Jacobs Wells Baths

Work Phases

August 2025

ph3

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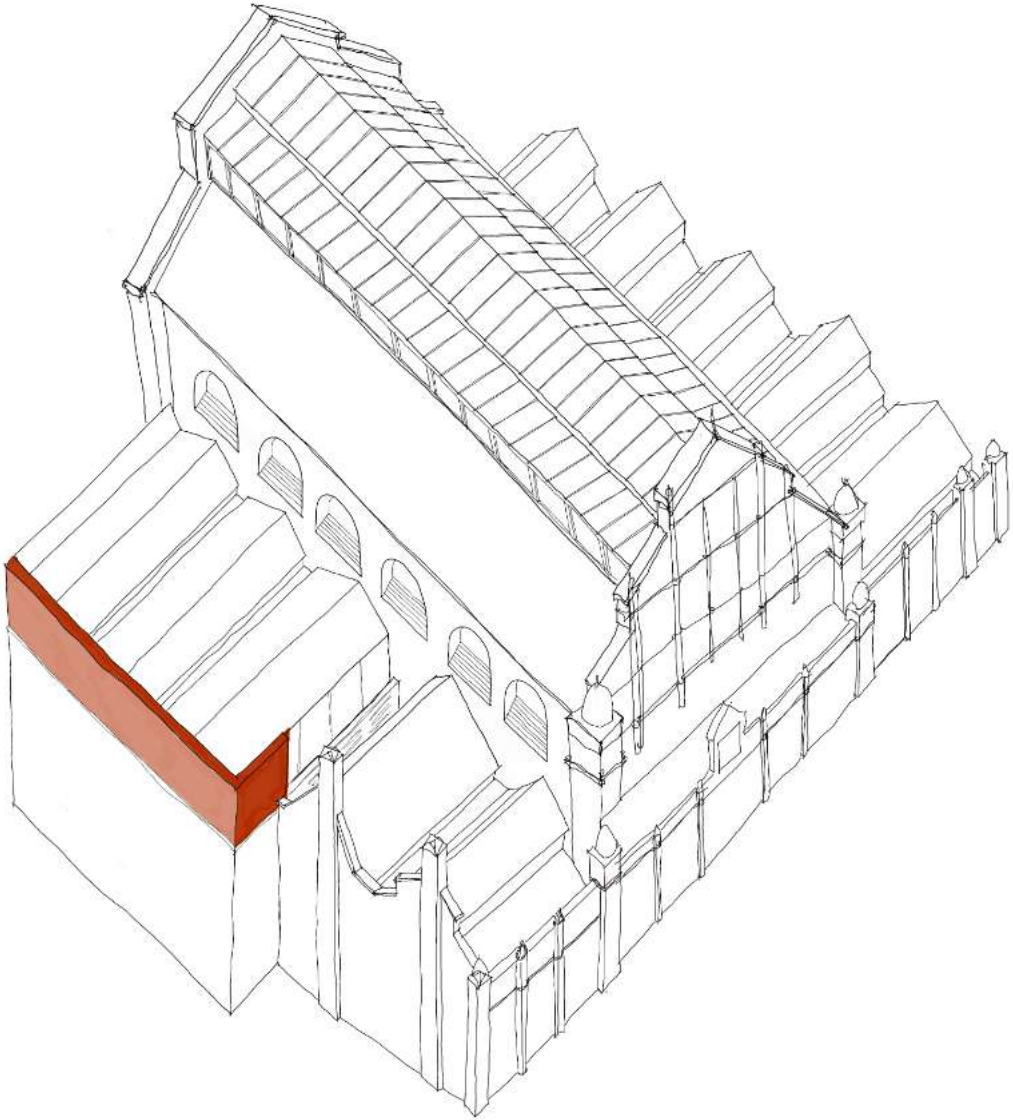
01 Boiler Room Parapet
Carefully dismantle prescribed, unsafe areas of boiler room parapet and store materials on site for future re-use.



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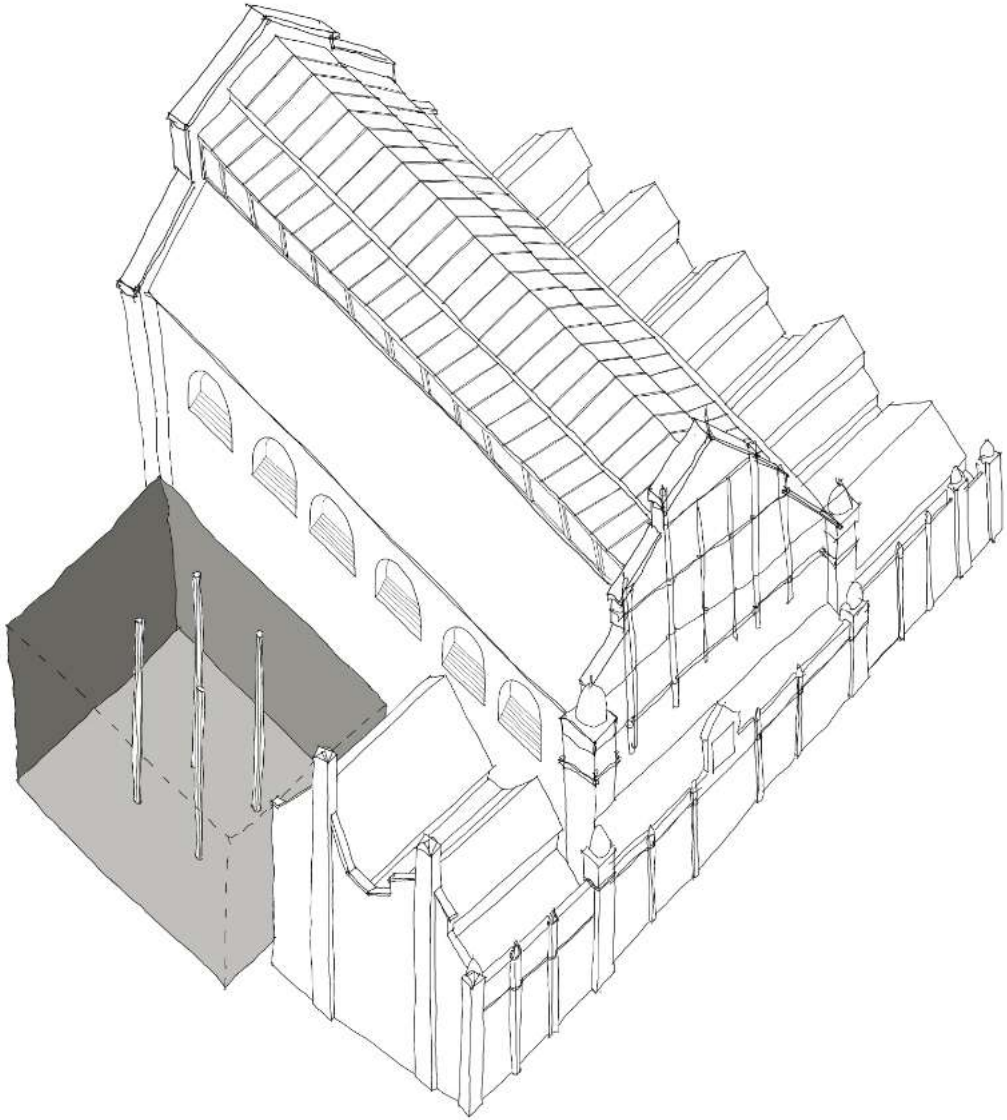
jwb works completed// on site

02: Pump Room - Decontamination:
Removal of all asbestos within Pump Room & decontaminate floor, retaining key existing features.



