

All Saints
L I N D F I E L D

The Tiger Conservation Project

Project Specification

For Tender
September 2025



Specification

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Samples Statement

Whether explicitly stated or not, all elements of work will require sample sign off and exemplar panels. Each area of the work must be carried out in strict accordance with the agreed exemplars and samples. The Horsham Stone Slating is key to the Project and will require careful and skilful selection, mix control etc. to ensure the roof is successful. A training workshop with the client team will be held, and during this workshop all elements will be discussed. Tendering companies to allow for the materials and time for this should they be successful. The relevant mixes, practices and required variations to more standard conservation practices will be demonstrated, for the successful contractor to develop their own exemplar work, which will form the agreement of the standard to be adhered to throughout the works. The workshop will take place as early as possible after establishing site, and likely on the gantry which has been included. We ask Tendering companies to highlight this workshop element in their proposal to the client team. This workshop will be the first stage on site of the collaborative process which this project requires.

A1	<u>Roofing</u>
A1.1	Current condition
	The roof is currently clad in a mix of clay tiles (both handmade and machine made) and Horsham Stone Slate (HSS). The west-facing pitch (front) has 8 courses of HSS from eaves upwards. The lower courses appear to be single-lapped (judging from the length of the tails) and the upper parts appear to be either double-lapped or very short stones. The clay tile to the front is a mix of handmade and machine-made tile. The rear pitch is predominantly of machine-made tile, with the northern section being natural slate (likely Delabole given the colour). The ridge is a half-round tile, with very eroded mortar bedding.
A1.2	Repair Approach
•	The most significant element of the roof covering is of course the HSS. The slates appear to be in decent order, and we have not been made aware of any leaks. The Schedule gives an item for this—but it is crucial that the current pattern and laying technique are well recorded as the slabs are lifted. They will be marked (on the rear) during the stripping so that they can be re-laid in the same pattern.
•	Consideration has been given to installation of slates to form “shadow courses” but at the point of tender we do not believe they are in situ or required. The requirement for CA attendance during the stripping will help resolve this issue—but also to note the requirement for the Contractor to keep their own records during the stripping.
•	The HSS is currently bedded on mortar, which will be reinstated when re-laid. The mortar will be a lime-rich hot mix, with a proportion of stone dust within. One of the common issues with stone roofs is where the mortar selection/ placement is incorrect, and a capillary route is formed. The specification prevents this possibility (be being a permeable mix) and the laying technique will be agreed on site at the workshop described on page 2. So there will be 2 types of protection against this possibility.
•	There is type 1f felt presently (although not over all the roof), and the intention is to install a new 1f roofing felt to the entire roof. This is also the only felt appropriate where there is a possibility of bats using the roof covering (especially Pipistrelles).
•	The batten (under the HSS) is approximately 65mm wide - this will be reinstated with the nearest modern treated equivalent.
•	The clay tiles will be simpler overall - Aldershaw Handmade are specified as the nearest and best match for the area. To be nibbed rather than pegged, and fixed every 3rd course. Provide samples for sign off prior to order.
•	The ridge is a half-round and will be reinstated as such on a full mortar bed. Unlike the bedding for the HSS, this requires a hydraulic set. It will be a “composite” mortar of sharp sand, lime and white cement.
•	The roof requires more formal ventilation to ensure longevity of the conservation work. This will be established at the eaves and ridge. Aldershaw produce a ridge vent, and the eaves will be considerably modified to allow air inlet and prevent access by insects etc.

