

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
ROOFS								
1.00	WATER TANK ROOF			01 WT 01 - 02				
1.01	General Description: Three shallow pitched roofs covering water tanks with metal trough valley gutters between roof slopes located behind perimeter parapet wall to the south and part east elevations. Area accessed by timber steps and timber walkway to the north abutting main south elevation walls. Higher level timber louvered wall to the west wall under a profiled steel roof. Area inaccessible for close inspection due to locked gate in Cherry Gardens and potentially dangerous state of timber steps and walkway.							
1.02	Pitched and monopitched profiled steel roof sheets	Heavily rusted, bent and deflecting - numerous missing holed and damaged sheets. Covering in very poor order and not fulfilling its intended purpose. Valley gutters heavily affected by vegetation and debris; extensive vegetation growth through and across the roof covering.	Clear all vegetation - particularly to the west end when it has grown over the louvred section to help through ventilation to assist the drying of the internal structure - see additional comments below (section 4) and recommendations for immediate action.		1,000			1,000
1.03	Pitched and monopitched profiled steel roof sheets		Completely strip coverings and - providing the supporting framing is sound - replace with new sheets. Check integrity of underlying roof frame (see below); clear and establish condition of valley gutters and rainwater disposal system.			20,000		20,000
1.04	Roof structure - not seen.	Not visible - exposure to water is likely	Investigate condition following the removal of roof coverings. Provisional allowance for partial renewal / repair.			15,000		15,000
1.05	Timber walkway and steel supporting beams	Numerous boards are missing. Surface rusting to steel beams. Assessed to be significant health and safety concern in its present form (see below) due to incomplete decking and potentially unsafe structure, access to dangerously fragile roof covering and unprotected edge - fall risk.	Remove all boards and treat / decorate steel beam. Reinstate existing sound boards and replace missing and unsound timber boards. Treat all with preserver. See below for further recommendations.			10,000		10,000
1.06	Timber steps from land to the west.	Timber is rotten and the structure has partially collapsed.	Remove existing structure and rebuild new steps (see below for further recommendations)			inc		inc
1.07			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Consider the possible removal of all damaged and defective sheets as it is suggested these pose a significant risk to health and safety; carry out assessment of water tank integrity; current water level within tank not known and further assessment required; clear and clear tank of water, debris and vegetation. .					
1.08			Assessment of steps and walkway integrity and repair and protect exposed edges to facilitate ongoing repair programme and routine repair / inspections. Secure access to walkway and water tank.					
WATER TANK ROOF - TOTALS TO COLLECTION					1,000	45,000	0	46,000

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

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					IMMED	MED TERM	LONGER TERM	
2.00	SOUTH OFFICE ROOF			02 SOR 01 - 05				
2.01	General Description: Asymmetrical slate pitched roof with black clay ridge tiles, double glazed Velux style rooflight to east facing slope. Lead weatherings at abutments. Cast iron eaves gutter to the west slope draining to hopper and downpipe in lightwell area; east slope drains to lead covered valley gutter between this roof a South Studio Roof (see below).							
2.02	Natural slate covering	Slate covering in generally fair condition with no significant damage or defect apparent. The necessity to strip and recover this roof is considered unlikely within the next 10 years. Occasional cracked / damaged slate noted. Cracked ridge tiles with slight build up of moss.	Replace damaged slates to leave sound. Scrape off moss and repoint as necessary.		250			250
2.03	Lead abutment detailing	No obvious defect from observation location - however damp penetration evident to south wall within south office; evidence of recent pointing to lead covering flashings at abutment to main wall.	Carry out close assessment of flashing and soaker integrity. Provisional allowance for repairs.		500			500
2.04	Cast iron eaves gutter and connected downpipe.	Gutter rusting and appears to be leaking at joints	Take down gutter, overhaul, replace and defective fittings and reinstate; redecorate.		1,500			1,500
2.05	Valley gutter	See comments in Section 3 below.						
			SOUTH OFFICE ROOF - TOTALS TO COLLECTION		2,250	0	0	2,250
3.00	SOUTH STUDIO ROOF			03 SS 01 - 09				
3.01	General description: Lantern style pitched roof covered with natural slates with blue black terracotta ridges; painted softwood joinery; lead flashings at abutments; lower level pitched glazed roof with aluminium glazing bars and lead cover flashings at head and sides; glazed with georgian wired glass panels; painted timber louvers between slate and glazed roof; plastic rainwater gutter and short down pipe to west slope, cast iron rainwater goods to east slope; west slopes drain to lead cover valley gutter between this roof and south office roof (see above); east slopes drain to lead parapet gutter with lead flashings against upstand masonry; gutter received rainwater from east mono pitched roof (see below).							
3.02	Slate roof covering	In generally fair condition with no significant damage noted to the slate covering. Occasional damaged slate noted. The necessity to strip and recover this roof is considered unlikely within the next 10 years. Some slates have been clipped into position.	Replace damaged slates to match; routine monitoring of covering to note damage or slipped slates; occasional repairs should be anticipated.		250			250
3.03	Timber louvers and associated painted joinery.	In poor decorative order and some minor rotten sections noted; some louver sections over boarded and lead cappings fitted to some cill sections; some cill sections saturated.	Repair rotten timber, remove boarding and reinstate louvres / replace boarding and redecorate.			1,000		1,000
3.04	Upvc and cast iron rainwater gutters and short down pipes.	Deflected cast iron gutter to east slope in poor order; gutter leaking at joints and temporary repairs made; leaks may have affected joinery beneath defective areas. Defects may be contributing to evidence of water affected finishes internally.	Overhaul cast iron gutter; take down; repair / replace defective sections and reassemble; leave watertight. Adjust falls to uPVC gutter to prevent overspill due to backfalls.			1,500		1,500
3.05	Single glazed rooflights	Glazing bars in satisfactory order although a number of cracked glazed panels were noted.	Replace damaged glazed panels; review condition of lead upstand flashings / weathering against main building masonry abutment.			750		750