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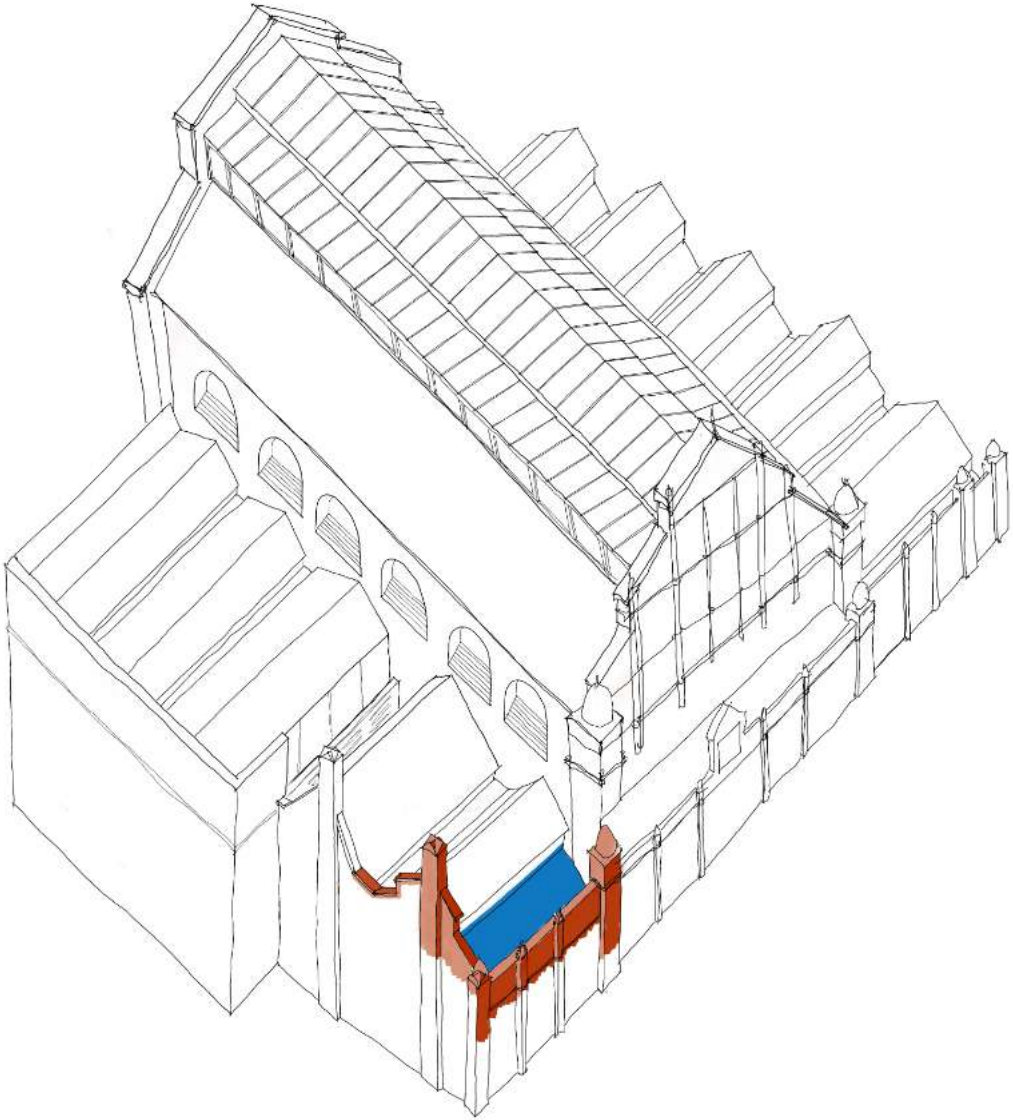
jwb works completed// on site

03: South Studio - HE Works:
Re-roofing of east end of South Studio and associated masonry repairs.



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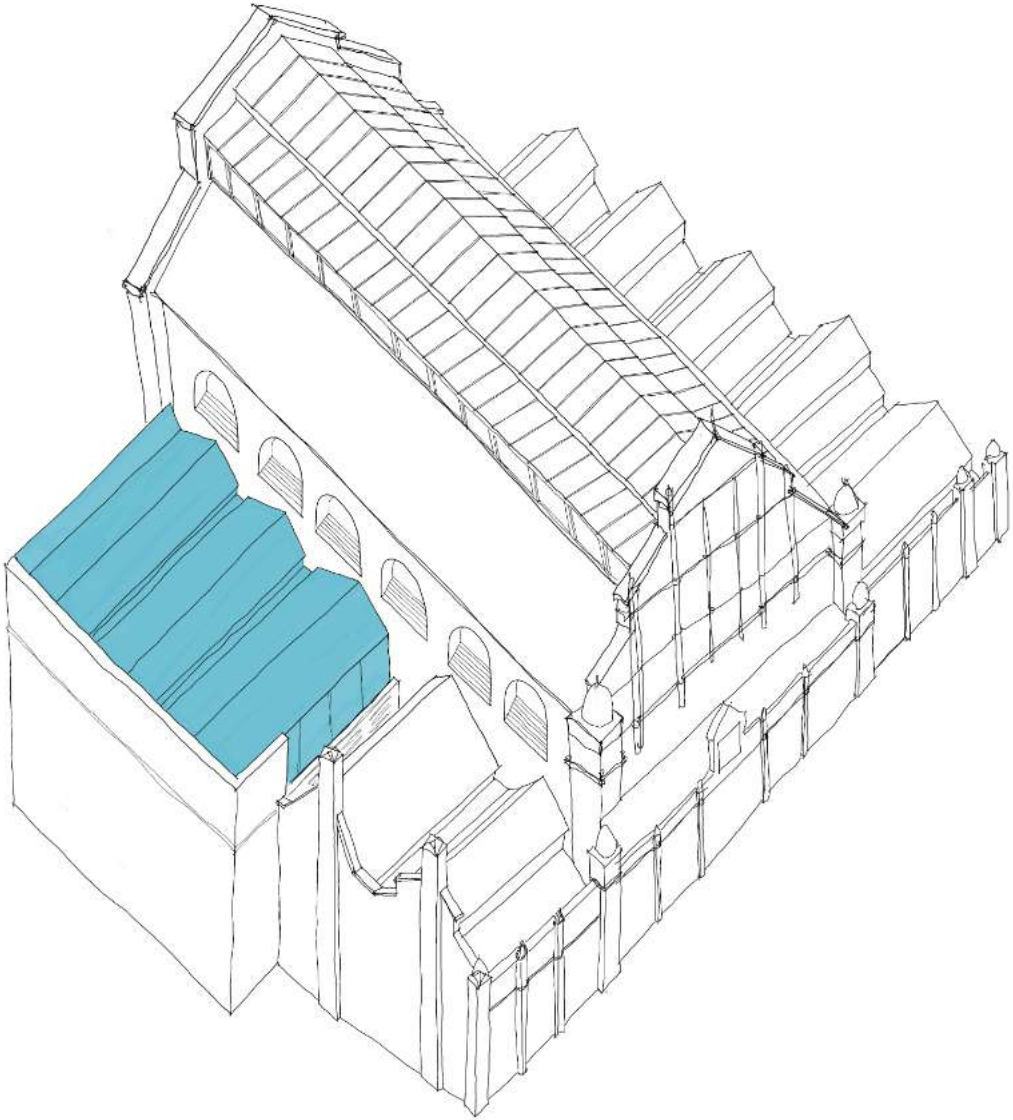
jwb works completed// on site

04: Tanks:
Drain tanks and repair as required for future use. Divert// stop up incoming supply.



