

# Looking after Heritage Buildings

## REPAIRS AND MAINTENANCE

Fact Sheet



**Repairs and maintenance ensure not only that the place is well presented, but also avoid major crisis interventions that are likely to be more expensive, and invasive works resulting in the loss of original features or fabric.**

Generally, maintenance and repair consist of the replacement of existing, deteriorated materials with the same or similar materials (eg. timber with timber) to ensure a sound condition. The maintenance of heritage items should occur regularly and to a plan that includes frequencies and types of maintenance.

### Principles for proposed repairs or maintenance:

- Works are consistent with the heritage values, including scale, design, form, style, bulk, height, materials and colour, that protect or enhance the place
- Works preserve the structural and material integrity of the place and prevent further damage

### When repairing or maintaining a heritage place think about:

- Respecting the heritage values and fabric
- Preparing a preventative cyclical maintenance plan
- Following good conservation practices such as those in the ICOMOS NZ Charter
- Repairing rather than replacing
- Repairing damage using materials that match in type (eg timber species or type of stone), dimension, strength, porosity (if stone), colour and texture
- Limiting new works

### Checklist

*Has a maintenance plan been prepared?*

*Is the work necessary to ensure the on-going protective care of the building?*

*Is the work being carried out by a tradesperson with experience in working with heritage buildings?*

*Are materials being replaced with the same or similar materials?*

*Are there records showing details of work to be restored?*

*Are best practice methods and recording being followed?*