A1.3	Method
A1.3.1	<i>Stripping the roof: clay tile and slate</i>
	1. Disassemble the ridge and clear all mortar. 2. Working from the newly exposed top course, carefully removal all clay tiles/ slates. Where nailed, use a slate rip, hammer or nail saw to remove the fixing without damage to the slate/ tile. Assess and sort for potential re-use. 3. Sort and separate machine-made from hand made tiles. Inform CA of salvageable quantities and coverage achievable.
A1.3.2	<i>Stripping the roof: Horsham Stone Slate</i>
	When the clay tiles have been stripped, the upper courses of the HSS will be exposed. CA must be kept informed of progress, so that inspection and recording at this point can be undertaken. This method may require some alteration, but at this point we assume that the HSS is bedded onto a cement-bound mortar. This can be extremely challenging to remove while retaining the HSS. 1. Approach to be graded from least impactful to most. This will establish a pattern of work which is as forceful as required but not excessive. 2. Begin with hammer, chisel and bar. Assume that the HSS is bedded and pegged. Work first on removing pegs/ nails, and the remove any mortar which may prevent the tile from being lifted. 3. If the mortar is adhered and preventing the tile being removed, the mortar needs to be cut. 4. Tools: use variable-speed grinder to cut mortar. Use SDS drill and small-bore bit (say 10mm). This can be used to stitch-drill the mortar and remove it. 5. Mortar may still remain to the rear of the tile. Establish working area to remove the mortar—use the tools and approach outlined above. 6. As tiles are lifted they must be marked to identify them. The mark to be photographed, and the pattern/ naming convention agreed prior to stripping. Store in a methodical manner to avoid any confusion when re-laying. 7. During stripping ensure Structural Engineer is kept abreast of progress. Inspection to be booked as soon as possible following stripping. Give 2 weeks notice for Engineer attendance.
A1.3.3	<i>Stripping the roof: Batten</i>
	1. The batten is assumed to be secured to the rafters/ structure by means of mild steel nail or clout. 2. Do not strip the batten until Engineer has confirmed - the batten is likely providing structure for some or all of the roof timbers. 3. During stripping, ensure all nails/ clouts are removed wholly. 4. Inform CA of any issues encountered.

A1.4	<i>Re-laying the roof</i>
A1.4.1	<i>Re-laying the roof: preparatory work</i>
	1. The eaves detail to the front pitch is one of the reasons why the building has suffered. The detail needs to be remedied. 2. Allow for installation of new tilting fillet. 3. Allow for new Coad 4 lead apron soakers to be installed at the eaves. Whole length of elevation. Allow for 150 mm wide soaker to sit under the eaves course, and to be dressed into the gutters on completion. 4. Ensure min 100 mm overlap of the soakers. 5. Fix using copper nails. 6. When installed, the lead must be painted with bitumen paint, and dry sand pressed into to the paint. This will protect the lead and give key where bedding mortar for the HSS may come into contact. 7. Batten choice: size. To match that which has been removed. Graded, treated batten. CA sign off required prior to installation. 8. Batten location and spacing. To match that which was removed. Agree and mark on the timbers the batten spacing prior to installation.
A1.4.2	<i>Re-laying the roof: ventilation</i>
	1. Ventilation with insect protection mesh is required at eaves. Work with CA when access is established 2. Ventilation ridge tiles to be used. Allow 4 number new ventilated ridge tiles. Aldershaw tiles.
A1.4.3	<i>Re-laying the roof: Felt and batten</i>
	1. Use type 1F felt. Install to manufacturer's spec. 2. Batten: install using 75 mm Stainless Steel annular shank nails. Spacing of nails to be at every fixing point. 3. Batten: where joints are required, they must be above a roof timber. The joint will be angled, as per diagram overleaf. 4. Stagger any required joints by a minimum of one batten. 5. No splitting of the battens will be permitted. The battens to be pilot-drilled prior to fixing.

