

Maintenance

CHAPTER 19



- 19.1 Regular and correct maintenance and repair are key to the conservation of protected structures and buildings within ACAs. Without them the structures, or elements of them, may deteriorate beyond recovery. Proper repair and maintenance slow the progress of decay without damaging the character and special interest of the structure but should generally be undertaken only after establishing the cause of deterioration. Aggressive or misguided works can lead to the permanent damage of the fabric of a building. In considering routine maintenance, care should be taken to require that such works always follow conservation principles and best practice. Repair and maintenance works should not generally include the replacement of elements, except where required to make good a shortfall or to replace individual broken items.
- 19.2 Maintenance works are generally the responsibility of the owner or occupier of the building and not of the planning authority. However, the authority can provide appropriate assistance in achieving these works in the form of aid (whether financial, materials, equipment or services) and of advice given formally through the declaration or informally in another context. The planning authority can take action, where a structure is becoming endangered through neglect, to specify works which it considers necessary to prevent the structure from deteriorating further. This can be done by issuing a notice under Section 59 of the 2000 Act or, if appropriate, a notice under Section 11 of the Derelict Sites Act 1990. However, it is preferable that intervention should take place at an early stage, before deterioration takes hold.
- 19.3 It is good building management practice for the owner or occupier of a protected structure to prepare a programme of on-going maintenance. It is also good practice to monitor regularly any critical aspects of a building envelope and structure, particularly if it is old or in fragile condition. If this is done regularly, deterioration can be arrested at an early stage, and tackled quickly and cheaply. It may be useful for an owner or occupier to prepare a maintenance manual containing the accrued experience of those previously charged with the care of the building.
- 19.4 Repairs should be carried out only after careful analysis of the problems that have led to deterioration so as to ensure that the repairs are appropriate and have a relatively long life. There is no point in spending money on a building, only to find out that the initial analysis did not pinpoint the essential problem and hence the steps taken to solve it are not relevant or durable. Repairs themselves can cause further damage, if based on an incorrect analysis of a problem.



These windows are pictured prior to a recent repair. While it was initially thought rails, sills or stiles would need replacement or splicing-in, on examination very little timber repair was required. The crown and cylinder sheet glass was retained in the repair and redecoration works. It is important to inspect all historic elements on an individual basis prior to specifying works, in order to ensure that only necessary repairs and replacement of parts are carried out



It is good management practice to regularly inspect a structure to ensure that rainwater continues to drain effectively. In this case a blockage in a new lead downpipe resulted in overspill onto the wall behind, which was not remedied in time to prevent efflorescence occurring on the face of the saturated brickwork