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

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3.06	Lead stepped valley gutter draining to chute through south parapet wall to cast iron hopper and downpipe	Lead is apparent satisfactory order although not accessed in full; hopper head filled with debris; downpipe and underground drain may also be affected; valley gutter slightly affected by debris.	Clean gutter of all debris and carry out detailed inspection of lead weathering.		500			500
3.07	Lead parapet gutter to east side draining through chute to south parapet to cast iron hopper and downpipe.	Lead appears to be in reasonable condition although some potential splits have been repaired with flashband; water penetration and water affected finishes to south studio below; minor build up of debris in gutter; some water ingress noted under valley gutter in south office and adjacent stairwell; hopper filled with debris; downpipe and underground drain may also be affected; small areas of missing lead weathering with further small areas of flashband repairs.	Clean gutter of all debris and carry out detailed inspection of lead weathering; replace missing lead. Remove flash band and repair areas exposed with lead. Sum includes an allowance for lead repairs to suspected splits.		1,000			1,000
IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Clean and clear all gutters, hoppers and downpipes. Patch repair and discovered splits etc to leadwork and slating.								
SOUTH STUDIO ROOF TOTALS TO COLLECTION								
					1,750	3,250	0	5000
4.00	SOUTH 'MISSING' ROOF & "LIGHT WELL"			04 SMR 01 - 19				
4.01	General Description: Lightwell formed by missing section of roof adjacent to water tanks and accessible from boiler room. Scarring on adjacent masonry walls indicate form of now absent roofline. Boiler room elevation comprises timber framed glazed screen with door opening and ventilation louvres over ; remaining walls plastered / rendered or facing masonry.							
4.02	Roof	Missing section of roof is allowing water ingress to parts of the structure that were not intended to be in such an exposed location. This is causing damage to the structure, fabric and internal parts. It is also - potentially - compromising the security of the premises.	Secure premises and safeguard the structure with a temporary roof pending a feasibility of the reinstatement options. See below.		5,000			5,000
4.03	Walls	Vegetation growth noted to head of south pier under rainwater gutter together with some distortion / disturbance of brickwork. Vegetation growth noted to open joints generally.	Remove all vegetation growth and root penetration of masonry and make good damage.		500			500
4.04		Large sections of plaster now missing exposing random stonework below.	No action recommended pending proposals for this area.					
4.05	Higher level timber louvered panels to boiler room -west wall	In poor decorative order with some louvres loose, missing or decaying.	Repair where necessary prior to redecoration.			3,000		3,000
4.06	Lower level timber glazed screen - west wall.	Missing door and minor rotten areas of timber; some glazing beads now missing. All glazing missing / defective. Decorations in poor order throughout.	Replace / treat rotten timbers. Reinstatement glazing; Install new glazed access door to secure and redecorate all timber.				6,250	6,250
4.07	Floor	Floor area strewn with miscellaneous debris, vegetation etc.	Remove debris, salvaging material as necessary and leave clear to permit installation of temporary roof (see above)		1,250			1,250

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4.08			<p>IMMEDIATE ACTION TO SAFEGUARD THE PREMISES</p> <p>Consider the temporary reinstatement of a roof covering over this open area pending a permanent solution. Currently the absence of a roof covering allows water ingress into the structure and may inhibit the proposals to use these spaces and allows further deterioration of the structure. A temporary covering - probably of a translucent nature - will still allow natural light in and will maintain natural ventilation to help dry the space and structure.</p> <p>SOUTH MISSING ROOF TOTALS TO COLLECTION</p>					
5.00	SOUTH SLATE ROOF			05 SSR 01 - 09	6,750	3,000	6,250	16000
5.01	General Description: Large mono-pitched roof over south wing of main building, covered with artificial slates (possibly asbestos content) spanning from the glazed lantern light above to the eaves of the main building; lead detailing at abutments; fibre cement (possibly asbestos content) eaves gutter with 2 No. upvc rainwater downpipes fixed to sought elevation wall. Snow boards installed on gutter line.							
5.02	Roof structure - Steel trusses with assumed timber roof framings - limited visual inspection through lantern roof. Assumed purlins, head and wall plate - not visible.	Deflection to roof between steel truss positions. Suspected cause may possibly be timber damage / decay to timber roof framing due to rot, beetle damage or possibly just general deflection / shrinkage of timber.	Monitor areas pending full strip of this roof covering when the concealed structures should be investigated. Carry out further works as necessary. (Estimated cost is a provisional sum based on the likelihood of defective timbers being present due to the apparent level of water ingress over a long period of time).				6,000	6,000
5.03	Synthetic slate covering.	In reasonable condition however there were a number of missing and slipped slates across the slope which may be allowing water ingress. Evidence of water ingress internally particularly to south west corner and elsewhere where slates missing / damaged. Additional area of water ingress noted to south east corner where section of applied ceiling finish fallen away.	If this covering is not to be replaced in the short term a thorough overhaul and close inspection is recommended to ensure it is in satisfactory condition and can be managed until replacement is scheduled. Replace missing slates and reset existing slipped tiles. Check condition of lead weatherings to south east and south west corners where water ingress evident internally and partly hidden by vegetation.		3,000			3,000
5.04	Synthetic slate covering.	It is considered that the covering - whilst aged is essentially intact and largely watertight. If funds are not available for recovering this covering during the refurbishment of the glazed lantern light above it should be possible to maintain this covering for (say) ten years (+) when it is anticipated it will have reached the end of its economic life. During that time periodic slate repair should be expected.	Monitor the condition and develop a maintenance proposal alongside plans for the reuse of the building.					
5.05	Cement based gutter (possible asbestos content) and uPVC down pipes.	Missing section of gutter to the west, dislodged sections and leaking joints. Adjusted down pipe from lantern roof discharging into and blocking gutter. Gutter affected by significant vegetation growth and damaged sections causing water to saturate the facing brickwork below (east end)	Remove whole section of gutter and replace with new. Remove adjusted gutter from the lantern and reinstate to the original arrangement. Gutter defects permitting water to cascade over the face of the masonry causing saturation and requiring careful assessment of the structure below.		5,000			5,000

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5.06	Metal snow board.	Deflected and rusted metal, missing and bent sections, defective fixings.	Remove whole section of snow board and either replace with new or - more cost effectively - do not reinstate and make good.		1,000			1,000
SOUTH SLATE ROOF TOTALS TO COLLECTION					9,000	0	6,000	15000
6.00	SOUTH LANTERN ROOF			06 SLR 01 - 05				
6.01	General Description: Timber framed lantern roof with timber framed and glazed vertical enclosure below a shallow pitched patent glazed roof formed in two rows and glazed with georgian wired glass. Glazing arrangement supported on internal timber framing built off steel trusses. Lead cover strips to glazing bars between glass roof panes. Lead capping to ridge; lead weathering to gable parapet walls and drip between rows. Cast iron ogee rainwater gutter connected to 2 No outlets and downpipes. Close inspection not possible. Reference also made to report prepared by Highline Access dated January 2017. Observations made from exterior only and from distant viewing points.							
6.02	Vertical lantern walls formed with painted timber head plate and projecting cill divided into panels each with three glazed panes with thin timber glazing bars. Some sections appear to have been side hung pivoted opening casements.	Rotting timber sections throughout particularly to the cill and larger mullions. Glazed panels appear to have dropped in places suggesting defective joinery, some glazed panes cracked with a number noted to be missing and boarded or otherwise covered; very poor decorations with further rotting sections of timber likely below the decorated surface.	Erect scaffold and remove all glazing. Strip back all timber to bare wood. Carry out a full and detailed inspection of timbers and repair / replace as necessary. Decorate on completion. [cost estimate includes a provisional sum for the timber repairs considered likely based on the condition of visible timber, the level of exposure to water ingress and poor decorations. No allowance for reinstating casements to an opening condition.		15,000			15,000
6.03		Numerous panes of glass missing and broken allowing rainwater to get access. Glazing putties cracked and missing.	Replace all broken / missing glazing and renew putty.		10,000			10,000
6.04	Lantern roof ; aluminium glazing bars with lead capping strips.	Numerous lead cover strips have either slipped or are lifted. A small number of gazed panels are cracked or broken. Highline Access report indicates that the lantern light is leaking through defective glazing bars and glazed panels with plastic gutters fitted under glazing bars as a temporary measure.	Assess all glazing bars once close access available; reposition all slipped lead cover strips and provide new where necessary.		20,000			20,000
6.05	Lead weathering including stepped flashings to gable parapet walls and flashings between the timber cill and slate roof.	Stepped flashings generally sound. Cill flashings are lifting in places.	Redress lifted flashings.		1,500			1,500
6.06	Cast iron ogee gutter and 2 No. downpipes on south slated roof described above.	Poor decorations some deflected sections heavily rusted with leaking joints. Leaking rainwater gutters have affected the joinery below and will continue until the defects have been addressed.	It is anticipated that the gutter may be beyond economic repair; completely remove all guttering and replace with new.		3,500			3,500
SOUTH LANTERN ROOF TOTALS TO COLLECTION					50,000	0	0	50000

