



DEWSBURY

TOWNSCAPE HERITAGE INITIATIVE
BUILDING ON THE PAST
TO SECURE THE FUTURE

A BRIEF GUIDE TO MAINTAINING OLD BUILDINGS



ROOFS

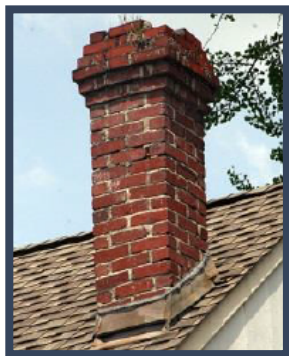
Roofs should be checked at least once a year. Any broken or missing tiles should be replaced to prevent water getting into the building.



Use materials that match the originals.

Valleys, dormer windows, flashings, parapet linings and other areas of the roof that channel rainwater are all potential weak spots and should be given attention. If these fail, the timbers of the roof are likely to decay.

CHIMNEYS

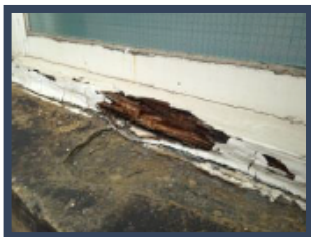


If they are still in use, chimneys should be swept. If not in use, it should be ventilated to avoid damp.

Attention to lead flashing between the chimney stack and the roof is essential.

TIMBER WINDOWS & DOORS

Keeping paintwork clean and in good condition is the best way to prevent it from becoming rotten. Repairs should be carried out where possible. Sections of rotten joinery can be replaced.



BRICK AND STONE WALLS

Re-pointing should be done on a like for like basis, usually using a lime and sharp sand mix.

The new mortar should match the

texture and colour of the original as closely as possible.



The mortar should be softer than the material it is being used to bond. Using cement, which unlike lime mortar is not soft or porous, will trap moisture in brick or stone which can then cause frost damage and the deterioration of the bonded material.

GUTTERS & DOWN PIPES



These must be cleared of leaves and debris regularly, particularly in the autumn when leaves can be a problem.

Blockages should be dealt with immediately as they will cause water to run where it shouldn't and

penetrate into the building. This can cause a range of problems from widespread damp to wet and dry rot. Water that isn't diverted into drains can soak into walls at ground level.

Cast iron pipes and gutters need to be painted regularly to prevent them from rusting. Look for overflows and leaking gutter junctions during heavy rainfall.

EXTERNAL RENDERS

Renders are typically made from a lime plaster. This can act as a protective barrier but it needs to be allowed to 'breathe' and should not be repaired or replaced with cement as this will seal the surface, prevent evaporation and trap moisture behind the render.



This is likely to cause wet rot, dry rot and beetle infestations in timber.

DAMP



It is important to identify the cause of damp. The most common reasons are lack of ventilation, high external ground levels, leaking roofs, cement renders and concrete floor. These all encourage the build-up of moisture in the fabric of the building making it damp and providing the conditions for beetle and fungal

attack of timber (wet rot and dry rot).

HISTORIC BUILDINGS

There are c. 5.4 million buildings in England that were constructed before 1919. They were built using a range of techniques and materials that require specialist knowledge and skills to be maintained and repaired in good order.

This leaflet is intended to provide a brief introduction to maintaining old buildings only. As you will see, the key to maintaining your property is preventing water from getting into places that it shouldn't.

This is a complicated subject and if you need specific advice for your property you should seek the advice of a professional who has experience of working with historic buildings. Ask other property owners in the area that have had grant work done, if they can recommend someone that has undertaken similar work for them.

If your building is listed or in a conservation area, then you may require planning permission or listed building consent before you can make changes to your building. This isn't necessary for basic maintenance such as painting windows and cleaning out gutters.



The Dewsbury THI was jointly funded by Kirklees Council and the National Lottery Heritage Fund.

Grants were given to buildings for repairs and architectural restoration that have had a positive impact on the regeneration of Dewsbury Town Centre Conservation Area.

The completed projects such as those on Corporation Street and on Northgate, have set a good example of Design.

Kirklees Council is committed to ensuring that this standard is maintained.

For further information on any property alterations, please see the Council's Conservation Area Guidance Note on the Council's website -

www.kirklees.gov.uk/beta/planning-applications/pdf/dewsbury-design-guide.pdf



Many thanks to Wakefield Council and Pontefract THI for their assistance in producing this leaflet.