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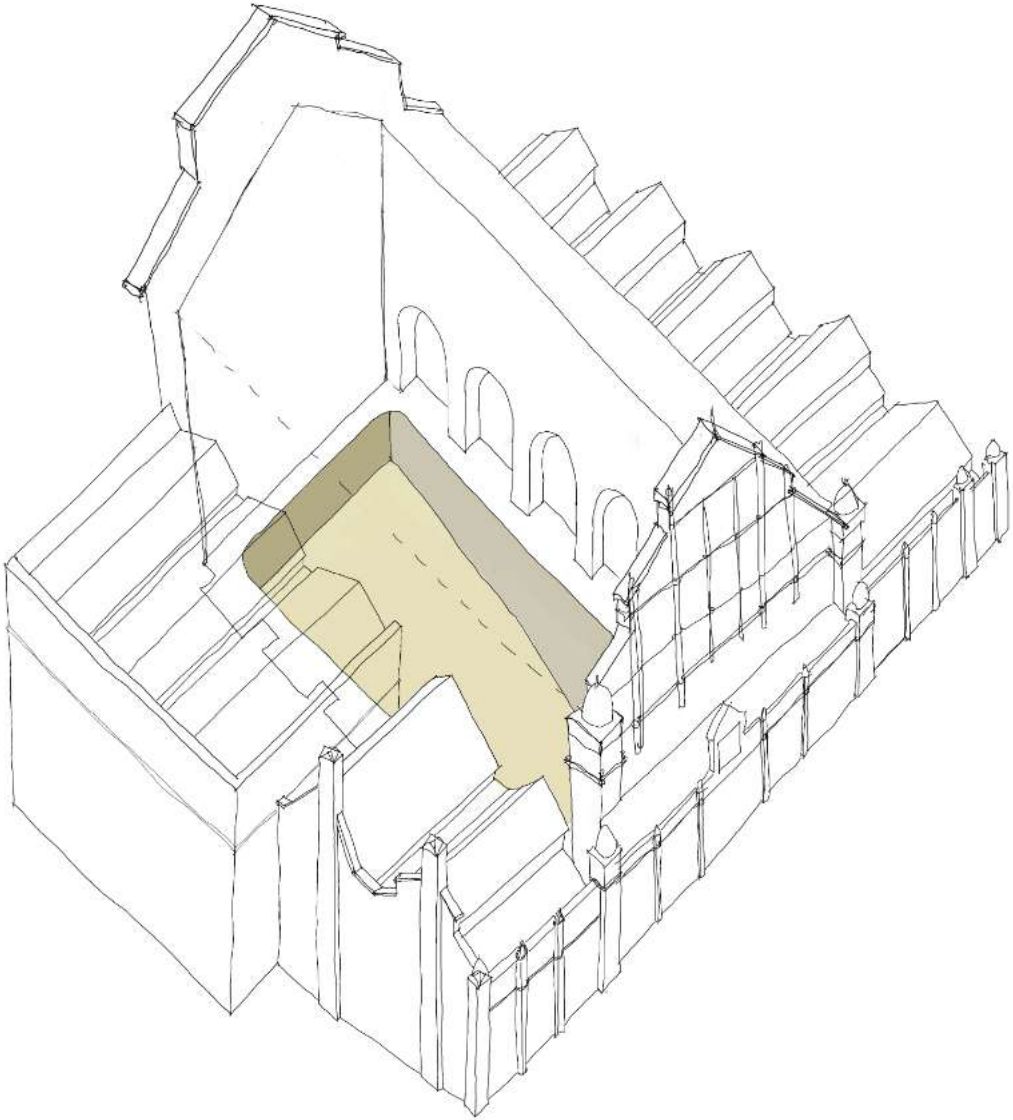
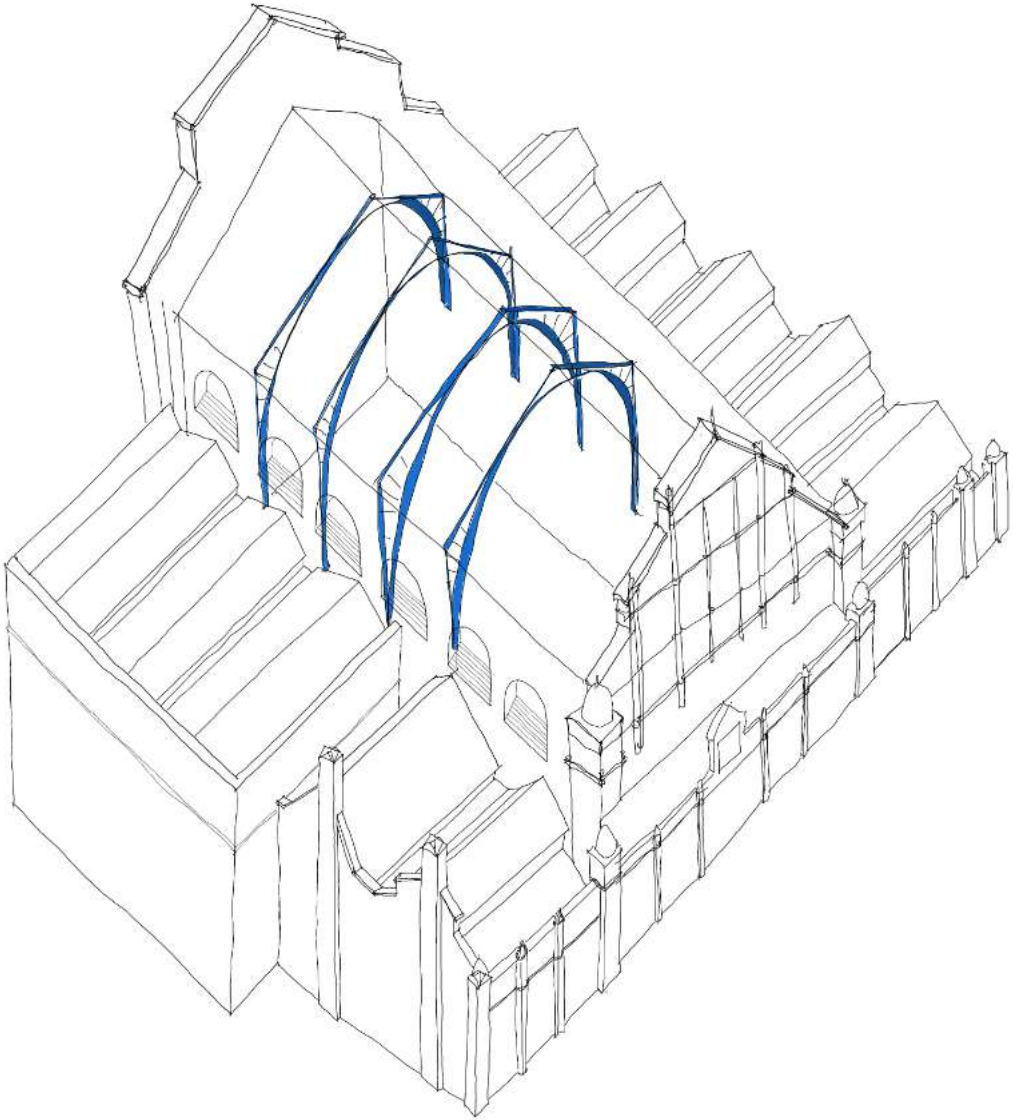
jwb works completed// on site

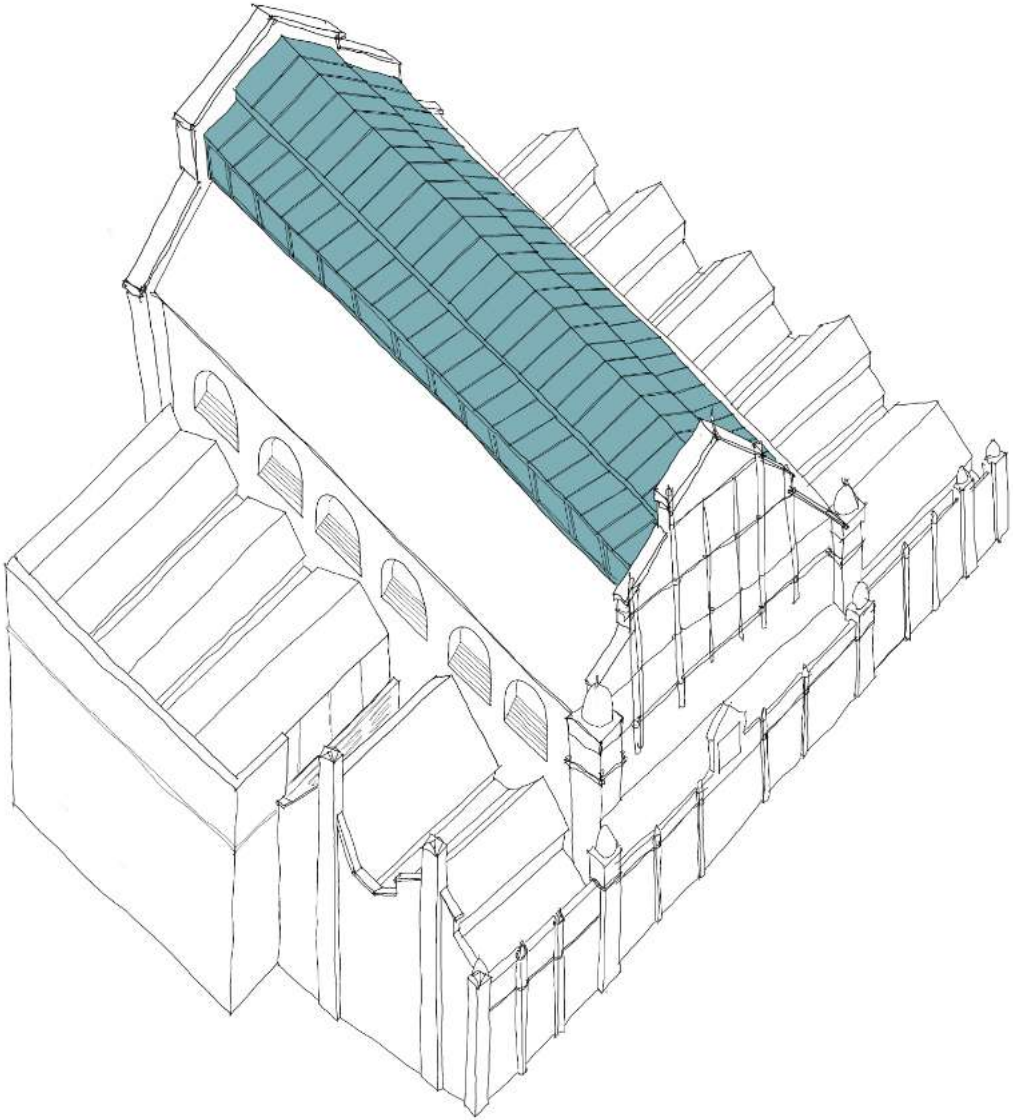
05: Main Studio - Pool Basin:
Remove existing structure, inspect and repair basin as required. Install temporary floor to protect original finishes and allow for placement of scaffolding.