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					IMMED	MED TERM	LONGER TERM	
7.00	NORTH LANTERN ROOF			07 NLR 01 - 08				
7.01	General Description: Timber framed lantern roof with timber framed and glazed vertical enclosure below a shallow pitched patent glazed roof formed in two rows and glazed with georgian wired glass. Glazing arrangement supported on internal timber framing built of steel trusses. Lead cover strips to glazing bars between glass roof panes. Lead capping to ridge; lead weathering to gable parapet walls and drip between rows. Plastic rainwater gutter and downpipes. Close inspection not possible. Reference also made to report prepared by Highline Access dated January 2017. Observations made from exterior only and from distant viewing points.							
7.02	Vertical lantern walls formed with painted timber head plate and projecting cill divided into panels each with three glazed panes with thin timber glazing bars. Some sections appear to have been side hung pivoted opening casements.	Rotting timber sections throughout particularly to the cill and larger mullions. Glazed panels appear to have dropped in places suggesting defective joinery, some glazed panes cracked but none appear to be missing; very poor decorations with further rotting sections of timber likely below the decorated surface.	Erect scaffold and remove all glazing. Strip back all timber to bare wood. Carry out a full and detailed inspection of timbers and repair / replace as necessary. Decorate on completion. [cost estimate includes a provisional sum for the timber repairs considered likely based on the condition of visible timber, the level of exposure to water ingress and poor decorations. No allowance for reinstating casements to an opening condition.		15,000			15,000
7.03		Glazing cracked; glazing putties cracked and missing.	Replace all broken glazing and renew putty.		10,000			10,000
7.04	Lantern roof - aluminium glazing bars with lead cover strips.	The glazed roof is leaking; numerous lead cover strips have either slipped or are lifted. A small number of glazed panels are cracked or broken. At high level Highline Access noted gutter sections hung under leaking glazing bars.	A thorough overhaul of all glazing bars is required once safe and complete access is available. It is anticipated that re-leading of bars will be required in a number of locations; defective glass should be replaced and defective flashings be reinstated.		20,000			20,000
7.05	Lead weathering including stepped flashings to gable parapet walls and flashings between the timber cill and slate roof.	Stepped flashings generally sound. Cill flashings are lifting in places.	Redress lifted flashings to ensure the abutment detailing is watertight.		1,500			1,500
7.06		Lead flashing to west gable appears to have come adrift from flashings and will be allowing water penetration down the west gable wall. The defect may be indicative of the lantern light framing being defective in this area.	Investigate cause once close access is available and rectify defects found to reinstate a sound weathertight junction.		1,000			1,000
7.07	Upvc gutter and downpipes.	Some deflected sections and leaking joints apparent. A length towards the rear has significantly deflected due to vegetation growth and / or defective bracket fixings. Overspill of water occurring.	Overhaul / replace gutter; take down whilst attending to joinery repairs and redecoration; reinstate and adjust falls to ensure falls to outlet positions. Consider providing a means of securing safe and easier access for future gutter maintenance and routine redecoration etc.		2,500			2,500
NORTH LANTERN ROOF - TOTALS TO COLLECTION					50,000	0	0	50000

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8.00	NORTH SLATE ROOF							
								08 NSR 01 - 05
8.01	General Description: Large mono-pitched roof over north wing of main building, covered with artificial slates (possibly asbestos content) spanning from the glazed lantern light above to the eaves of the main building; lead detailing at abutments; upvc gutter with 2 No. upvc rainwater downpipes fixed to north elevation wall.							
8.02	Roof structure - Steel trusses - limited visual inspection through lantern roof. Assumed purlins, head and wall plate - not visible.	Deflection to roof between steel truss positions. Suspected cause may possibly be timber damage / decay to timber roof framing due to rot, beetle damage or possibly just general deflection / shrinkage of timber.	Monitor areas pending full strip of this roof covering when the concealed structures should be investigated. Carry out further works as necessary. (Estimated cost is a provisional sum based on the likelihood of defective timbers being present due to the apparent level of water ingress over a long period of time).				6,000	6,000
8.03	Synthetic slate covering.	In reasonable condition however there were a number of missing and slipped slates across the slope which may be allowing water ingress. Additional felt / flashings have been inserted at eaves level close to the junction with the east elevation gable - above where the masonry has salt contamination.	If this covering is not to be replaced in the short term a thorough overhaul and close inspection is recommended to ensure it is in satisfactory condition and can be managed until replacement is scheduled. Replace missing slates and reset existing slipped tiles. Investigate area where intervention has occurred to install additional weatherings at eaves and allow for further remedial action.		2,500			2,500
8.04	Synthetic slate covering.	It is considered that the covering - whilst aged is essentially intact and largely watertight. If funds are not available for recovering this covering during the refurbishment of the glazed lantern light above it should be possible to maintain this covering for (say) ten years (+) when it is anticipated it will have reached the end of its economic life. During that time periodic slate repair should be expected.	Monitor the condition and develop a maintenance proposal alongside plans for the reuse of the building.					
8.05	Synthetic slate covering.	As above	Monitor condition and budget for replacement in the longer term.					
8.06		Lead flashing to head of slated covering noted to be loose in places and will allow water ingress into the timber frame and potentially elsewhere..	Investigate possible damage arising as a result of defective flashings, remedy damage and make good flashings.		1,500			1,500
8.07	Upvc gutter and down pipes draining onto the lower level roofs.	Leaking gutter joints noted together with significant vegetation blocking the gutter in places and allowing overspill to affect areas below. Access to undertake regular cleaning difficult thereby encouraging inadequate maintenance procedures.	Clean and clear rainwater gutters and downpipes, replace defective sections, overhaul joints and falls and leave in sound order.		5,000			5,000
8.08			Investigate possible options to prevent damage arising from blocked gutters.					
8.09			Regular cleaning will be required to prevent a similar occurrence. Minimum once a year. (Routine maintenance costs not included in this assessment)					
NORTH SLATE ROOF TOTALS TO COLLECTION								
					9,000	0	6,000	15000

