

All Saints Church, The Tiger Conservation Repair Project

September 2025



Overview of works:

All Saints Church, The Tiger (the Property) is a grade II* Listed Building, sitting within the Lindfield Conservation Area.

Its construction type is predominantly timber-framed (Wealden type) which has in part been re-fronted using brick. The original roof was made from Horsham stone slates. Repairs to the roof have been carried out using 2 different types of roof tiles.

Horsham stone is local to West Sussex and traditionally used for various purposes including roofing.

The Property is listed as the Tiger Office and contains the Church Office for All Saints Church as well as providing space for youth groups.

The Property requires a major conservation repair project which includes:

- **Roof Repair**

A complete strip down of all roof tiles (including the carefully retained Horsham tiles).

Structural repairs to the timber work is required (covered by the Morton Partnership specification/ drawings).

The roof will be re-clad using a mixture of retained Horsham tiles, new (to match) Horsham tiles and handmade clay tiles.

All junctions (i.e. with masonry) to be re-completed using lead detailing.

The Tiger sign will be taken down, repaired and then re-sited one course further up (to reduce risk of vehicle strike)

- **Timber frame repair**

The repair is specified by The Morton Partnership.

Enabling works to the elevation works may be required to complete these repairs.

- **Window repairs: at junctions.**

Timber windows are installed, and the junctions will be re-completed to provide better longevity for the retained fabric.

At present replacement windows are out of scope.

- **Rainwater goods replacement.**

To the front, new cast Iron downpipes to be installed.

Repair and replacement of the decorative brackets required.

To the rear, new cast aluminium rainwater goods to be installed.

- **Attic Works**

Removal of redundant pipes in the roof, clearance of debris and older insulation. New insulation will be provided, as will a raised floor – providing a more useable storage area for the Church.

Preliminaries Overview:

All deliveries for the works must be carefully coordinated – there is a school in close proximity and elements of the building will remain in use by the Client during the works.

Allowance has been made for a loading gantry (for the roof tiles being retained) as well as a roofed scaffold to allow for greater programme certainty.

The scaffold licence is being obtained by the Client – Contractors to allow for and articulate their means of dealing with the risk of vehicle strike from southbound traffic on High Street.

The appearance of the site, and the conduct of the people on the site (whether working or visiting) is of paramount importance.

The full Preliminaries section of the Specification is paramount in understanding the requirements – which will form a part of the Contract.

The highest possible standard of professional conduct for every member of the team is an absolute requirement.

Any member of the team which falls foul of such requirements will not be permitted to continue work for the day – and will not be allowed back on site.

Further information available in the Preliminaries.