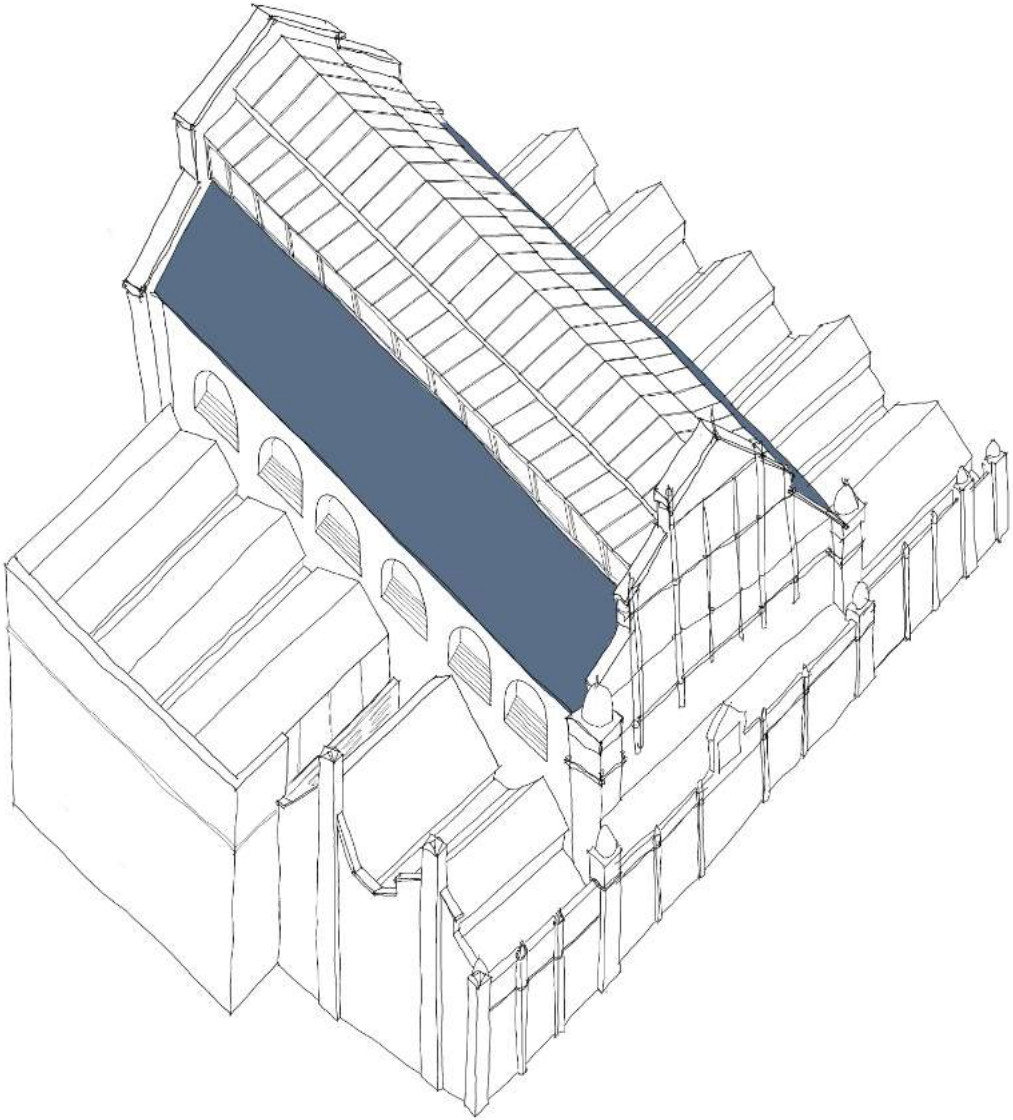
06: Main Studio - Roof Structure:
Strip existing finishes and inspect and repair structure as required to take new roof loads.



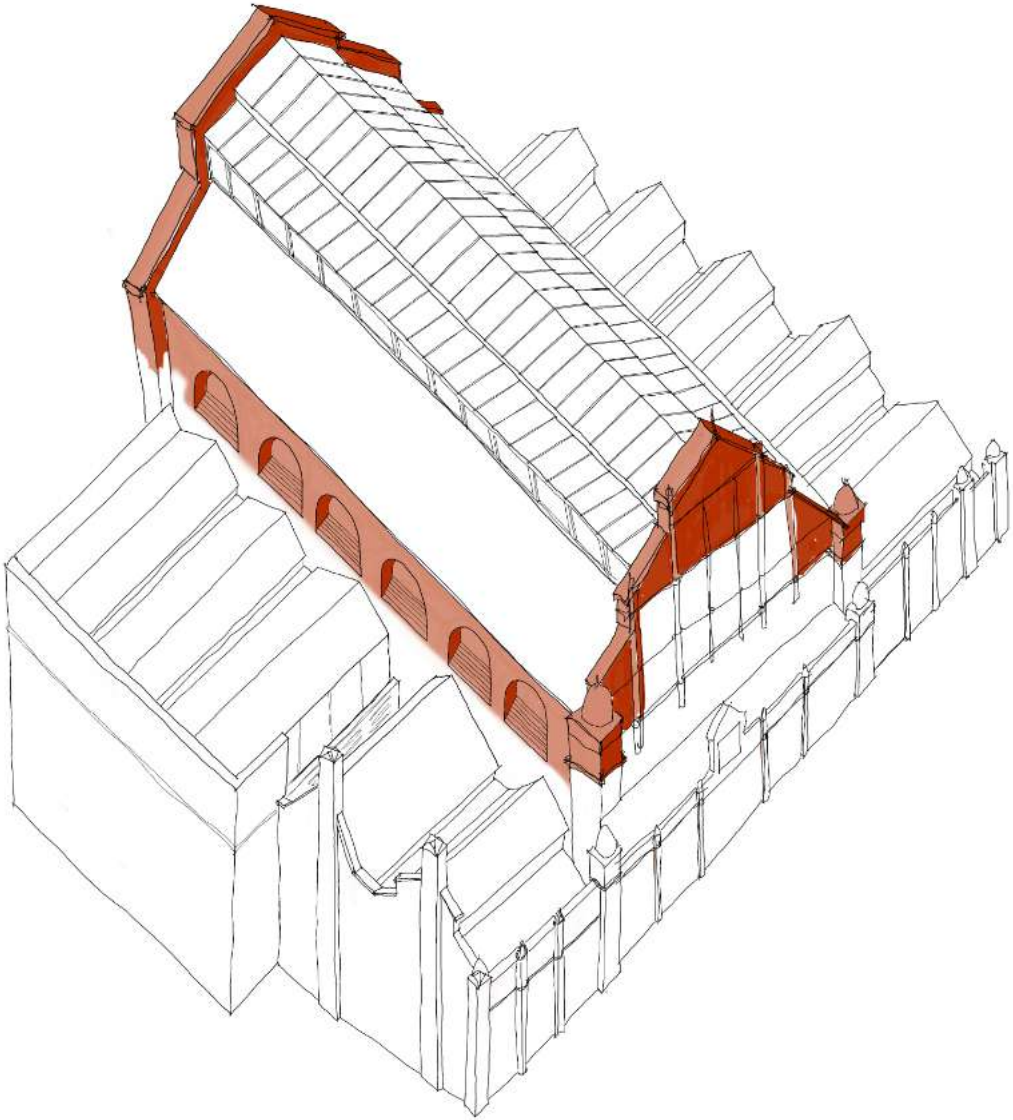
07: Main Studio - Roof Lantern:
Replace with new, thermally broken, double glazed roof lantern.



