

Design, Access, and Heritage Statement

Property: Copyhold Hollow, Copyhold Lane, Lindfield, Haywards Heath, RH16 1XU

Date: May 6, 2026

1.0 OFFICIAL LIST ENTRY

- **Heritage Category:** Listed Building
- **Grade:** II
- **List Entry Number:** 1354805
- **Date first listed:** 11-May-1983
- **List Entry Name:** Copyhold Hollow
- **Statutory Address 1:** Copyhold Hollow, Copyhold Lane, Lindfield
- **Description:** The original portion is C17 or earlier. Two storeys. Two windows. Faced with weatherboarding. Tiled roof. Casement windows. Modern L-wing to northwest.

2.0 INTRODUCTION AND BACKGROUND

2.1 This statement has been prepared to support an application for Listed Building Consent for the sympathetic repair of Copyhold Hollow following damage due to an escape of water/moisture ingress. The objective is to restore the structural and aesthetic integrity of the building while ensuring minimal loss of historic fabric and enhancing the building's significance through the reversal of previous inappropriate modern repairs.

3.0 NATURE OF DAMAGE

3.1 An escape of water occurred from a fixed copper pipe within the loft space above the back bedroom during a period of freezing temperatures. The defect has since been identified, and the leak is now confirmed to have been fully resolved.

The escaped water migrated through the back bedroom, front bedroom and ensuite, and subsequently to the ground floor, affecting the living room, dining room and boiler room.

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The subject heritage asset sustained damage resulting from moisture saturation, specifically affecting internal wall finishes, ceilings, and floor structures across both the historic core and the modern wing.

Affected architectural components:

- **Internal Wall Finishes:** Modern cementitious and gypsum plasters over historic masonry and timber framing.
- **Ceilings:** Lath and plaster and modern plasterboard throughout various rooms.
- **Floor Structures:** 22mm chipboard flooring and associated joists/noggins.

Description of Damage: The damage is characterised by hygroscopic salt migration and saturated masonry/timber. Specifically, the peril has resulted in the failure of modern gypsum plasters and the saturation of lath and plaster ceilings, compromising the physical integrity of the historic fabric and necessitating the "opening up" of concealed voids to facilitate essential drying.

4.0 PROPOSAL

The proposed works involve a sensitive, conservation-led repair strategy. The primary objective is to sustain the significance of the heritage asset by prioritizing the stabilisation and retention of historic fabric while ensuring the long-term environmental health of the building through the use of breathable lime-based systems.

5.0 OUTLINE SCHEDULE OF WORKS (HERITAGE-LED)

Subject to approval, the remedial works will involve the following:

Ground Floor

Dining Room, Boiler Room & Living Room:

Careful Hacking Off: Localised manual removal of water damaged plaster (thought to be modern cementitious (1:2:9) and gypsum plasters but may also be traditional lime plaster in areas). Work to be conducted using hand tools only to prevent vibration damage to the underlying 17th-century masonry/brickwork.

Internal Wall Finishes – Lath and Lime Plaster (Defined Approach)

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All internal wall repairs (excluding the ensuite bathroom) will be undertaken using traditional lath and lime plaster systems, reflecting the historic character and breathable performance of the building.

A retention-first approach will be adopted, with existing lath and plaster retained wherever sound. Repairs will comprise localised patching using compatible materials, with full replacement only undertaken where deterioration or detachment renders retention unviable.

The appropriate specification will be applied based on the existing substrate, however the overarching approach is the use of breathable, compatible materials in line with conservation best practice.

Semi-Breathable Reinstatement (where modern cementitious plasters already exist)

Preparation:

Rake out loose mortar joints to a depth of 10–15mm to provide a strong mechanical key. Ensure the masonry is free of dust and debris.

Dampening:

Lightly mist the masonry before applying the base coat to regulate suction.

Base Coat Application:

Apply the hybrid base coat (e.g. Baunit SanovaPor or MultiWhite) at a thickness of 10–15mm. Press firmly into the raked joints and scratch the surface to create a key for the finishing coat.

Finish Coat Application:

Once the base coat is fully cured, apply the hybrid breathable finish coat (e.g. Baunit MultiFine RK 70 N) to achieve a smooth, vapour-open finish that matches the existing wall.

Fully Breathable Reinstatement (Lath and Lime Plaster System)

Materials:

Scratch Coat: 1:2.5 mix (NHL 2 or Lime Putty : Sharp Sand) with added animal hair (1:100). Thickness: 10–12mm.

Float Coat: 1:2.5 to 1:3 mix (NHL 2 or Lime Putty : Sharp Sand). Thickness: 10–12mm.

Finish Coat: 1:2 to 1:2.5 mix (Non-hydraulic Lime Putty : Fine Sand). Thickness: 2–3mm.

Preparation:



Edge Control: Cut back damaged plaster to a straight, square edge (no feathering; minimum 8–10mm thick at the joint).

Keying: Rake out mortar joints to a depth of 15mm.

Substrate: Thoroughly dampen the masonry substrate 24 hours prior and just before application to control suction.