A1.4.4	Batten fixing
	Sketch showing 65 mm battens and the joint pattern which is permitted. No jointing to be between roof structure will be permitted. <!-- Simplified representation of the batten joint pattern --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical battens --> <!-- Horizontal battens --> <!-- Vertical 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A2	<u>Rainwater goods</u>
A2.1	<u>Current condition</u>
	<u>To the front:</u> A mix of cast iron gutters on wrought iron brackets, with some areas having been replaced with uPVC. The brackets are in two types (broadly). Both brackets and gutters have deteriorated over the years, and the condition at present is ad hoc. The downpipes appear to be working. The gutters are not well positioned to accept rainwater from the roof (see roofing spec for apron soaker detail).
A2.2	<u>Repair approach</u>
	<u>To the front:</u> There is no reason to think the size of the gutter needs to change but we assume at Tender that all guttering needs to be replaced. It will be matched with new equivalent cast iron guttering/ downpipes. The brackets are assumed to be (in the main) repairable. However, allowance has been made for 6 replacement wrought iron brackets to match. These are assumed at Tender to be the larger of the two types, given that if the smaller is required it ought to cost less. Two are intended for use where there are presently no brackets, and 4 are assumed to replace originals where repair is not feasible. The retained brackets may need packing to satisfactorily carry the new gutters - it may be undesirable/ not possible to move or adjust them. <u>To the rear:</u> The uPVC to be replaced with powder-coated aluminium profiles from a “heritage” range. Their style to match that at the front (half round gutters and round downpipes). Samples to be provided prior to order. The routes will be rationalised to provide a more efficient system
A2.3	<u>Guttering suppliers:</u>
	Front elevation: J and JW Longbottom—gutters, downpipes, connections etc. Rear elevation: Suggest Alumasc range. Heritage cast.
A2.3.1	<u>Materials and dimensions:</u>
	Rainwater calculations based on the measured survey drawings suggest that the specified profiles/ types are sufficient. Contractor to measure on site and confirm to CA that the dimensions specified are acceptable prior to placing order. Front elevation. Gutters: Die cast half round 4 1/2” - catalogue code G800 Fittings: G802—G809. Downpipes: A.585, eared at 4” diameter Shoes: A.588 Rear elevation. 125 mm gutter and all associated brackets etc.



A2.4	Gutter bracketry
A2.4.1	Wrought Iron
	<i>Tendering companies will likely need to use a specialist architectural blacksmith. Please name your preferred blacksmith in your Tender return.</i>
A2.4.2	<u>Supplier:</u> Topp and Co. Unit 5, The Airfield, Tholthorpe, North Yorkshire, YO61 1ST, UK Blacksmiths may have their own supply: please confirm intention in your Tender return.
A2.4.3	Resin
	Contractor to propose supplier. Suggest Rawl R-KEM II
A2.4.4	Stainless steel fixings
	Suggest Speedy Fixings Unit B2, Smeaton Close, Wyncolls Road, Severalls Estate, Colchester, Essex. CO4 9QY

A3	<u>Mortars and limewash</u>		
A3.1	<i>Bedding and pointing (elevation and HSS): Mix proportions</i>		
	Parts	Elements	Suggested supplier
	1	Calbux 90 Quicklime	Chalkdown Lime
	3	Plastering Sand	Chalkdown Lime
	1	Chalk dust	Chalkdown Lime
Mix method			
To note: a rotary mixer will not work for this mix. Either mix by hand, or in a forced action mixer.			
Stage	Description		
1.	Gauge all aggregate components into a forced action mixer, and turn through (or on a timber board if by hand)		
2.	Gauge all lime elements into a metal bucket with lid. Add same volume of water and replace the lid. Leave to slake for 30 minutes.		
3	When the lime has completed its initial slake, add to the aggregate components. Add some additional water and leave to mix for 20 minutes.		
4	After the required mixing time, check and assess consistency. Add extra water only if it is required—the more water that is added the more prone to shrinkage and cracking a lime mortar will be		
Mix application and tending			
Stage	Description		
1	Make sure all brick/ stone is free from dust and pre-wetted prior to laying.		
2.	Do not seek to use the mix when overly wet.		
3.	Lay in even beds, and set the brick into it to a level top surface. Match the original coursing and setting out.		
4	When bedding mix has begun to dry and set up, the mix to be taken back removed from the joint to a depth of 10 mm. This will allow for consistent pointing finish in a single application.		
5	Pointing to be the same mix as the bedding. Ensure the joints to be pointed are well dampened down prior to applying any mortar. The joint to be applied slightly full and with a smooth texture to the mortar (i.e. struck). This may be using a pointing iron or plasterer's small tool.		
A3.1.1	Notes Use appropriate PPE. Agree samples prior to using on the building. Lime is slaked hot and added to the main mix when the initial reaction has taken place. This is very important for the properties of the mix, as the heat generated helps with the setting and carbonation.		