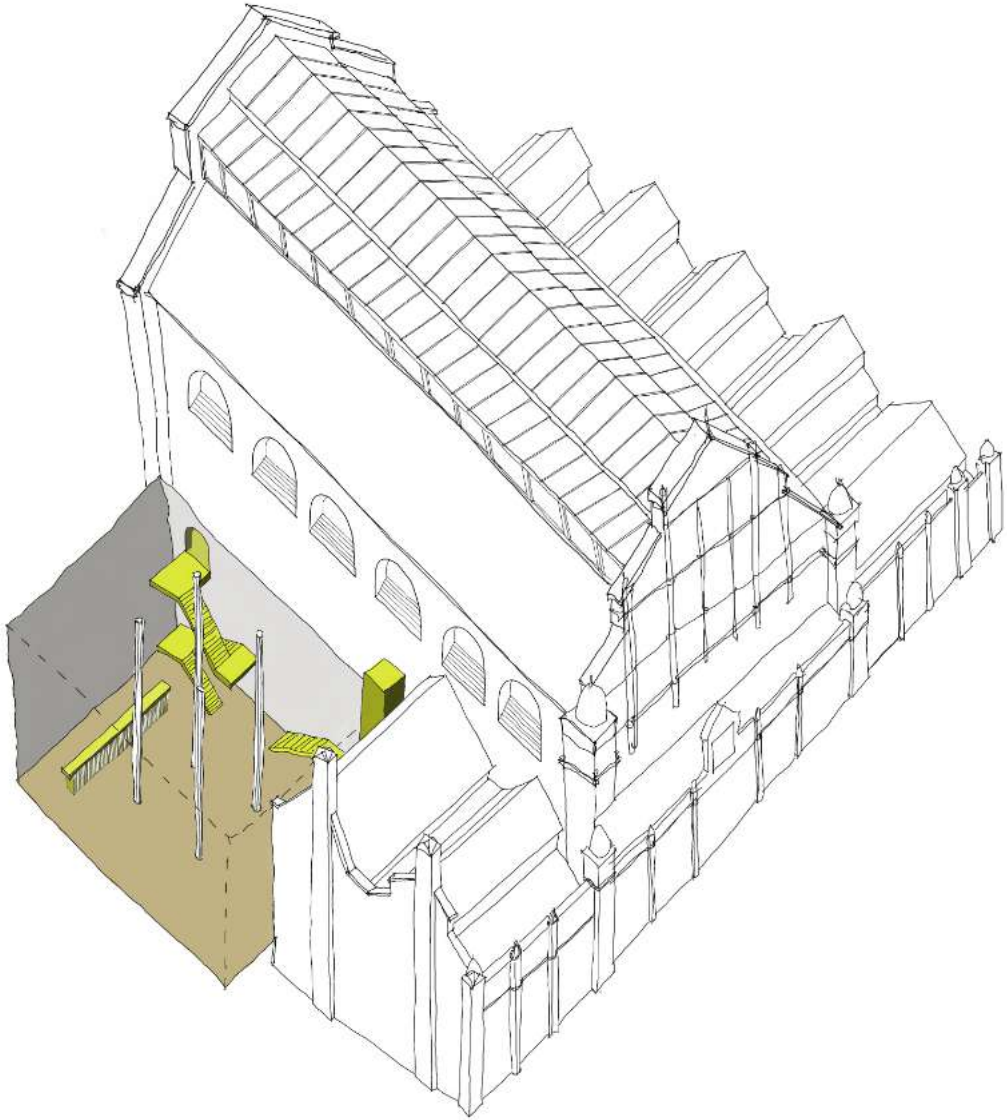
08: Main Studio - Main roof:
Remove existing asbestos roof covering, inspect, repair & replace as necessary, existing rafters & insulate and replace with new slate roof finish.



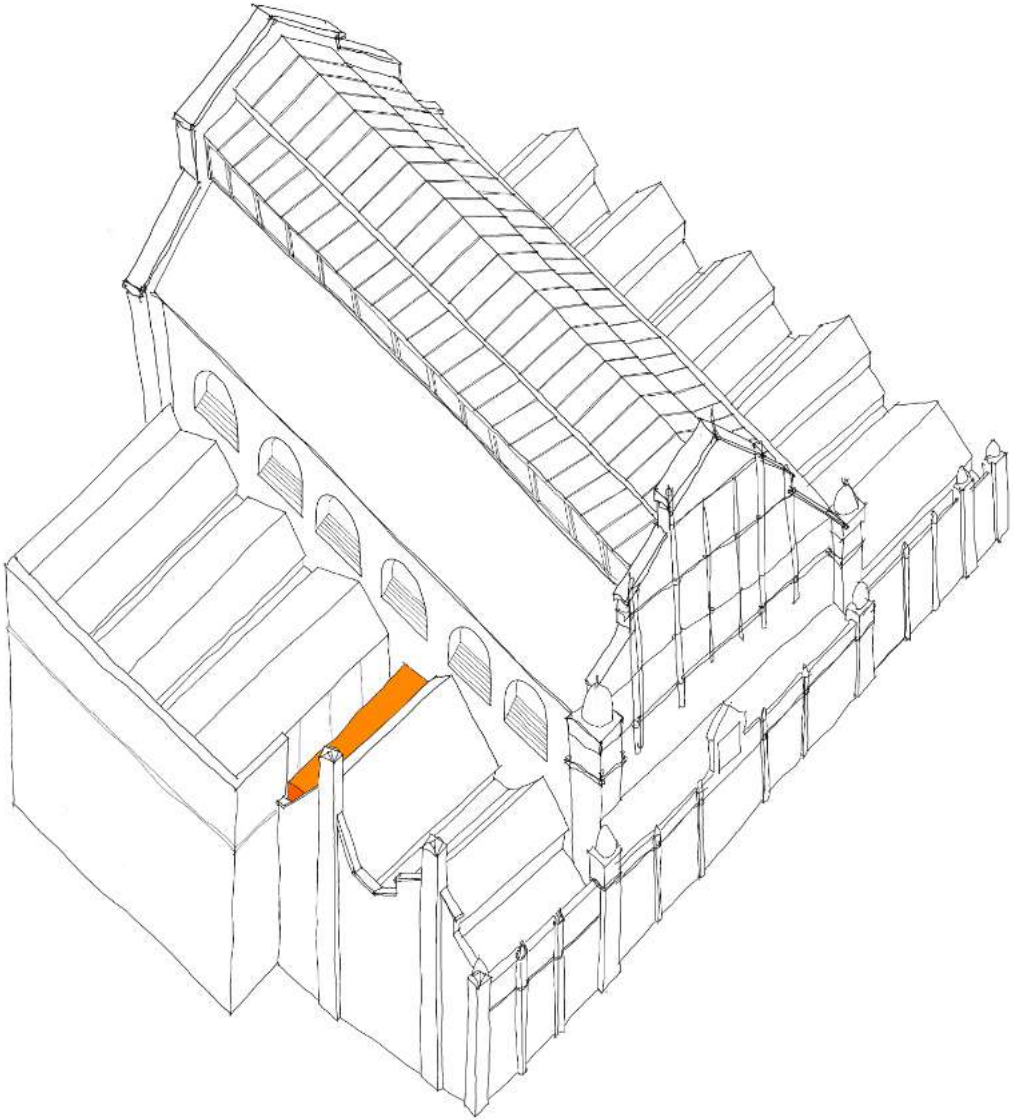
09: External Masonry Repairs
Repairs to external masonry including parapets, copings, chimneys and decorative features.