Application:

Step 1: Scratch Coat: Press firmly into raked joints, level to 10–12mm, and scratch the surface for a key. Cure for 7–10 days while keeping damp.

Step 2: Float Coat: Lightly dampen the previous layer, apply, level, and compact with a wooden float. Cure for 7–14 days.

Step 3: Finish Coat: Lightly dampen, apply the finish coat in two passes to 2–3mm, and polish with a steel or plastic float.

Curing and Aftercare:

Protection: Prevent rapid drying; avoid direct sunlight and heat.

Misting: Spray the plaster with water twice daily for the first 3 to 5 days.

Decoration: Allow to fully cure before applying vapour-permeable finishes such as limewash or mineral paint.

Ceiling Restoration (Boiler Room, Cloakroom, Living Room):

Removal of failed lath and plaster or plasterboard only where deterioration has occurred, with retention of existing fabric wherever feasible.

Installation of traditional riven timber laths (not sawn) to ensure a superior mechanical key and flexibility.

Application of a traditional three-coat haired lime plaster system.

Materials and Specification:

Lath: Traditionally riven oak or chestnut, fixed with stainless steel nails, leaving a 6–10mm gap for keying.

Lime Binder: Non-hydraulic lime putty (mature, 3+ months) or Natural Hydraulic Lime (NHL 2).

Aggregate: Clean, sharp, well-graded washed sand (up to 3–5mm).

Hair: Animal hair (horse, goat, or cow) added at approximately 0.5kg per 100 litres.

Application:

Backing Coats: 1 part lime putty to 2.5 parts sand with hair.

Finish Coat: 1 part lime putty to 1 part fine sand.

Applied in three coats with appropriate curing between layers.

First Floor & Service Areas

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Back Bedroom (Bedroom 2):

Removal of saturated lath and plaster and insulation. Reinstatement using riven lath and a traditional three-coat haired lime plaster system as described above. Installation of replacement insulation to current standards.

Master Bedroom & Ensuite:

Localised replacement of damaged 22mm chipboard flooring.

Plaster finishes within the ensuite bathroom will be replaced in plasterboard to reflect the existing modern construction and functional requirements of this space. All other areas will follow the lath and lime plaster approach set out above.

Joinery:

Localised “piece-in” repairs to skirting and architraves to match the existing profile and timber species.

General Decorations:

Application of vapour-permeable finishes (e.g. limewash or clay-based paints) to all new lime work. Existing stable surfaces to be redecorated using breathable systems.

6.0 HERITAGE FEATURES ON THE EXISTING SITE

1. Statutory Status & Overview

- **Listing Grade:** II
- **Designation Date:** 11 May 1983
- **Period:** Mid-to-late 16th century with later 19th and 20th-century additions.
- **Type:** Former Ironmaster’s cottage and later ale house; currently a residential dwelling.

2. Structural Composition & External Fabric

Principal Structure

The core of the property is a timber-framed construction of substantial oak sections. The framing utilises traditional mortice and tenon joinery with wooden pegs. The structure sits on a brick plinth, which is partially obscured by the natural topography of the “hollow.”

External Walls

- **Primary Elevations:** The upper floors and sections of the ground floor are finished in **hand-made clay tile-hanging** (notably *Swallows* tiles), which replaced earlier oak weatherboarding during late 20th-century restoration.
- **Masonry:** Later additions, including the rear wing, utilise matching brickwork in a Flemish bond or similar vernacular style to harmonize with the historic core.
- **Infill:** Traditional wattle and daub or lath and plaster infill panels (likely updated with breathable lime-based renders where restored).

Roofing

The property features a steeply pitched, multi-gabled roof structure.

- **Covering:** Clad in hand-made Wealden clay tiles with traditional bonnet hip tiles and ridge tiles bedded in lime mortar.
- **Chimneys:** Two prominent stacks. The primary stack is an internal massive brick-built chimney breast serving the central inglenooks. A secondary external stack serves the later rear extension.

Fenestration (Windows & Doors)

- **Windows:** A mix of timber-framed leaded-light casements and larger casement windows. Many windows are set within the timber frame with heavy oak lintels.
- **Doors:** The principal entrance is via a solid timber door, accessed via a bridge over the spring-fed rill. The rear extension features modern timber-framed French doors providing access to the sunken terrace.

Internal Features of Note

Timber Framing

The interior is defined by extensive exposed structural timberwork, including:

- **Bressummer Beams:** Massive hand-hewn oak beams supporting the upper floors.
- **Joists:** Deep-section floor joists and wall plates visible throughout the ground and first floors.
- **Vaulting:** The drawing room (rear addition) features a high-level vaulted ceiling with exposed rafters.

Fireplaces

- Two substantial inglenook fireplaces remain central to the plan. These feature original timber bressummers, brick hearths, and internal bread ovens (where surviving).

Sub-Structure

- A brick-lined cellar is located beneath the primary footprint, featuring original brick ale barrel stands, reflecting the building's 19th-century use as a public house for railway workers.