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9.00	NORTH PITCHED ROOFS							
	North Pitched Roof 1			09 NP 01 - 08				
9.1.01	Mono pitch roof bearing onto west retaining wall and falling to valley gutter between roof 1 and roof 2. Natural slate covering; flashings installed at upstand masonry walls.	In very poor condition. Numerous damaged / broken slates; large areas coated with liquid waterproofing material. Flashband sections of upstand flashing; sections of flashing coated with bituminous compound. Missing lead weathering to the north retaining wall. Evidence internally of current / past water ingress, particularly at abutments; leaf litter and general vegetation on roof covering.	Strip roof covering completely. Provide new slate covering. Provide new lead detailing at abutments.		4,000			4,000
9.1.02		It is considered highly likely that due to the length of time the covering has been in poor condition that the (assumed) timber framed structure has been affected by the water ingress that is evident. The full extent of damage can only be assessed by the removal of finishes.	Provisional allowance for repairs to roof structure following exposure.		2,500			2,500
9.1.03	2 No. Velux style rooflights.	Both rooflights in dilapidated condition	Replace 2 No rooflights.		2,000			2,000
9.1.04	Valley gutter assumed to have been lead covered, drains to internal outlet adjacent to main building - now weathered with felt and / or other linings / treatments.	Gutter lining of poor quality and of very temporary nature. Evidence of current / past water ingress internally. General litter / debris in valley gutter; outlet partially blocked.	Renew valley gutter lining; investigate condition of valley boarding / structure where potentially affected by water ingress; repair / replace where necessary prior to replacing covering.		3,000			3,000
9.1.05			Provisional allowance for repairs / alteration to the valley gutter framing / boarding prior to relining.		1,000			1,000
9.1.06			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Clear valley gutter and outlet; clean roof of vegetation; effect further temporary repairs where required to keep watertight pending permanent repair.					
9.1.07			Existing Velux rooflights - whilst providing access to the roof areas for maintenance are also in such a state of disrepair that they should be considered a security risk.					
9.2	North Pitched Roof 2			09 NP2 01 - 16				
9.2.01	Lantern style pitched roof covered with a combination of natural and artificial slates (possible asbestos content) with clay ridge; ornate gable ridge tile; lead weathering to masonry walls. Upvc rainwater gutters and short down pipes; tile hanging to southern end of lantern lights; painted softwood fascia and other joinery; felted section adjacent to glazed section both sides.	In poor condition. Slates to both lantern light and adjacent lower level link to main building aged and deteriorating. Numerous slipped and broken slates. Gutter silted with vegetation; gutters out of alignment and liable to overspill due to poor falls. Lead cover flashing missing to west facing slope and is likely to allow water ingress; internal water damage to finishes noted; temporary flashband repairs to flashing to the main wall abutment.	Strip roof and salvage ridge tiles. Provide new natural slate covering. Rebed ridge tiles and renew where defective. Overhaul gutters and down pipes. Replace sections of defective / missing lead cover flashings and where temporary materials have been employed.		5,500			5,500

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9.2.02		It is considered highly likely that due to the length of time the covering has been in poor condition that the (assumed) timber framed structure has been affected by the water ingress that is evident. The full extent of damage can only be assessed by the removal of finishes.	Provisional allowance for repairs to roof structure following exposure.				1,500	1,500
9.2.03	Lower level glazed sections to both sides with lead cover strips to timber glazing bars; georgian wired glass panels; lead weathering to upstand abutments.	Glazing bars in very poor order with cracked and damaged glazed panels.	Remove all glazed panels; replace those that are cracked and / or damaged; repair / reform glazing bar detail and reinstate glazing and glazing detail. (no allowance for upgrading glass or glazing detail); repair / replace excessively worn / damaged / missing sections of lead flashings.				5,000	5,000
9.2.04	Timber framed vertical enclosure to lantern light with timber boarding fitted over original timber ventilation louvres.	Timber boarding in fair to poor order; all decorations poor and it is likely that joinery decay will require repair prior to redecoration.	Repair / replace defective joinery prior to redecoration.				1,500	1,500
9.2.05	Roof surfaces drain to valley gutters between roofs 1 and 2 (as above) and 2 and 3; internal rainwater outlet adjacent to main building - now weathered with felt and / or other linings / treatments.	Gutter lining of poor quality and of very temporary nature. Evidence of current / past water ingress internally. General litter / debris in valley gutter; outlet partially blocked.	Renew valley gutter lining; investigate condition of valley boarding / structure where potentially affected by water ingress; repair / replace where necessary prior to replacing covering.				3,000	3,000
9.2.06			Provisional allowance for repairs / alteration to the valley gutter framing / boarding prior to relining.				1,000	1,000
9.2.07		Access across roof slopes provided by mixed assortment of short sections ladders / steps.	Provide and fix secure / safe ladder access to aid future maintenance and to prevent unnecessary damage to roof finishes.					
9.2.08			IMMEDIATE ACTION Clear eaves and valley gutters and all outlets; effect further temporary repairs to tiling and flashings where required to put and keep watertight pending permanent repair.					
9.3	North Pitched Roof 3							
9.3.01	Lantern style pitched roof covered with a combination of natural and artificial slates (possible asbestos content) with clay ridge; damaged ornate gable ridge tile; lead weathering to masonry walls. Upvc rainwater gutters and down pipes; tile hanging to southern end of lantern lights; painted softwood fascia and other joinery; felted section adjacent to glazed section both sides	In relatively poor condition. Slates to both lantern light and adjacent lower level link to main building aged and deteriorating. Some slipped and broken slates particularly to lower section adjacent to main building. Gutter silted with vegetation; gutters out of alignment and liable to overflow due to poor falls. temporary flashband repairs to flashing to the main wall abutment; internal damages to finishes noted to north wall.	Strip roof and salvage ridge tiles. Provide new natural slate covering. Rebed ridge tiles and general slates where sound; renew slates where defective. Overhaul / replace gutters and down pipes. Replace sections of defective / missing lead cover flashings or where temporary materials have been employed.				5,500	5,500
9.3.02		It is considered highly likely that due to the length of time the covering has been in poor condition that the (assumed) timber framed structure has been affected by the water ingress that is evident. The full extent of damage can only be assessed by the removal of finishes.	Provisional allowance for repairs to roof structure following exposure.				1,500	1,500

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

Item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
9.3.03	Lower level glazed sections to both sides with lead cover strips to timber glazing bars; georgian wired glass panels; lead weathering to upstand abutments.	Glazing bars in very poor order with cracked and damaged glazed panels; one section of lead flashing missing to east slope.	Remove all glazed panels; replace those that are cracked and / or damaged; repair / reform glazing bar detail and reinstate glazing and glazing detail. (no allowance for upgrading glass or glazing detail); repair / replace excessively worn / damaged / missing sections of lead flashings.		5,000			5,000
9.3.04	Timber framed vertical enclosure to lantern light with timber boarding fitted over original timber ventilation louvres.	Timber boarding in fair to poor order; all decorations poor and it is likely that joinery decay will require repair prior to redecoration.	Repair / replace defective joinery prior to redecoration.		1,500			1,500
9.3.05	Roof surfaces drain to valley gutters between roofs 2 and 3 (as above) and 3 and 4; internal rainwater outlet adjacent to main building - now weathered with felt and / or other linings / treatments.	Gutter lining of poor quality and of very temporary nature. Evidence of current / past water ingress internally. General litter / debris in valley gutter; outlet partially blocked.	Renew valley gutter lining; investigate condition of valley boarding / structure where potentially affected by water ingress; repair / replace where necessary prior to replacing covering.		3,000			3,000
9.3.06			Provisional allowance for repairs / alteration to the valley gutter framing / boarding prior to relining.		1,000			1,000
9.3.07		Access across roof slopes provided by mixed assortment of short sections ladders / steps.	Provide and fix secure / safe ladder access to aid future maintenance and prevent unnecessary damage to roof finishes.			1,000		1,000
9.3.08			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Clear eaves and valley gutters and all outlets; effect further temporary repairs to tiling and flashings where required to put and keep watertight pending permanent repair.					
9.4	North Pitched Roof 4			09 NP4 01 - 13				
9.4.01	Lantern style pitched roof covered with a combination of natural and artificial slates (possible asbestos content) with clay ridge; mix of styles to terracotta ridge tiles; lead weathering to masonry walls. Upvc rainwater gutters and down pipes; tile hanging to southern end of lantern lights; painted softwood fascia and other joinery; felted section adjacent to glazed section both sides	In poor condition. Slates to both lantern light and adjacent lower level link to main building aged and deteriorating. Some slipped, missing and broken slates to both lantern and particularly to lower section adjacent to main building. Gutter silted with vegetation; gutters out of alignment and liable to overflow due to poor falls; temporary flashband repairs to flashing to the main wall abutment.	Strip roof and salvage ridge tiles. Provide new natural slate covering. Rebed ridge tiles and general slates where sound; renew slates where defective. Overhaul / replace gutters and down pipes. Replace sections of defective / missing lead cover flashings or where temporary materials have been employed.		5,500			5,500
9.4.02		It is considered highly likely that due to the length of time the covering has been in poor condition that the (assumed) timber framed structure has been affected by the water ingress that is evident. The full extent of damage can only be assessed by the removal of finishes.	Provisional allowance for repairs to roof structure following exposure.		1,500			1,500