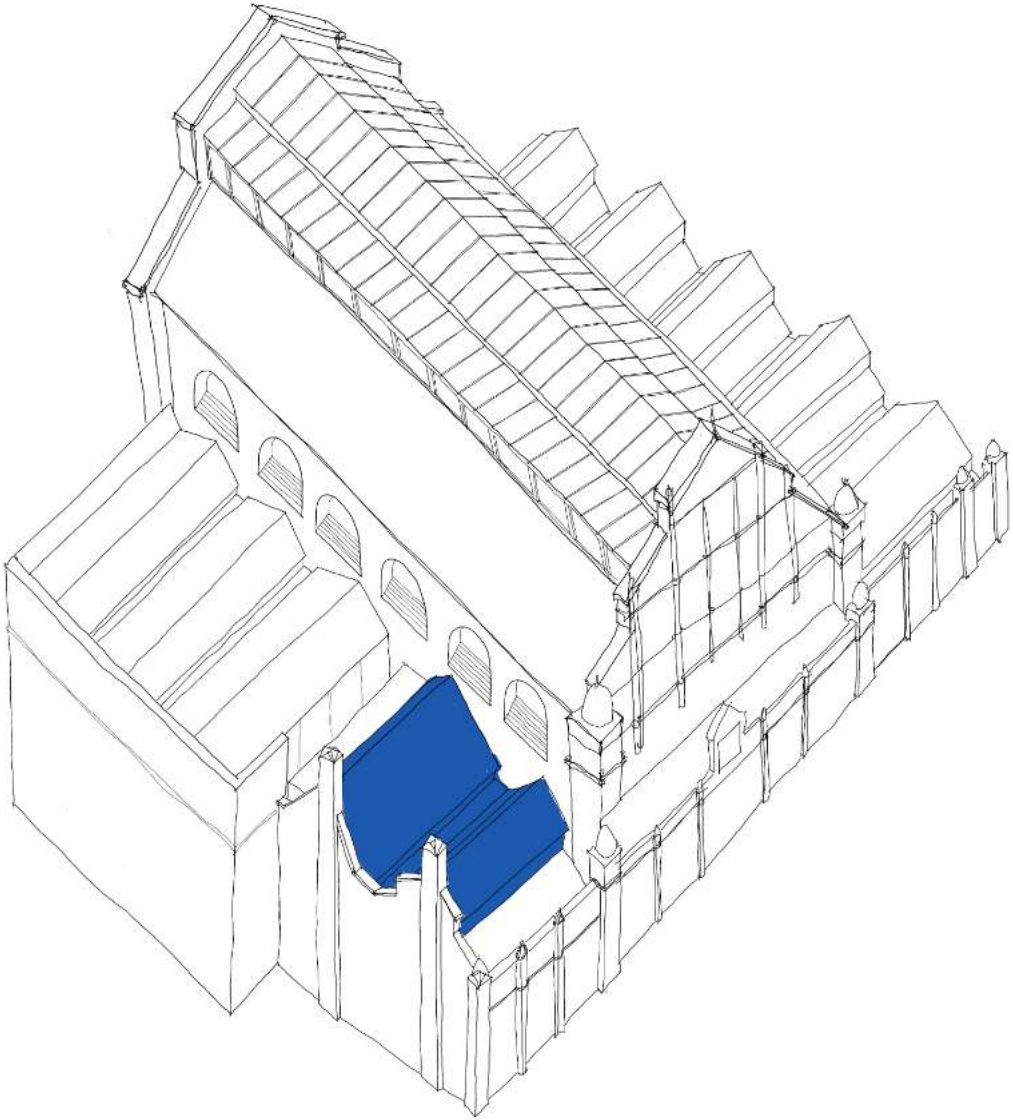
10: Pump Room:
Install new flooring, staircase to Main Studio, Staircase to Forge, Lift and bar.



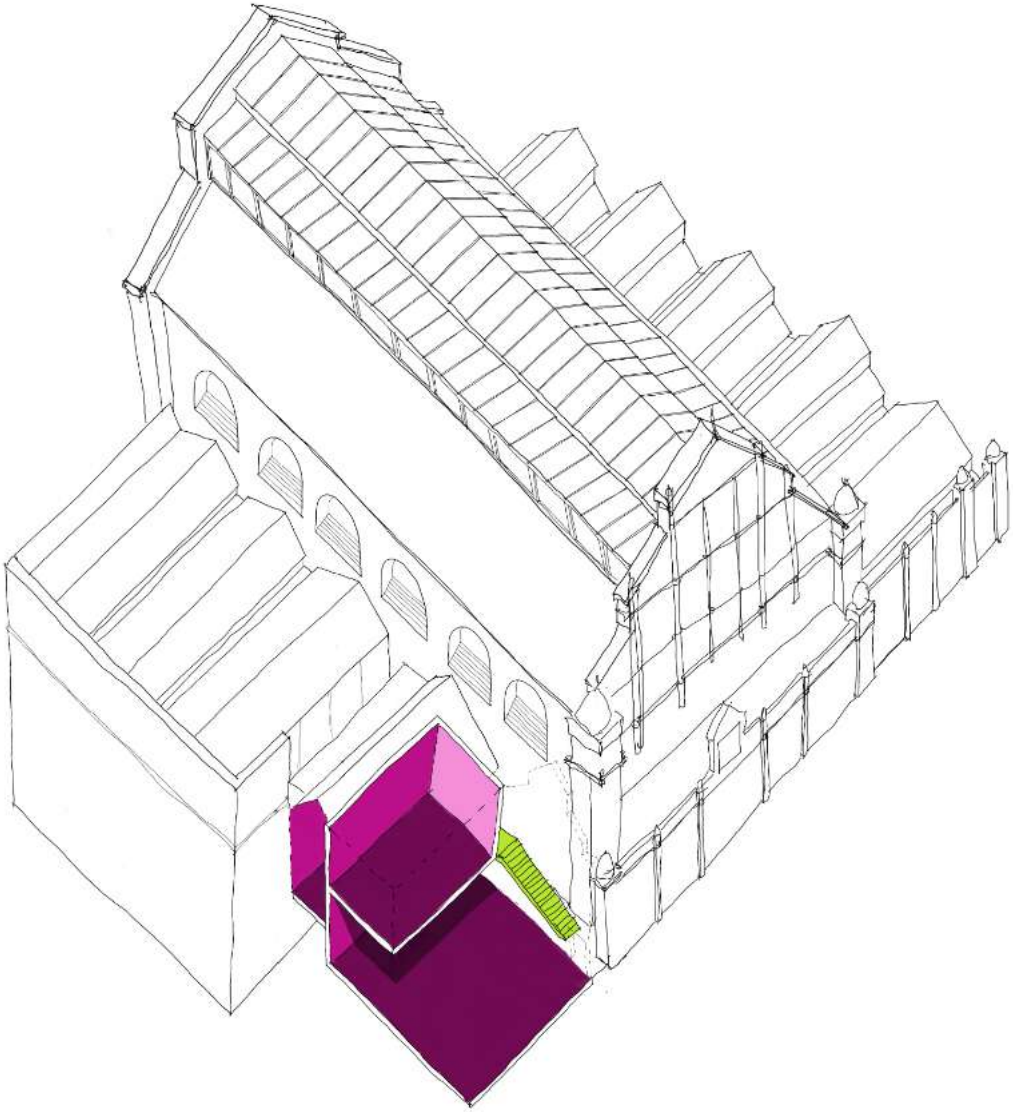
11: Forge - New Envelope:
Create new roof// enclosure around original forge space to provide connection between South Studio and Pump Room and allow for future installation of new vertical circulation



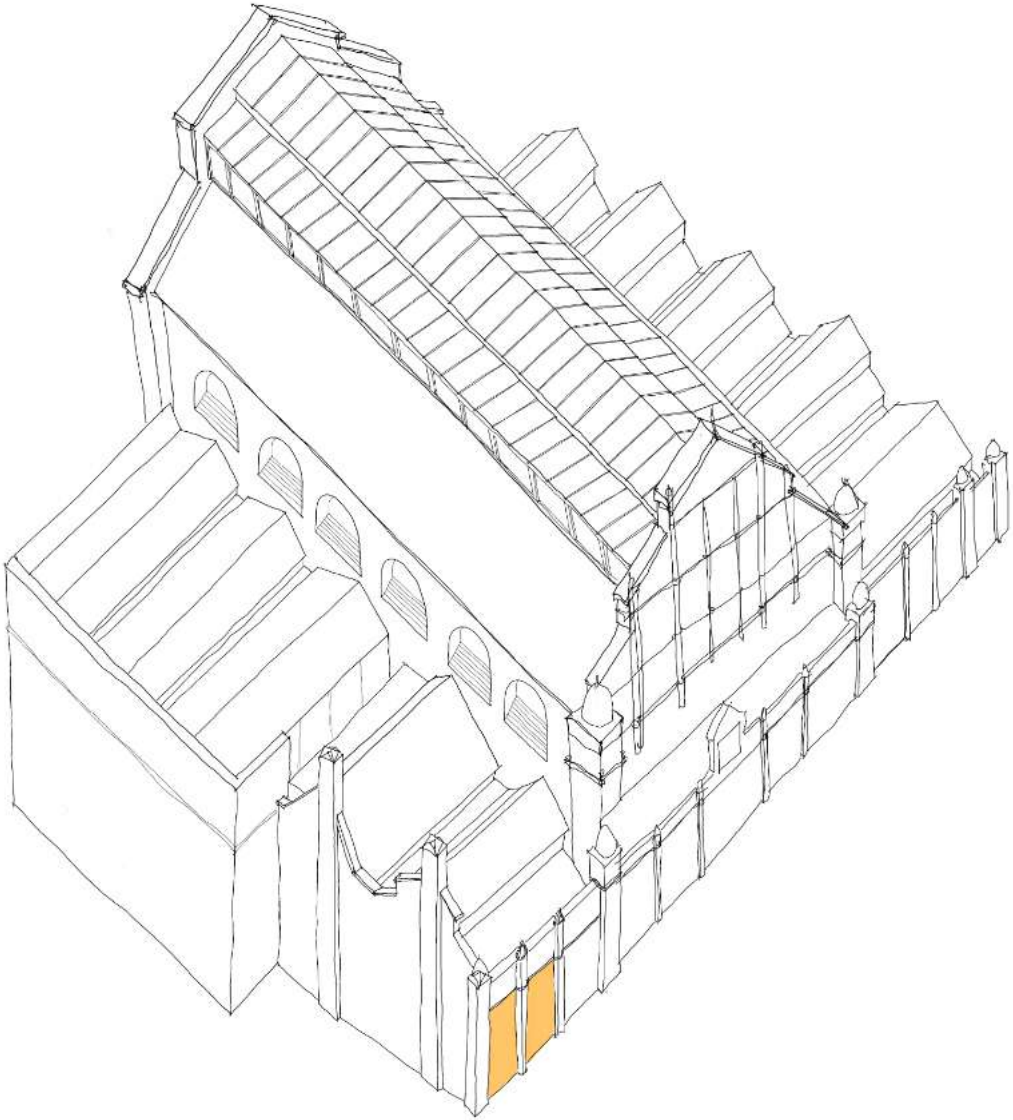
12: South Studio - Roof: Repair remainder of roof and glazing, including upgrading thermal insulation.