Heritage Surveyors

A3.2	Ridge and Verge mortar		
	Parts	Elements	Suggested supplier
	1	Calbux 90 Quicklime	Chalkdown Lime
	3	Plastering Sand	Chalkdown Lime
	1	Chalk dust	Chalkdown Lime
	3	Sharp sand	Chalkdown Lime
	1	White cement	Contractors choice
	Mix method		
	To note: a rotary mixer will not work for this mix. Either mix by hand, or in a forced action mixer.		
	Stage	Description	
	1.	Gauge all aggregate components into a forced action mixer, and turn through (or on a timber board if by hand)	
	2.	Gauge all lime elements into a metal bucket with lid. Add same volume of water and replace the lid. Leave to slake for 30 minutes.	
	3	When the lime has completed its initial slake, add to the aggregate components. Add some additional water and leave to mix for 20 minutes. Add the white cement at this point.	
	4	After the required mixing time, check and assess consistency. Add extra water only if it is required—the more water that is added the more prone to shrinkage and cracking a lime mortar will be	
	Mix application and tending		
	Stage	Description	
1	Make sure all brick/ stone is free from dust and pre-wetted prior to laying.		
2.	Do not seek to use the mix when overly wet.		
3.	Lay in between tiles and point the mortar up proud of the intended finish line. When the mortar has begun to harden, use the edge of a timber tool to dress back. Use a soft brush to even out the edges and clean the area. Samples required—mix and workmanship.		
A3.2.1	Notes		
	Use appropriate PPE.		
	Agree samples prior to using on the building.		
	Lime is slaked hot and added to the main mix when the initial reaction has taken place. This is very important for the properties of the mix, as the heat generated helps with the setting and carbonation.		

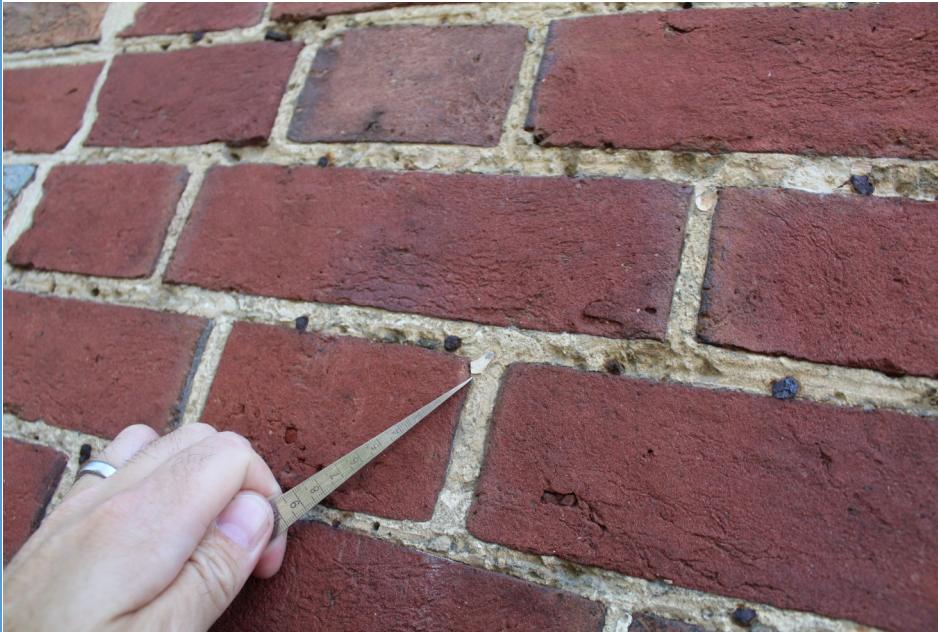
A3.3	<u>Limewash: current condition</u>
	The principal elevation has lost its limewash except to the decorative corbelled detail at the eaves.
A3.3.1	<i>Limewash: Repair Approach</i>
	Where it is necessary to take down and re-build sections, the limewash must be reinstated upon completion.
	Method 1. Where areas of brickwork are dismantled, any loose or damaged limewash to be removed from the faces of the brick. 2. Upon completion of masonry repair, the limewash will be repaired and reinstated to provide a continuous protective layer. 3. Where limewash remains, use water and stiff-bristled brush to remove any loose deposits. 4. Use the base coat in areas requiring build-up (to match level of retained limewash). The base coat may be used in multiple layers. 5. When level is achieved, use the top coat in 2 coats to achieve a uniform protective layer. 6. During application: pre-wet the substrate before any coats are applied. 7. Protect from frost, and sun etc. (drying out) by means of wetted hessian cloth kept close to the face of the limewash. 8. New coats may be applied when previous coats have begun to harden. This typically takes 2-3 days but is dependent on the temperature and site conditions.
A3.3.2	Notes Use appropriate PPE. Agree samples prior to using on the building. Lime is slaked hot and added to the main mix when the initial reaction has taken place. This is very important for the properties of the mix, as the heat generated helps with the setting and carbonation.