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
9.4.03	Lower level glazed sections to both sides with lead cover strips to timber glazing bars; georgian wired glass panels; lead weathering to upstand abutments.	Glazing bars in very poor order with cracked and damaged glazed panels; one section of lead flashing loose to east slope.	Remove all glazed panels; replace those that are cracked and / or damaged; repair / reform glazing bar detail and reinstate glazing and glazing detail. (no allowance for upgrading glass or glazing detail); repair / replace excessively worn / damaged / missing sections of lead flashings.		5,000			5,000
9.4.04	Timber framed vertical enclosure to lantern light with timber boarding fitted over original timber ventilation louvres.	Timber boarding in fair to poor order; all decorations poor and it is likely that joinery decay will require repair prior to redecoration.	Repair / replace defective joinery prior to redecoration.		1,500			1,500
9.4.05	Roof surfaces drain to valley gutters between roofs 3 and 4 (as above) and 4 and 5; internal rainwater outlet adjacent to main building - now weathered with felt and / or other linings / treatments.	Gutter lining of poor quality and of very temporary nature. Evidence of current / past water ingress internally. General litter / debris in valley gutter; outlet partially blocked. Current water leaks apparent under valley gutter.	Renew valley gutter lining; investigate condition of valley boarding / structure where potentially affected by water ingress; repair / replace where necessary prior to replacing covering.		3,000			3,000
9.4.06			Provisional allowance for repairs / alteration to the valley gutter framing / boarding prior to relining.		1,000			1,000
9.4.07		Access across roof slopes provided by mixed assortment of short sections ladders / steps.	Provide and fix secure / safe ladder access to aid future maintenance and prevent unnecessary damage to roof finishes.			inc		inc
9.4.08			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Clear eaves and valley gutters and all outlets; effect further temporary repairs to tiling and flashings where required to put and keep watertight pending permanent repair.					
9.5	North Pitched Roof 5			09 NP5 01 - 04				
9.5.01	Lantern style pitched roof covered with a combination of natural and artificial slates (possible asbestos content) with clay ridge; mix of styles to terracotta ridge tiles; lead weathering to masonry walls. Upvc rainwater gutters and down pipes; tile hanging to southern end of lantern lights; painted softwood fascia and other joinery; felted section adjacent to glazed section both sides	In fair to poor condition. Slates to both lantern light and adjacent lower level link to main building aged and deteriorating but largely intact. Some slipped, clipped, missing and broken slates to both lantern and particularly to lower section adjacent to main building. Gutter silted with vegetation; gutters out of alignment and liable to overspill due to poor falls; temporary flashband repairs to flashing to the main wall abutment; internal water damage to wall finishes noted.	Strip roof and salvage ridge tiles. Provide new natural slate covering. Rebed ridge tiles and general slates where sound; renew slates where defective. Overhaul / replace gutters and down pipes. Replace sections of defective / missing lead cover flashings or where temporary materials have been employed.		5,500			5,500
9.5.02		It is considered highly likely that due to the length of time the covering has been in poor condition that the (assumed) timber framed structure has been affected by the water ingress that is evident. The full extent of damage can only be assessed by the removal of finishes.	Provisional allowance for repairs to roof structure following exposure.		1,500			1,500

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

Item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
9.5.03	Lower level glazed sections to both sides with lead cover strips to timber glazing bars; georgian wired glass panels; lead weathering to upstand abutments.	Glazing bars in very poor order with cracked and damaged glazed panels; one section of lead flashing loose to east slope.	Remove all glazed panels; replace those that are cracked and / or damaged; repair / reform glazing bar detail and reinstate glazing and glazing detail. (no allowance for upgrading glass or glazing detail); repair / replace excessively worn / damaged / missing sections of lead flashings.		5,000			5,000
9.5.04	Timber framed vertical enclosure to lantern light with timber boarding fitted over original timber ventilation louvres.	Timber boarding in poor order; all decorations poor and it is likely that joinery decay will require repair prior to redecoration.	Repair / replace defective joinery - including most of the timber cladding to the louvres - prior to redecoration.		1,500			1,500
9.5.05	Roof surfaces drain to valley gutters between roofs 4 and 5 (as above) and 5 and 6; internal rainwater outlet adjacent to main building - now weathered with felt and / or other linings / treatments.	Gutter lining of poor quality and of very temporary nature. Evidence of current / past water ingress internally. General litter / debris in valley gutter; outlet partially blocked.	Renew valley gutter lining; investigate condition of valley boarding / structure where potentially affected by water ingress; repair / replace where necessary prior to replacing covering.		3,000			3,000
9.5.06			Provisional allowance for repairs / alteration to the valley gutter framing / boarding prior to relining.		1,000			1,000
9.5.07		Access across roof slopes provided by mixed assortment of short sections ladders / steps.	Provide and fix secure / safe ladder access to aid future maintenance and prevent unnecessary damage to roof finishes.			inc		inc
9.5.08			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Clear eaves and valley gutters and all outlets; effect further temporary repairs to tiling and flashings where required to put and keep watertight pending permanent repair.					
9.6	North Pitched Roof 6			09 NP6 01 - 06				
9.6.01	Pitched and slated roof - no lantern structure - covered with slates and clay ridges. Some synthetic slates inserted (possible asbestos content); lead weathering to masonry wall abutments. Drains to valley gutters to front parapet and valley gutter between roofs 5 and 6.	In fair condition however some slipped and broken slates; widespread clipping of slates; indicating previous damage and remedial works having been undertaken.	Strip the roof and salvaged all sound slates and ridge tiles; provide new slate covering; provide new lead weatherings where required.		5,500			5,500
9.6.02		It is considered highly likely that due to the length of time the covering has been in poor condition that the (assumed) timber framed structure has been affected by the water ingress that is evident. The full extent of damage can only be assessed by the removal of finishes.	Provisional allowance for repairs to roof structure following exposure.		1,500			1,500
9.6.03	Roof surfaces drain to valley gutters between roofs 5 and 6 (as above) and 6 and the front parapet; internal rainwater outlets adjacent to main building - valley gutter now weathered with felt and / or other linings / treatments.	Parapet gutter lining in fair condition although show signs of (past) water ingress at outlet location. General litter / debris in valley gutter; outlet partially blocked.	Investigate cause / outlet detailing and determine whether any remedial action is required other than a strict maintenance regime to keep outlets clear.		3,000			3,000
9.6.04			Provisional allowance for repairs / alteration to the valley gutter framing / boarding prior to relining.		1,500			1,500