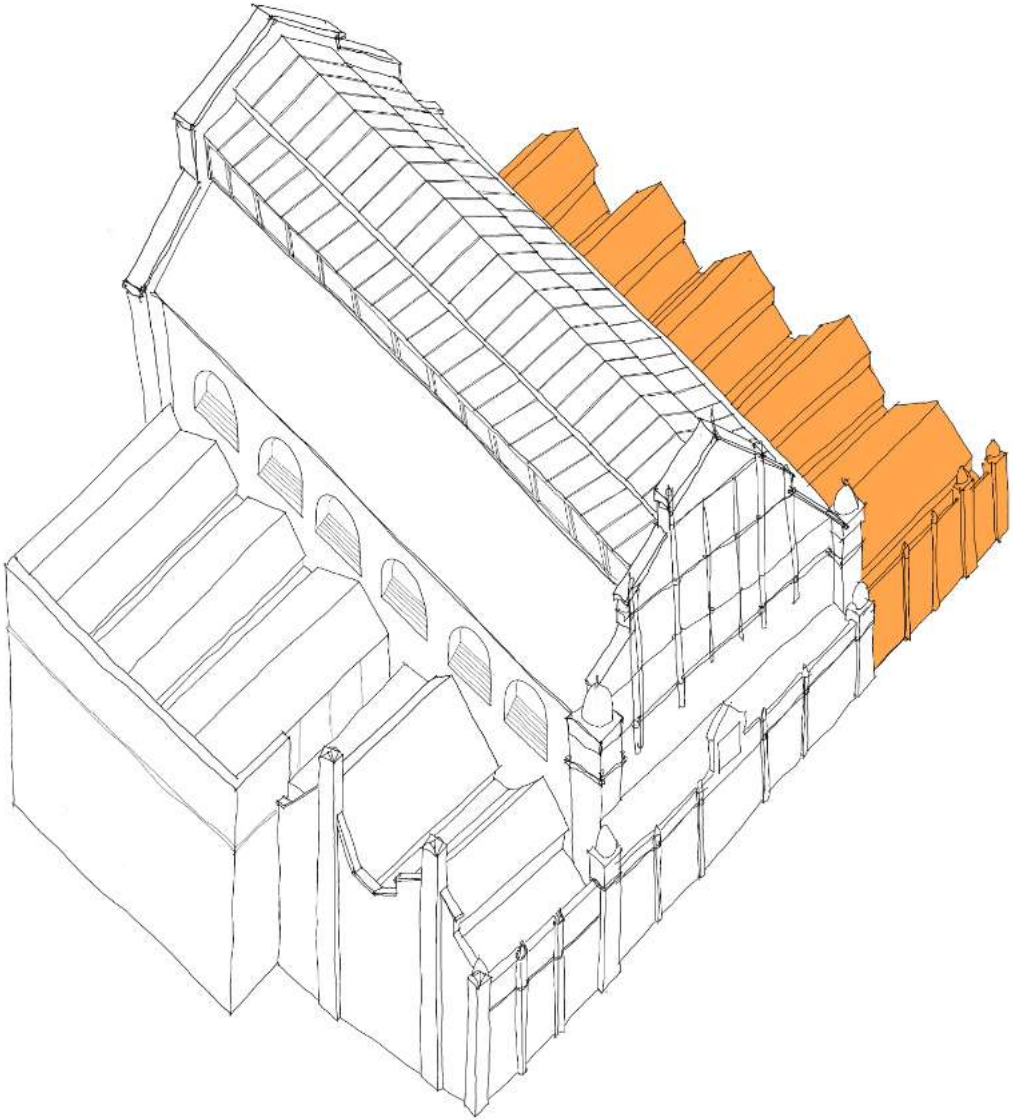
13: South Studio - Office and Studio:
Refurbishment of existing office, refurbishment of South Studio generally, to permit public use, creation of new accessible wc & replacement of existing staircase to improve access to Main Studio for ambulant disabled users.



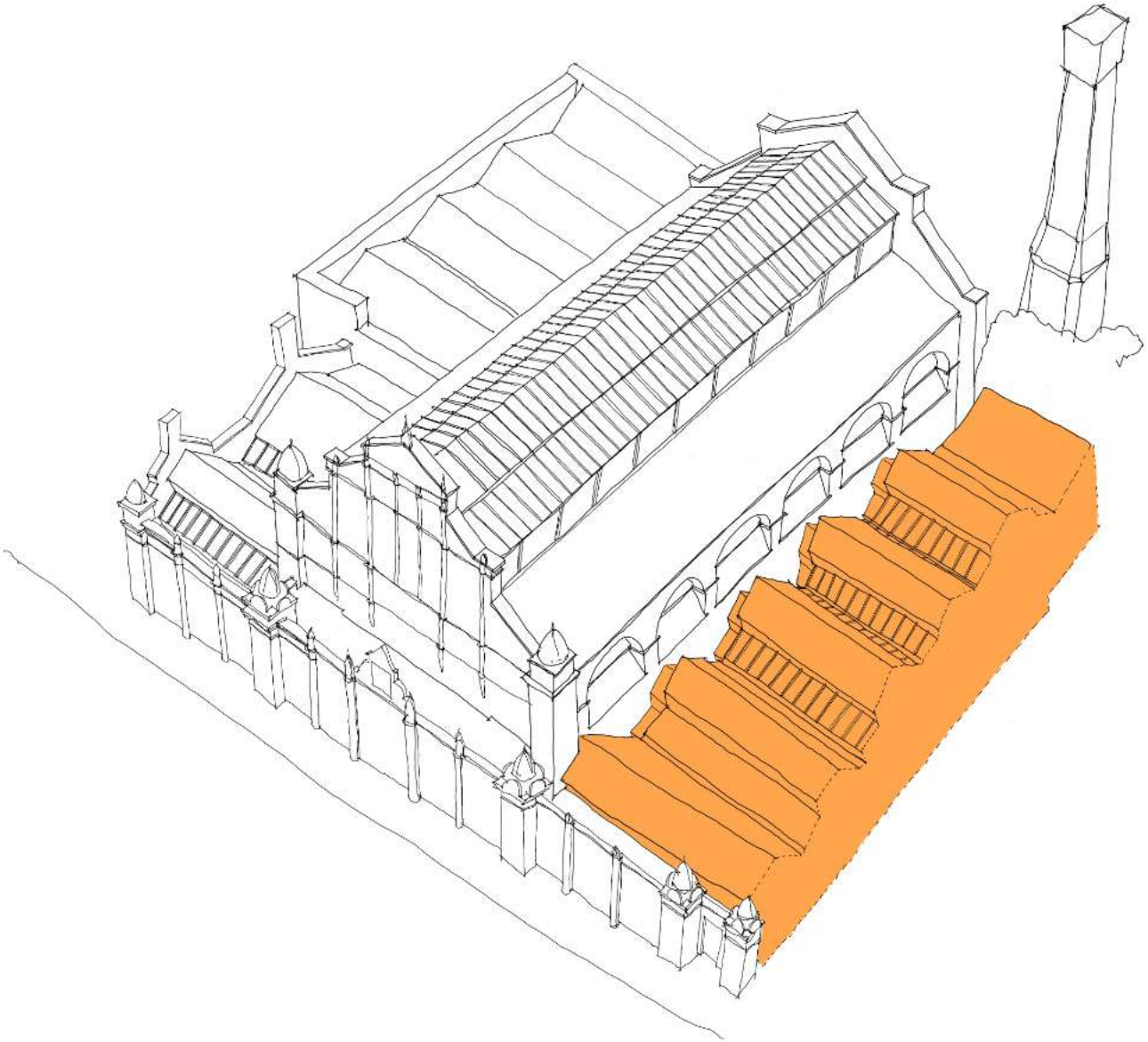
14: South Studio - Entrance:
Form new entrance to South Studio from Jacobs Wells Road to provide level access & improve openness & visibility of the building's use.