A3.3.4	<u>Limewash mixes</u>	
	Limewash: Basecoat mix proportions	
	Parts	Elements
	1	Calbux 90 Quicklime
	1	Chalk dust
	1	Water
	Limewash: top coat mix proportions	
	1	Calbux 90 Quicklime
	1	Water
	Mix method. Mix by hand	
	Stage	Description
	1.	Gauge lime and aggregate components into a metal container with a lid. Add water and replace lid. Leave to slake for 30 minutes
	2.	Gauge all lime elements into a metal bucket with lid. Add same volume of water and replace the lid. Leave to slake for 30 minutes.
	3	When the lime has completed its initial slake, add to the aggregate components. Add some additional water and leave to mix for 20 minutes.
	4	After the required mixing time, check and assess consistency. Add extra water only if it is required—the more water that is added the more prone to shrinkage and cracking a lime mortar will be
	Mix application and tending	
	Stage	Description
	1	Make sure all brick/ stone is free from dust and pre-wetted prior to laying.
	2.	Mix limewash ready for the day's use. It should not be applied until it is cool - ambient air temperature is the general guide. Using limewash whilst hot causes cracking of the finish.
	3.	Between coats, protect with wet hessian. Hessian to be kept close to the surface being protected but not touching it.
	4	Coats to be left 2-3 days between coats. Longer is permissible so long as the hessian protection is maintained and kept wet.

A4	<u>Exterior Elevation Works</u>
A4.1	<i>Brickwork: Current condition</i>
	The principal elevation is in reasonable repair - but the frame which sits behind is in poor repair. The Morton Partnership have detailed the structural repair, but enabling works will be required.
A4.1.1	<i>Brickwork: Repair Approach</i>
	To carefully cut out and set aside areas of brick which will allow the repair of the concealed frame. Recording is paramount—when reinstated the bricks must be in their original locations, and the pointing finish to be as per surrounding areas
A4.1.2	Cutting out brickwork
	1. Refer to SE design for the areas required. 2. Working from the topmost section, remove mortar from perp joints using a coarse saw blade or masonry drag. 3. With perpendicular joints removed, the brick can be lifted from the bed joint using a wooden edge. This will protect the arise of the brick. Do not strike the bricks. 4. As bricks are removed, record their removal sequence by means of attaching a tag to the brick. Tag to be labelled and in accordance with pre-agreed naming method. 5. Keep bricks in working area to reduce any possible confusion if working in multiple areas. 6. Continue with removal and record until access is sufficient.
A4.1.3	Reinstating brickwork
	1. Broadly to be the reverse of the cutting out. 2. All bricks to be re-laid in original positions. 3. New bedding mortar is designed to imitate the current fine-textured, non hydraulic mix. Taking into account the geology of the area, crushed chalk is included in the mix. 4. Rake back freshly laid mortar to a depth of 10mm. 5. Re-pointing must match the surrounding areas - "penny rolled" is the typical style. 6. Use same mix as bedding, and strike the line using a straight edge and flat-bladed tool. Tuck pointing irons (if sufficiently slim) may be used, as may wooden edges (with a fine finish) 7. Provide samples prior to carrying out the works. 1
A4.1.4	Wall head detailing
	The wall head of the front elevation has a decorative detail with the bricks laid at 45 degrees. They have been coloured in white, using a limewash. To note, there is ample evidence on the building that the whole elevation was once whitewashed., which would also have worked with the decorative pointing style to present a more formal frontage. Repaired sections will be re-limewashed to blend in with surrounding areas.