Prioritisation Key
 Immediate - 0 to 2 years

Medium Term - 3 to 5 years
 Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
9.6.05		Access across roof slopes provided by mixed assortment of short sections ladders / steps.	Provide and fix secure / safe ladder access to aid future maintenance and prevent unnecessary damage to roof finishes.			inc		inc
9.6.06			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Clear eaves and valley gutters and all outlets; effect further temporary repairs to tiling and flashings where required to put and keep watertight pending permanent repair.					
			NORTH PITCHED ROOFS TOTALS TO COLLECTION					
10.00	EAST MONO PITCH ROOF			10 EMP 01 - 02	94,000	1,000	0	95000
10.01	General Description: east monopitch roof behind the single storey parapet wall. Slate roof coverings with parapet lead gutter with central ridge draining rainwater to concealed outlets under the octagonal caps both sides; lead detailing to abutments.							
10.02	Roof slating	Roof covering in fair to poor order; numerous cracked and slipped slates. Evidence of past (poor quality) repairs to make the roof watertight. Staining on the facing brickwork where the left hand rainwater downpipe runs may indicate water saturation.	Replace all slipped and broken slates. Investigate integrity of concealed rainwater disposal fittings and leave in proper working order. Longer term requirement to strip and reslate the roof may be necessary subject to routine reappraisal.		2,000			2,000
10.03	Lead valley gutter	Gutter drains to internal outlet; ceiling damp stained in this vicinity.	Investigate outlet detail and carry out repairs as found necessary.		1,500			1,500
10.04			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Effect further temporary repairs to tiling and flashings where required to put and keep watertight pending permanent / proper repairs.					
			EAST MONO-PITCHED ROOF TOTALS TO COLLECTION		3,500	0	0	3500

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017
					IMMED	MED TERM	LONGER TERM	Overall Budget Cost
ELEVATIONS								
11.00	NORTH ELEVATION General Description			11 NE 01 - 05				
11.01	Internal retaining wall to the north with random rubble, facing brickwork and modern blockwork parapet / boundary wall with majority terminated with terracotta copings. Stepped back red brick walls to main hall building with terracotta cornices and dentil detailing, infilled brick arches with sloping terracotta tiled cills; semi-circular brick soldier arches with terracotta hood detail; lead flashings to roof abutments; 2 No. upvc downpipes. One red brick chimney stack to the east boundary wall and one internal stack to the northern roofs; both stacks finished in facing brickwork with decorative terracotta head detailing.							
Masonry - North Boundary								
11.02	Rubble wall with sections of facing brickwork and terracotta copings; section of modern blockwork infill to western end of north boundary structure.	Isolated areas of open joints / poor pointing to terracotta detailing. May be associated with or have caused rusting iron cramps and further investigation is required.	Investigate cause and remedy prior to repointing open joints.				500	500
11.03	Terracotta copings to parapet walls. Sections of coping adjacent property over clad with lead - fairly recently.	Some open joints and poor pointing; some displaced stones due to vegetation growth between / under stones.	Rebed loose copings and repoint. Some copings will require lifting to remove / treat root growth prior to being repositioned.				1,500	1,500
Main Building - north elevation								
11.04	Facing brickwork and detailing.	Large area of very poor pointing to the main hall wall to the west at low level. Saturated brickwork, open joints and poor pointing. Salt staining elsewhere indicative of water saturation from roof, gutter and decorative stonework defects described elsewhere.	Rake out all defective mortar, reset displaced brick, bed in and repoint.				1,000	1,000
11.05	Terracotta cills to recessed arches.	Terracotta heavily stained and dirty.	Undertake a gentle clean to remove contaminants.				2,500	2,500
11.06	Rainwater downpipes and fittings	2 No. uPVC downpipes draining (via hopper heads) to north pitched roof areas.	Clean and clear once integrity has been verified.		750			750
11.07	Flashings	Refer to comments under north pitched roofs above						inc
Chimney Stacks								
11.08	North chimney stack - red brick with decorative terracotta head.	Vegetation growth around stack. Poor pointing. Missing chimney pots leaving the flue exposed.	Remove all vegetation and repoint. Protect exposed flue.			500		500
11.09	Mid chimney stack - red brick with decorative terracotta head.	Very poor pointing to terracotta and red brick in places. Missing chimney pots / flashing leaving the flues exposed. Soiling to the terracotta detailing; vegetation growth to head of stack.	Rake out all defective mortar and repoint. Protect exposed flues with capped pots.			500		500
Joinery								
11.10	Ventilation cover.	Missing vent cover leaving walls exposed.	Provide new cover.				250	250
NORTH ELEVATION - TOTALS TO COLLECTION								
					750	1,000	5,750	7500

Prioritisation Key
 Immediate - 0 to 2 years

Medium Term - 3 to 5 years
 Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
12.00	EAST ELEVATION			11 EE 01 - 49				
12.01	General Description - Elevation split into two sections - single storey frontage formed with red facing brickwork with terracotta plinth, window and door surrounds, terracotta string courses, pilasters and parapet caps; timber painted doors and windows. Upper gable slightly set back - formed from red facing brickwork with niches, ornate terracotta strings, cornices, niches arch heads, parapet caps and pilasters. Single Storey Masonry							
12.02	General Description - facing red brickwork with buff terracotta detailing and dressings, including five large terracotta domed octagonal caps. Eight intermediate pilasters are terminated with similar but smaller domed caps. Refer to plan for cap references. Central terracotta panel with City coat of arms.							
12.03	Brick pilasters	Staining to brick pilaster under cup 4 may indicate defective to concealed rainwater pipe serving parapet gutter above.	Undertake further investigations to determine cause of the staining and remedial works.		1,500			1,500
12.04	Airbricks	2 No airbrick louvers damaged / missing at low level	Reinstate / replace missing / damaged air brick louvers.			500		500
12.05	Terracotta caps numbered from north to south. Refer to plan for identification	Cap L1: vegetation growth evident in block joints; root growth has distorted blocks and resulted in failure of pointing; defective and open joints allow water ingress into the structure. Possible rusting of concealed iron cramps due to water ingress.	Extent of root growth is extensive and remediation may necessitate partial dismantling and reconstruction of terracotta cap. Investigate structure for corroding iron stone cramps.			5,000		5,000
12.06		Cap L2: in similar condition to cap #1 but not as badly affected by root growth; open joints to blocks allowing vegetation growth in joints and water ingress. Possible rusting of concealed iron cramps due to water ingress	Repoint defective / missing joints to leave in sound order.			750		750
12.07		Cap L3: cap supported on iron bars spanning between front wall and cross wall; bars corroding particularly at bearings into masonry; significant joint movement possibly due to root growth or deterioration of iron supporting structure and fixing cramps; open joints to terracotta blocks allowing water ingress; finial missing; brick plinth to inside with open joints and brick missing.	Undertake detailed assessment prior to remedial works; allow for repointing defective joints; removal of vegetations and root growth; treatment / repair of corroding iron supports / cramps. Possibly replace missing finial to match. Repoint / reform brick plinth to leave secure.			5,000		5,000
12.08		Cap L4: cap supported on iron bars spanning between front wall and cross wall; bars corroding particularly at bearings into masonry; open and displaced joints to terracotta blocks allowing water ingress. Possible rusting of concealed iron cramps due to water ingress.	Undertake detailed assessment prior to remedial works; allow for repointing defective joints; removal of vegetations and root growth; treatment / repair of corroding iron supports.			5,000		5,000
12.09		Cap L5: cap supported on iron bars spanning between front wall and cross wall; bars corroding particularly at bearings into masonry; distortion and rotation of adjacent brickwork on front and return walls potentially due to expansion of corroded support and/or fixing cramps; open joints to terracotta blocks allowing water ingress.	Undertake detailed assessment prior to remedial works; allow for repointing defective joints; removal of vegetations and root growth; treatment / repair of corroding iron supports; possible requirement for structural reinforcement / ties / rebuilding.			5,000		5,000

