

# CHANGES - kickoff meeting

Investigation on efficacy of  
maintenance practice in Belgium



20 years Monument Watch Flanders  
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# Investigation on efficacy of maintenance practices in Belgium

1. study maintenance problems of historic buildings (listed and non-listed)
2. understand monitoring and reporting (Monument Watch)
3. understand the types of interventions that have been performed in the past
4. evaluate the effectiveness, the durability and the cost of these interventions
5. understand the skills and knowledge involved in this process

literature



current practice



state of the art on quality management of maintenance

01/2016



factors that influence the efficacy of maintenance practices in Belgium

02/2016



case study work

2 regions

*urban (Mechelen) – rural (South-East of Limburg)*

4 functions

*1) business & catering, 2) church & chapel, 3) residential, 4) lack of occupancy*

12/2015 – 02/2017

cases

2 regions

*urban (Mechelen) – rural (South-East of Limburg)*

4 functions

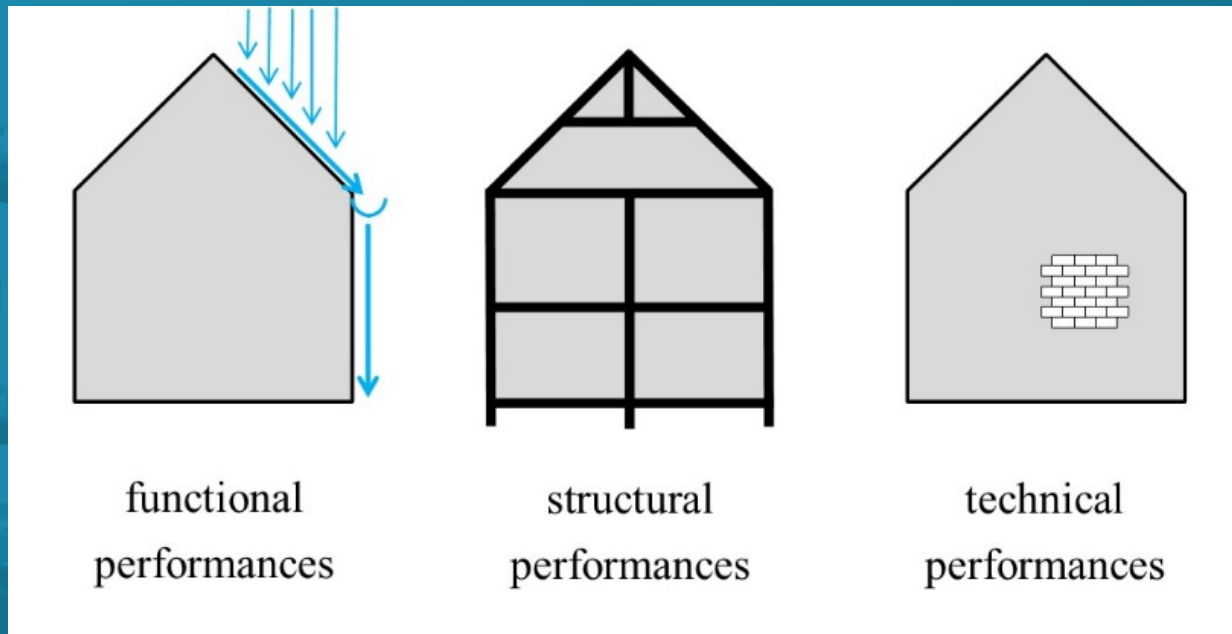
*1) business & catering, 2) church & chapel, 3) residential, 4) lack of occupancy*

20-25 cases

1. general condition assessment (public accessible areas) + detailed condition assessment of specific areas (to be identified for each case)
2. analysis reports Monument Watch
3. analysis records of interventions
4. In-depth interviews (owners, public administration)
5. Focus groups (architects, contractors, public administration)
6. general survey (owners, architects, contractors, public administration)
7. Assessment of current performances and definition of expected performances for specific areas – related to detailed condition assessment (to be identified for each case study)
8. maintenance cost analysis service

# Cases: focus

1. functional performances: drainage system
2. structural performances: roof structure
3. technical performances: repair of pointing mortar






# Planning case study research

	J	F	M	A	M	J	J	A	S	O	N	D
Mechelen												
interview 1												
analyzing documents												
site visit + interview 2												
South-East Limburg												
interview 1												
analyzing documents												
site visit + interview 2												
Focus groups												
General survey												

# Selected cases Mechelen





3 churches, 4 private dwellings, 3 commercial dwellings

<b>OLV v bijstand</b> 18 <sup>th</sup> C tower, 19 <sup>th</sup> C church	<b>OLV v Hanswijkbasiliek</b> 17 <sup>th</sup> Century	<b>Cathedral St Rombouts</b> 13 <sup>th</sup> -14 <sup>th</sup> -16 <sup>th</sup> Century
 <p>©www.kerkeninvlaanderen.be</p>		
Reports MW (2) 1998, 2003	Reports MW (6) 1993, 1995, 1998, 2004, 2009, 2014	Reports MW (6) 1996, 1999, 2003, 2006, 2010, 2014
Only tower listed	Regular maintenance, cleaning of gutter 1-2 times a year	Provincial government



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3 churches, 4 private dwellings, 3 commercial dwellings

19 <sup>th</sup> Century residence, in origin 16 <sup>th</sup> C	Interbellum residence by arch J Chabot	16 <sup>th</sup> Century townhouse	Interbellum residence by arch J Chabot
			
Reports MW (1) 2013	Reports MW (3) 1999, 2004, 2011	Reports MW (3) 1995, 1997, 2006	Reports MW (2) 1999, 2002
Decay, restoration and renovation, roof already completed	problematic maintenance of gutters		Problematic maintenance gutters, steel windows, joints



# Selected cases Mechelen

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19<sup>th</sup> Century  
residence, in  
origin 16<sup>th</sup> C



Reports MW (1)  
2013

Decay, restoration  
and renovation,  
roof already  
completed



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**Interbellum  
residence by  
arch J Chabot**



Reports MW (3)  
1999, 2004, 2011

problematic  
maintenance of  
gutters





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19 <sup>th</sup> Century house Art gallery + private residence	17 <sup>th</sup> C house Shop + private residence	16 <sup>th</sup> C timber house Shop + private residence
		
Reports MW (4) 2001, 2004, 2009, 2011	Reports MW (6) 1995, 1998, 1999, 2002, 2005, 2014	Reports MW (8) 1993, 1996, 1998, 2002, 2005, 2010, 2012, 2014
Regular maintenance, yearly cleaning of gutters		



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## 19<sup>th</sup> Century house

Art gallery + private residence



Reports MW (4)  
2001, 2004, 2009, 2011

Regular maintenance,  
yearly cleaning of gutters