Brickwork and limewash photos (examples)



One of many areas on the front elevation where the limewash survives.

Showing the decorative wall head. Also an area of umber/ buff coloured lime-wash immediately below. Note gutter brackets, the overhaul of which will be crucial in the longer-term maintenance of the building.



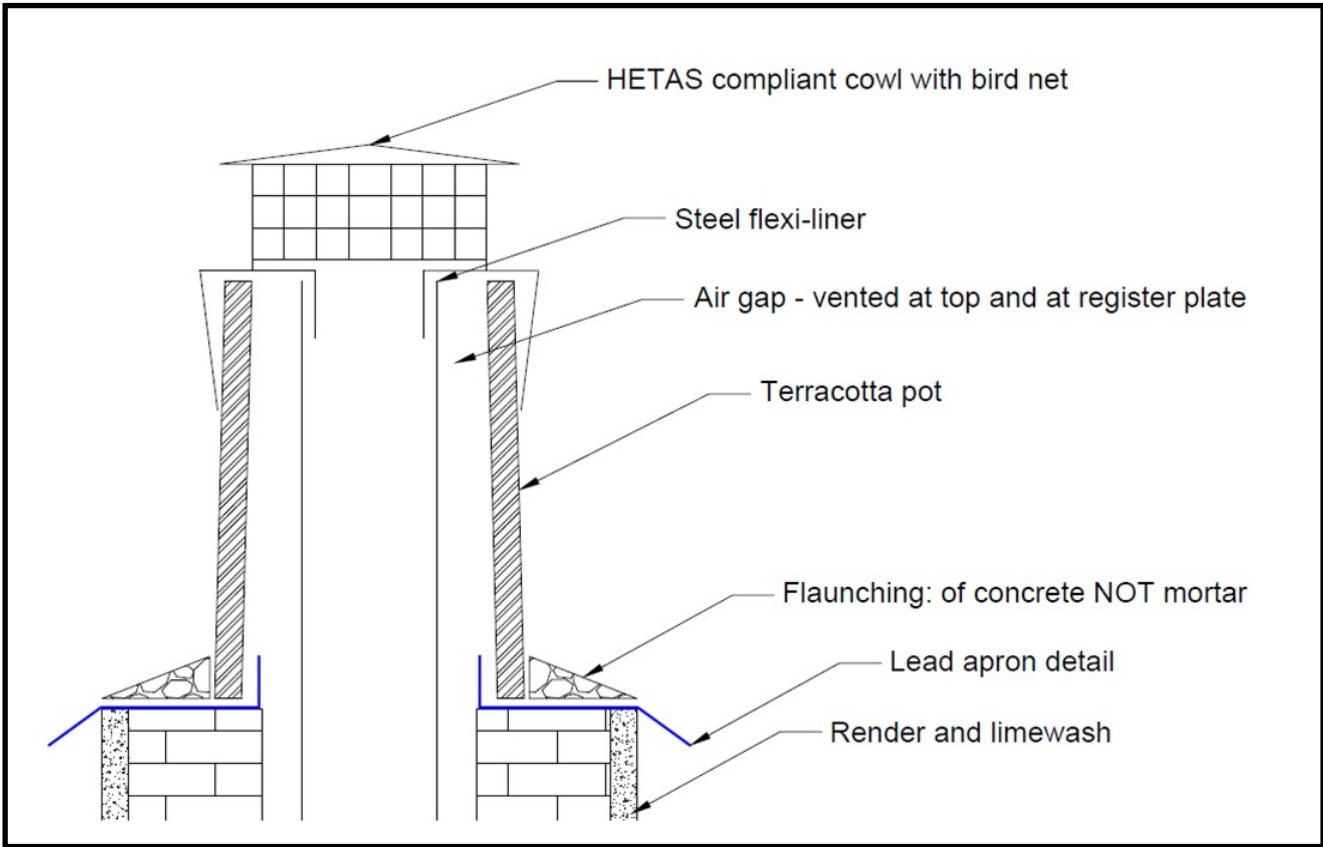
The “penny rolled” pointing. Despite the name, this pointing style is made by compressing a fine-surfaced tool into fresh mortar.