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017 Overall Budget Cost
					IMMED	MED TERM	LONGER TERM	
12.10	Parapet walls with facing brickwork to both internal and external sides. Square section buff coping stones;	Parapet Between Cap #1 and Cap #2: open stones joints; minor vegetation growth to stone joints and to inside and outside faces; some coping stones loose. Pointing to brickwork loose and missing to both faces. Face of brickwork stained and marked.	Rebed loose stones; repoint open / defective joints to copings; repoint sections of brickwork with matching mortar.			1,000		1,000
12.11		Parapet Between Cap #2 and Cap #3: including smaller caps 2a and 2b - open stones joints; minor vegetation growth to coping joints and both sides of parapet brickwork; some coping stones loose. Pointing to brickwork loose and missing to both faces; finial missing to smaller cap 2a.	Rebed loose stones; repoint open / defective joints to copings; repoint sections of brickwork with matching mortar. Reset missing finial - found in parapet gutter.			1,000		1,000
12.12		Parapet Between Cap #3 and Cap #4; including central panel and smaller domed caps - 1 finial missing from smaller domed cap; coping stones joints open and missing in places; 1 coping stone damaged and partially missing; defective / missing pointing to inside face of parapet. vegetation growth to internal face of parapet.	Replace defective coping ; repoint defective coping joints and dressings / copings to central panel; repoint defective / missing pointing to parapet brickwork (both faces)			1,000		1,000
12.13		Parapet Between Cap #4 and Cap #5; including two smaller domed caps - coping stones joints open and pointing missing in places; stones loose in places; vegetation growth to coping joints and internal face of parapet; defective / missing pointing to inside and outside faces of parapet brickwork.	Repoint defective coping joints; rebed loose coping stones; repoint defective / missing pointing to parapet brickwork (both faces)			1,000		1,000
Upper Gable Masonry								
12.14	General Description - facing red brickwork pilasters to two large terracotta domed octagonal caps. Lower strings and a frieze and dentil cornice with four domed terracotta pilasters between the two caps. 5 shell-head niches above. Top terracotta foliated pediment with an inscribed date 1881 crowned with a ball finial.							
12.15	Facing red brickwork.	Brickwork generally in satisfactory condition except at higher levels where water ingress through open coping joints and defective pointing has cause damage and staining. Poor pointing to the inner face of the gable above the roof lantern. Some vegetation growth beginning to take hold.	Repoint defective brick and copings / rebed loose stones where required.			1,000		1,000
12.16	Terracotta caps and pilaster domes. Refer to plan for identification	North Cap U1: in apparent satisfactory condition and complete. Build up of soiling. Open joint to associated cornice described elsewhere.	Undertake close inspection. No major works anticipated.			500		500
12.17		South Cap U2: vegetation growth removed leaving evidence of root growth in block joints. Roof growth has distorted and dislodged blocks resulting in missing pointing and water ingress; staining to the brickwork below indicative of saturation, pointing to brick plinth missing in places; possible rusting of iron cramps to blocks.	Extent of root growth is extensive and remediation may necessitate partial dismantling and reconstruction of terracotta cap to restore to secure condition; investigate condition of cramps and carry out remedial repairs as necessary; repoint defective brickwork; remove staining.			5,000		5,000

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017
					IMMED	MED TERM	LONGER TERM	Overall Budget Cost
12.18		Pilaster Domes: missing finials to three of the pilasters exposing rusted metal dowel.	Treat rusted dowel and protect with new finials.			1,500		1,500
12.19	Terracotta foliated pediment and copings.	Open joints and generally poor pointing to terracotta. Some vegetation growth noted to open joints. Some displacement of terracotta blocks at high level. Vegetation grown noted to open coping joints. Finials missing. Soiling to terracotta detailing. Some deterioration to some terracotta blocks.	Further investigations and remedial works recommended to ensure the stability of the structure. Some rebuilding of parts may be necessary. Rake out all poor pointing and repoint. Some copings may need to be removed to remove well seated vegetation growth.			10,000		10,000
Joinery - Generally								
12.20	Softwood doors and 15 No. timber framed windows comprising double hung sliding sash windows with painted finish. Two sets of timber framed and part glazed entrance doors with a painted finish.	All external joinery in poor decorative condition; parting beads missing to some windows; sash cords missing to some opening sashes. Most operational sashes fixed shut for security. Glazing a mixture of float glass and georgian wired panes - some panes cracked / damaged.	Undertake all necessary repairs and leave sashes in proper working order prior to redecoration. Replace damaged glazed panels. Fit sash locks.			5,000		5,000
12.21		Mortar pointing around window frames cracked or missing in places.	Repoint window abutments where necessary to leave in good order.			inc		inc
12.22			IMMEDIATE ACTION TO SAFEGUARD THE PREMISES Remove vegetation growth to elevation to prevent root growth damaging / distorting masonry.					
			EAST ELEVATION - TOTALS TO COLLECTION					
13.00	SOUTH ELEVATION			13 SE 01 - 44	1,500	48,250	0	49,750
13.01	General Description - to the west - two storey random rubble wall to parapet level with 3 No. arched windows to the boiler room below the water tanks; main building comprising red brick walls with terracotta dentils forming the main hall, filled brick arches with slopping clay tiled cills; semi-circular brick soldier arches with terracotta hood detail; to the east - facing brickwork walls to parapet level with terracotta string courses and copings. Two red brick chimney stacks with decorative buff terracotta head details; timber joinery to door and window openings; timber door to external store; timber double vehicle doors to boiler room in larger opening with timber fixed side panels; 2 No cast iron rainwater downpipes.							
Masonry								
13.02	Boiler room - rubble stone wall with arched windows and terracotta copings	Dead ivy growth to the top west corner with large embedded growth. Poor pointing to numerous copings.	Remove growth and repoint stone walls. Remove and reset coping stones following root removal.				2,000	2,000
13.03	Boiler room - red brick parapet walls.	Leaning parapet wall at the return between the water tank and missing roof area. Poor pointing and effluence. Vegetation growth behind parapet.	Concern over the stability of the parapet - urgent close inspection is recommended. Take down leaning section - remove vegetation and rebuild walls. Weather with new lead.		2,500			2,500
13.04	Main building - upper level red brick with brick wall with in filled arches with decorative terracotta over.	Areas of poor pointing throughout particularly around down pipes. Active vegetation growth remains in pointing.	Remove vegetations growth and root growth in masonry; repoint affected areas.		1,500			1,500
13.05	Terracotta dentils to hall walls.	Dead vegetation growth in places with dislodged terracotta sections.	Carefully remove vegetation. Reset terracotta sections.				750	750

