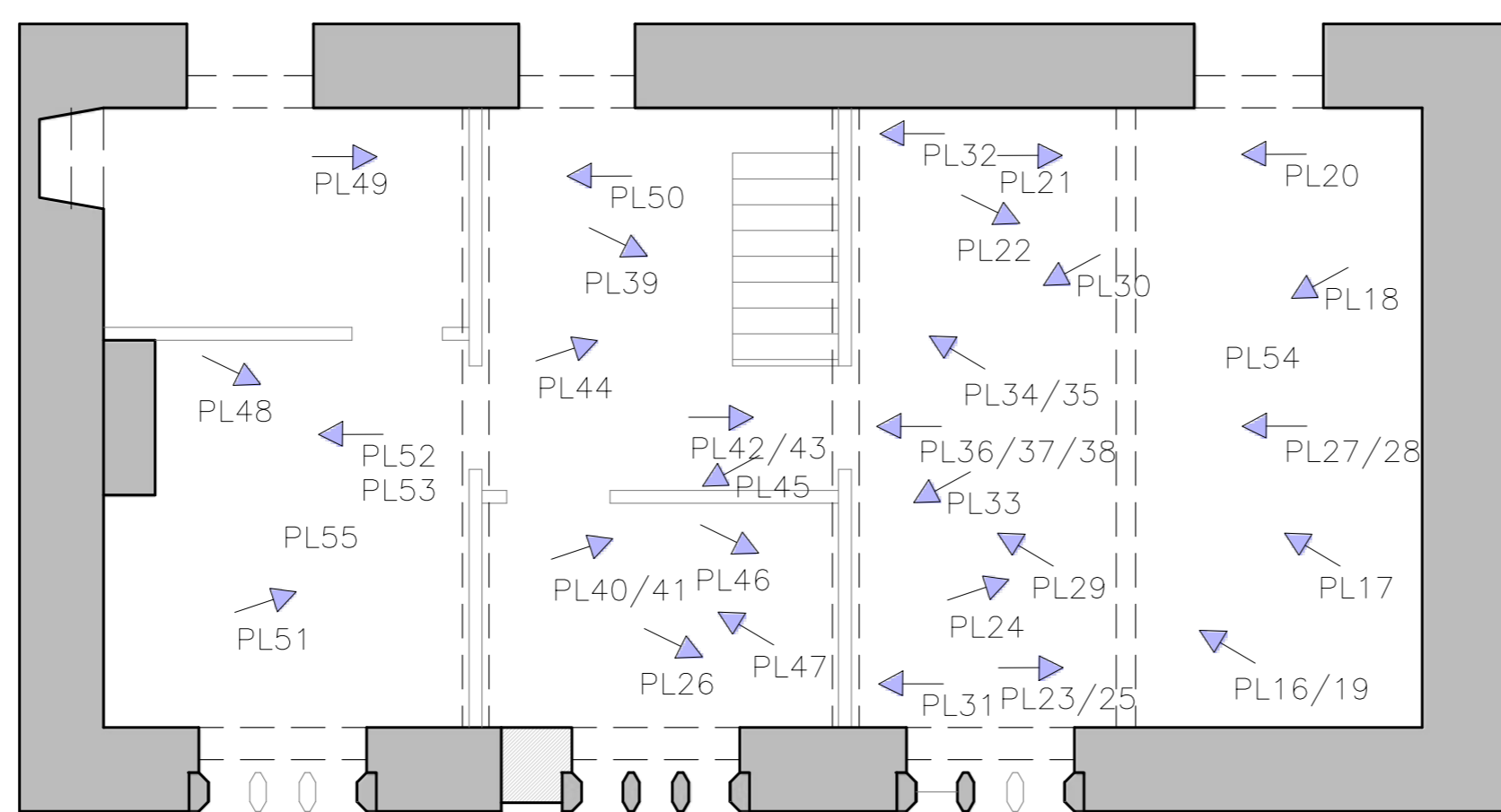
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Ground floor plan



First floor plan

Notes:

Do not scale off drawing. Indicative for planning purposes only.

HISTORIC BUILDING RECORD

Site address:
9 The Dene
Hurst Green
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Produced for: Mark Lincoln

Produced by Daniel Noblett

Title: Photographic viewpoint plan

Scale: NA	DWG No: 3 Date: 24/11/2025
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