A straight edge, held off the face of the wall provides the line.

To note that the tool need not necessarily be of metal. A wooden edge creates the same effect .

The mortar specified should easily allow this effect to be undertaken.

A4.2	Structural repairs
	The Morton Partnership: structural design
	Note requirement for the notice periods prior to inspection of key areas. 1. Refer to drawings and specification by The Morton Partnership 2. Alert CA of any issues, conflicts or concerns. 3. To note that temporary propping of the roof timbers may be required to prevent unplanned movement. To be from underside: agree with Engineer prior.
A4.3	Masonry junctions—with lead
	Use Burnt Sand Mastic to finish the joint. Do not use silicone based products. 1. To be used when lead meets masonry. No timber/ masonry junctions are included in this project at Tender stage. 2. Where lead meets masonry, the lead will be secured using Stainless Steel clips, and the junction made complete with Burnt Sand Mastic. Example below. 3. Wherever on the building lead meets masonry, the assumption is that the joint must be raked out and re-completed.
	 Burnt Sand Mastic finishing the junction between lead and masonry. It is applied in a similar way to mortar, but is a great deal more flexible. It lasts longer than silicone products as well as being a better product for the job overall.

A5	<u>Chimney work</u>
A5.1	Weathering details Do not use mortar to flaunch sky-facing chimneys as it is not designed to work in this way. The weathering surface must be of concrete, which can withstand the temperature changes and the exposure. The concrete will be laid onto a lead tray, which does the hard work in keeping the top dry. To protect it from the concrete, it will be painted with bitumen and have dry sand pressed into the paint while it is wet. This gives a key. The lead tray will extend out past the brickwork and form a drip. The lead tray will turn upwards into the flue. It will be kept away from the flexi-liner if one is to be installed. Please see below
	 The diagram illustrates a cross-section of a chimney weathering detail. It shows a HETAS compliant cowl with a bird net at the top. Below the cowl is a steel flexi-liner. An air gap is shown, vented at the top and at the register plate. A terracotta pot is positioned below the flexi-liner. The flaunching is made of concrete, not mortar. A lead apron detail is shown at the base of the flaunching. The base is finished with render and limewash.

<u>A6</u>	<u>Loft Work</u>
A6.1	<i>Firrings</i>
	To be installed upon completion of the structural repair. Timber: structural, treated. Appropriately sized to conform with historic timber. Cut to suit the historic timber and create a level and flat plane for the loft legs to be attached to.
A6.2	<i>Loft legs</i>
	Contractor's choice but must be capable of accepting the new floor and being mechanically fixed. Secure/ fix to the historic timbers and new firrings
A6.3	<i>Insulation</i>
	Rockwool rolls. 300 mm depth.
A6.5	<i>Timber floor</i>
	To be moisture resistant tongue and groove system. Compatible with loft legs selected. Supply loading information and specification with Tender return. Fixed to the loft legs using appropriately sized, coated screws.

A7	<u>Timber frame panel repairs</u>
A7.1	<u>North elevation, current condition.</u>
	Several panels on the north elevation have observably failed. Others are expected to be found in very poor condition when access is given.
	 Blue line to show the extents of the project work. Red box highlights failed panel. Allow to tap-test all panels with CA as early as possible in the project.
A7.2	<u>Replacement panels</u>
A7.2.1	Assumed to be of lath and render the intention is to replicate the same materials insofar as possible. Repair any elements of frame required. Fix new sawn lath, with 10 mm gap between laths. Use non-ferrous fixings. Apply new render in two coat system, floated to a finish.
A7.2.2	<u>Render mix.</u> As Clause A3.1 but with natural fibred added to allow use on lath. Use horse hair—suggested supplier is Chalkdown Lime