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years

Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017
					IMMED	MED TERM	LONGER TERM	Overall Budget Cost
13.06	South Studio /Office walls	Rusting noted to lintels over door and window openings causing some displacement of the brickwork.	Carry out further investigations to determine the condition of the affected lintels and carry out the required treatment / replacement.			5,000		5,000
Chimney Stacks								
13.07	Eastern stack - Red brick with decorative terracotta shoulders and top section.	Very slight lean to stack. Soiling to terracotta detailing; minor areas of missing pointing to terracotta. Missing chimney pot leaving the flue exposed.	Carry out repointing works and protect exposed flue.			500		500
13.08	Western stack - Red brick with decorative terracotta shoulders and top section.	Areas of minor missing pointing to the terracotta. Soiling to the terracotta detailing; missing chimney pot leaving the flue exposed.	Carry out repointing works and protect exposed flue.			500		500
Joinery								
13.09	Timber arched windows to the boiler house below the water tanks.	Numerous cracked and missing glazing. Rotting sections of timber - very poor decorative order.	Strip back all timber to bear wood. Repair / replace all defective timber, replace broken glazing and putty and fully decorate.			4,500		4,500
13.10	Timber framed vehicle access doors to boiler room	Double doors is poor condition, particularly at low level where rotting joinery evident; decorations in poor order.	Repair / replace defective joinery and redecorate in leave in satisfactory condition.			3,000		3,000
13.11	Timber windows and doors to the south dance studio and office.	Very poor decorative order, defective putty and some minor sections of rotting timber.	Strip back all timber to bear wood and repair defective timber. Renew putty and fully decorate.			1,000		1,000
13.12	Painted timber boarded door to external store	In poor condition with rotten sections to both door and frame; decorations poor.	Repair / replace defective joinery and redecorate in leave in satisfactory condition.			1,000		1,000
Metalwork								
13.13	Rainwater hoppers and downpipes	In poor decorative order	Prepare and redecorate to preserve the integrity of the metalwork.			750		750
								SOUTH ELEVATION - TOTALS TO COLLECTION
					4,000	16,250	2,750	23,000
14.00	WEST ELEVATION							
14.01	General Description - retaining wall to lower levels with rubble parapet to the north and south and gable end to the main hall. Red brick inner face to parapet gable and shoulders. Terracotta copings to the gable.							
Masonry								
14.02	Rubble wall evidenced over north pitched roof 1 with stone soldier coping.	Minor area of poor pointing; vegetation growth noted in open joints; and spilling over from land behind; additional vegetation growth at head of wall.	Rake out loose mortar and repoint; remove all vegetation growth; particularly the larger sections at the wall head which will distort / disturb the masonry if left.				500	500
14.03	Red facing brick and random rubble gable wall with contrasting terracotta gable and parapet copings. 3 No tie bar end plates apparent	Poor pointing to the inner face of the parapet above the lantern roof. Some vegetation growth again beginning to penetrate coping joints.	Rake out loose mortar and repoint. Remove all invading ivy and other vegetation growth.				750	750
14.04	Terracotta coping.	Minor areas of open joints at high level. Larger open joints at lower level with some dead vegetation growth and dislodged sections.	Remove vegetation, reset dislodged section and repoint.				1,000	1,000
14.05	Small lean-to plant building located on adjoining land but built against gable wall - assumed to be outside of the demise.							
								WEST ELEVATION - TOTALS TO COLLECTION
					0	0	2,250	2,250

Prioritisation Key
 Immediate - 0 to 2 years

Medium Term - 3 to 5 years
 Long Term - 5 - 10 years

PLANNED MAINTENANCE SCHEDULE - 2017

Jacobs Wells Baths

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017
					IMMED	MED TERM	LONGER TERM	Overall Budget Cost
15.00	MISCELLANEOUS ITEMS							
15.01	Underground Drainage	Disposal routes from all roof areas have been mapped to where they discharge to concealed parts of the system. The condition of these parts are currently unknown but given the evidence of the deterioration elsewhere it is considered highly likely that the system is defective in parts and may be contributing to the damage noted to other parts of the structure.	Carry out a full survey of the concealed drainage system; exposing downpipes where possible to ascertain their condition; undertaking a CCTV assessment of all surface water and foul water drainage runs to map their location and record their physical state. Thereafter plan an appropriate repair plan based on recommendations. Cost for survey only.		5,000			5,000
15.02		The timber floor under north pitched roofs 5/6 appears to have been affected by timber decay and has been repaired recently.	This damage is probably associated with defects in the surface water disposal system and requires full exposure and investigation as described above.		2,000			2,000
15.03	South Yard	Small open yard area enclosed by brickwork boundary walls with metal gates hung on brickwork piers terminated by terracotta cappings. Steep concrete ramp with partial guarding to south studio door opening.	Boundary wall requires repair / repointing including partial rebuilding where bricks missing / displaced.	15 Yard 1 - 4			750	750
MISCELLANEOUS ITEMS - TOTALS TO COLLECTION					7,000	0	750	7,750

item	Location / Description of Element	Comment on Condition	Recommendation	Photo Refs	ASSESSMENT OF NEED			2017
					IMMED	MED TERM	LONGER TERM	Overall Budget Cost

COLLECTION

ROOFS

- WATER TANK ROOF
- SOUTH OFFICE ROOF
- SOUTH STUDIO ROOF
- SOUTH MISSING ROOF AND LIGHTWELL
- SOUTH SLATE ROOF
- SOUTH LANTERN ROOF
- NORTH LANTERN ROOF
- NORTH SLATE ROOF
- NORTH PITCHED ROOFS
- EAST MONOPITCH ROOF

WALLS

- NORTH ELEVATION
- EAST ELEVATION
- SOUTH ELEVATION
- WEST ELEVATION

MISCELLANEOUS

SUB TOTAL

CONTRACT PRELIMINARIES

Access

Access scaffold, scaffold licences, hoists, walkways, fans, debris netting, temporary works.

Contractor's preliminary items, overheads and profit

Welfare facilities, site supervision, waste management, office overheads and profit

Design & Project Contingency

Contingency to be reduced as detailed design developed

PRELIMINARY BUDGET ASSESSMENTS

	IMMED	MED TERM	LONG TERM	TOTAL
WATER TANK ROOF	1,000	45,000	0	46,000
SOUTH OFFICE ROOF	2,250	0	0	2,250
SOUTH STUDIO ROOF	1,750	3,250	0	5,000
SOUTH MISSING ROOF AND LIGHTWELL	6,750	3,000	6,250	16,000
SOUTH SLATE ROOF	9,000	0	6,000	15,000
SOUTH LANTERN ROOF	50,000	0	0	50,000
NORTH LANTERN ROOF	50,000	0	0	50,000
NORTH SLATE ROOF	9,000	0	6,000	15,000
NORTH PITCHED ROOFS	94,000	1,000	0	95,000
EAST MONOPITCH ROOF	3,500	0	0	3,500
WALLS				
NORTH ELEVATION	750	1,000	5,750	7,500
EAST ELEVATION	1,500	48,250	0	49,750
SOUTH ELEVATION	4,000	16,250	2,750	23,000
WEST ELEVATION	0	0	2,250	2,250
MISCELLANEOUS				
	7,000	0	750	7,750
SUB TOTAL	240,500	117,750	29,750	388,000
CONTRACT PRELIMINARIES				
Access	25,000	25,000	25,000	40,000
Contractor's preliminary items, overheads and profit	39,825	21,413	8,213	64,200
Design & Project Contingency	68,698	36,937	14,167	110,745
PRELIMINARY BUDGET ASSESSMENTS	374,023	201,099	77,129	602,945

Prioritisation Key

Immediate - 0 to 2 years

Medium Term - 3 to 5 years
 Long Term - 5 - 10 years