Statement of Significance (Summary)

The significance of Copyhold Hollow lies in its evocative 16th-century timber-frame construction and its atypical "sunken" siting within the High Weald landscape. It represents the transition of Sussex vernacular architecture from industrial (ironmaster) to agricultural and eventually commercial (ale house) use. The survival of its internal structural oak frame and the cellar's specific barrel-storage features are of high communal and historical value.

7.0 DETAILS OF HOW ACCESS ISSUES WILL BE ADDRESSED

7.1 The proposed works are strictly remedial and internal in nature. No alterations to the existing points of access, either to the site or within the building itself, are proposed as part of this application.

8.0 DETAILS OF THE LAYOUT OF PROPOSED DEVELOPMENT

8.1 There are no proposed changes to the layout of the building. All partitions, doorways, and room configurations will remain exactly as per the existing floor plans. The works involve the repair and replacement of finishes and flooring on a like-for-like basis, consistent with the material strategy set out in Section 5.

9.0 DETAILS OF THE SCALE/APPEARANCE OF THE PROPOSED DEVELOPMENT

9.1 No change is proposed to the scale or the external appearance of the building.

9.2 Internally, the appearance of the affected rooms (Kitchen, Dining Room, Boiler Room, Cloakroom, Living Room, Hall, Ensuite, Bedrooms, and Landing) will be restored to their pre-loss condition. The use of traditional lime plaster and breathable paints will maintain the soft, matte aesthetic characteristic of a 17th-century heritage asset, ensuring the internal character is preserved and enhanced.

10.0 DETAILS OF THE LANDSCAPING IN THE PROPOSED DEVELOPMENT

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10.1 No proposed changes to landscaping within this application. All works are contained within the internal envelope of the building. Existing gardens, trees, and boundary treatments will remain unaffected during the course of the remedial works.

11.0 DETAILS OF HOW HERITAGE ASSETS ISSUES HAVE BEEN ADDRESSED

Justification of Materials Table

Proposed Material	Alternative Considered	Rationale for Selection
Haired Lime Plaster	Gypsum Plaster	Lime allows the 17th-century timber frame to "breathe," preventing moisture entrapment and rot. Gypsum is too rigid and impermeable.
Riven Timber Laths	Sawn Laths / Plasterboard	Riven laths follow the natural grain, providing greater strength and a more authentic, undulating finish appropriate for a C17 asset.
Claypaint / Limewash	Modern Vinyl Emulsion	Vapour-permeable paints prevent the "sealing" of the ceilings, allowing moisture to evaporate naturally from the lime substrate.
Localised Patching	Full Replacement	To minimise loss of historic fabric by retaining and repairing existing plaster wherever sound, with replacement undertaken only where failure has occurred.

Mitigation of Impact

- **Substrate Protection:** Where modern cementitious renders are demonstrably well-bonded and their removal would damage the underlying historic fabric, full removal will be avoided in favour of localised repair. This mitigates the risk of "face-pulling,"

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where the removal of modern hard render destroys the historic fire-skin of the underlying masonry.

- **Dust & Vibration Control:** All demolition of failed fabric will be undertaken using manual hand tools. No heavy mechanical breakers will be used against the primary timber frame or historic masonry.
- **Like-for-Like Joinery:** Any replacement timber for architraves or skirting will be profiled to match the unique historic mouldings of Copyhold Hollow, ensuring visual continuity.

12.0 HERITAGE IMPACT STATEMENT

12.1 Heritage Impact Assessment (HIA) Summary

The proposed works at Copyhold Hollow are designed to have a net positive impact on the heritage asset. The primary "impact" is the removal of 20th-century interventions (cement renders and gypsum plasters) that have been identified as detrimental to the long-term health of the 17th-century timber frame. By replacing these with traditional lime-based materials, the building's ability to manage moisture is restored. While the removal of fabric is necessary, the materials being removed are largely modern and of low heritage value.

12.2 Significance of Affected Fabric

The internal fabric consists of a mix of original 17th-century timber framing and masonry, overlaid with various generations of plaster. The modern L-wing fabric is considered of low significance. However, the historic core's ceilings and wall finishes, even where previously repaired with modern materials, are highly sensitive as they protect the primary structural frame.

12.3 Assessing Beneficial Impact

The scheme delivers a significant heritage benefit by:

1. **Reversing harmful repairs:** Removing impermeable cement renders.
2. **Structural Stabilisation:** Allowing the timber frame to dry, preventing fungal decay or beetle infestation.
3. **Aesthetic Restoration:** Reintroducing the soft, textured finish of riven lath and lime plaster, which is more sympathetic to the building's 17th-century origins than modern flat plasterboard.

12.4 Assessing Harmful Impact

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The loss of any historic fabric (such as older laths) is regrettable. However, in this instance, the fabric to be removed is either modern (plasterboard/cement) or has failed due to moisture saturation and no longer performs its structural or aesthetic function.

12.5 Proposed Solution & Conclusion

The works are restorative. There are no changes to the layout, scale, or external appearance of Copyhold Hollow. By adhering to a "repair like-for-like" and "breathable" philosophy, the project ensures the longevity of the Grade II listed building, aligning with Historic England's guidance on the maintenance and repair of traditional buildings. The works represent a necessary and sympathetic response to safeguard the asset for future generations.

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