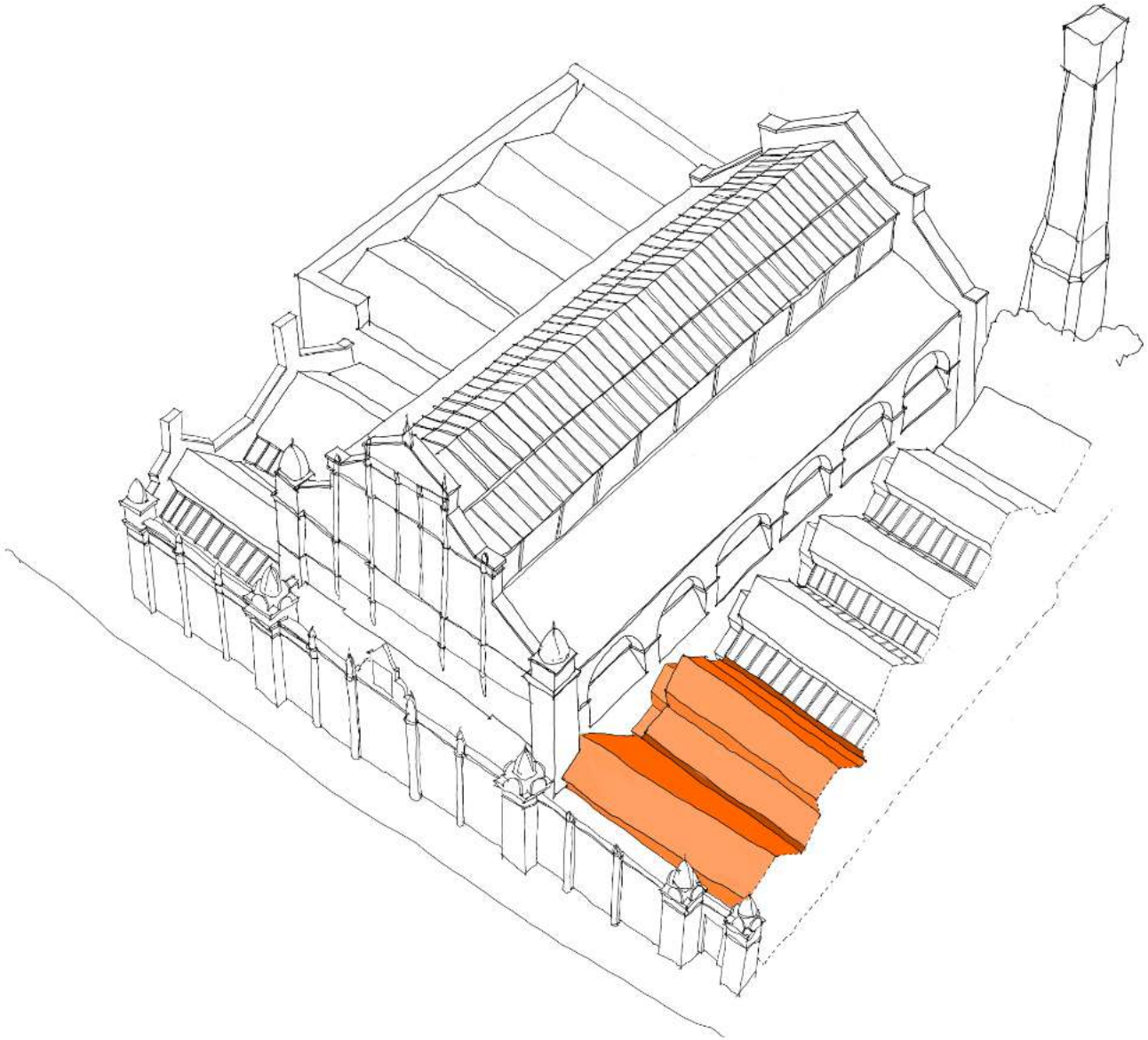
15: North Wing :
Phase 2, Plus - view from South



16: North Wing :
Phase 2, Plus - view from North



17: North Wing - East Section:
Roofs over east end of north wing to be fully refurbished and upgraded.



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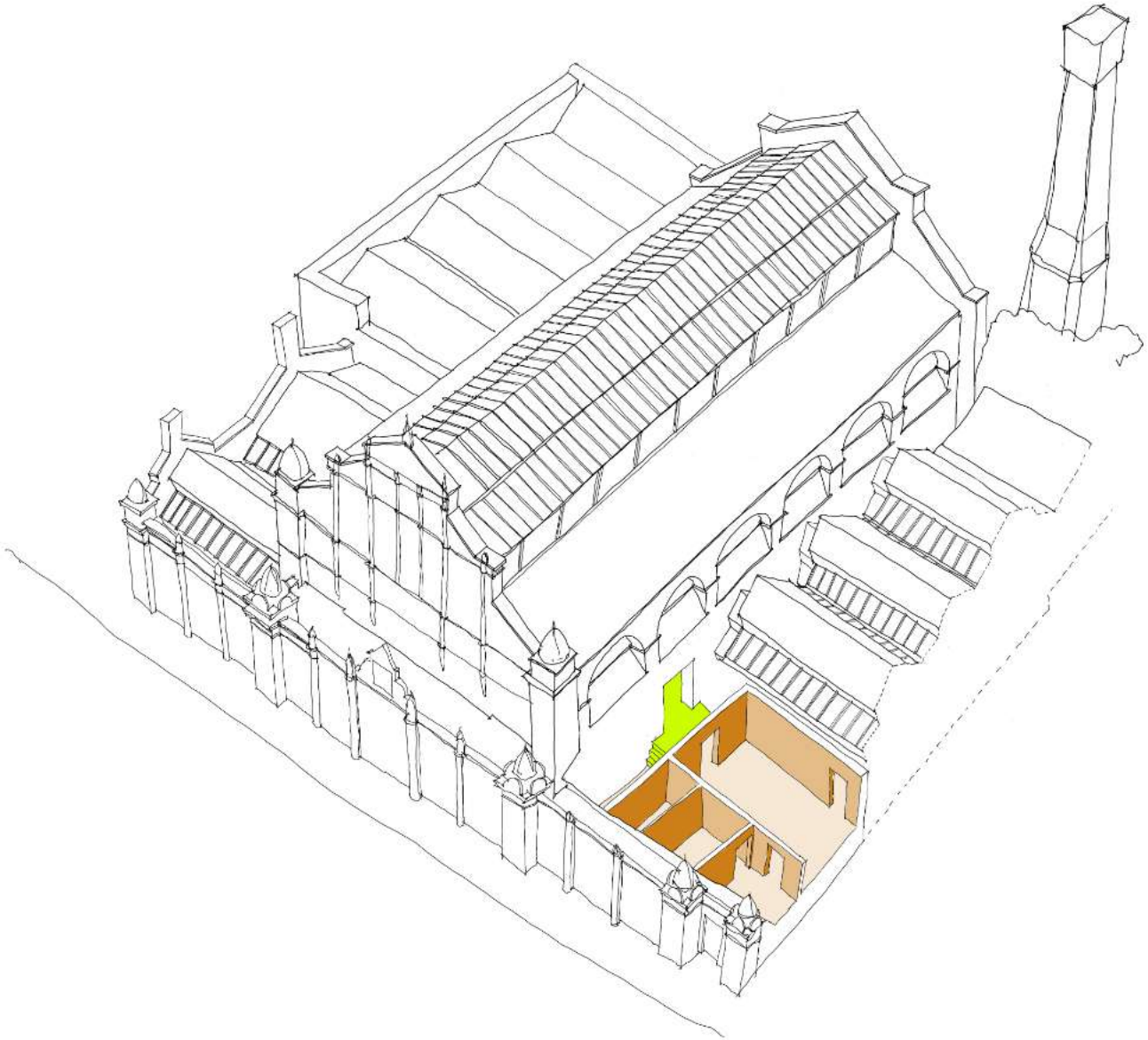
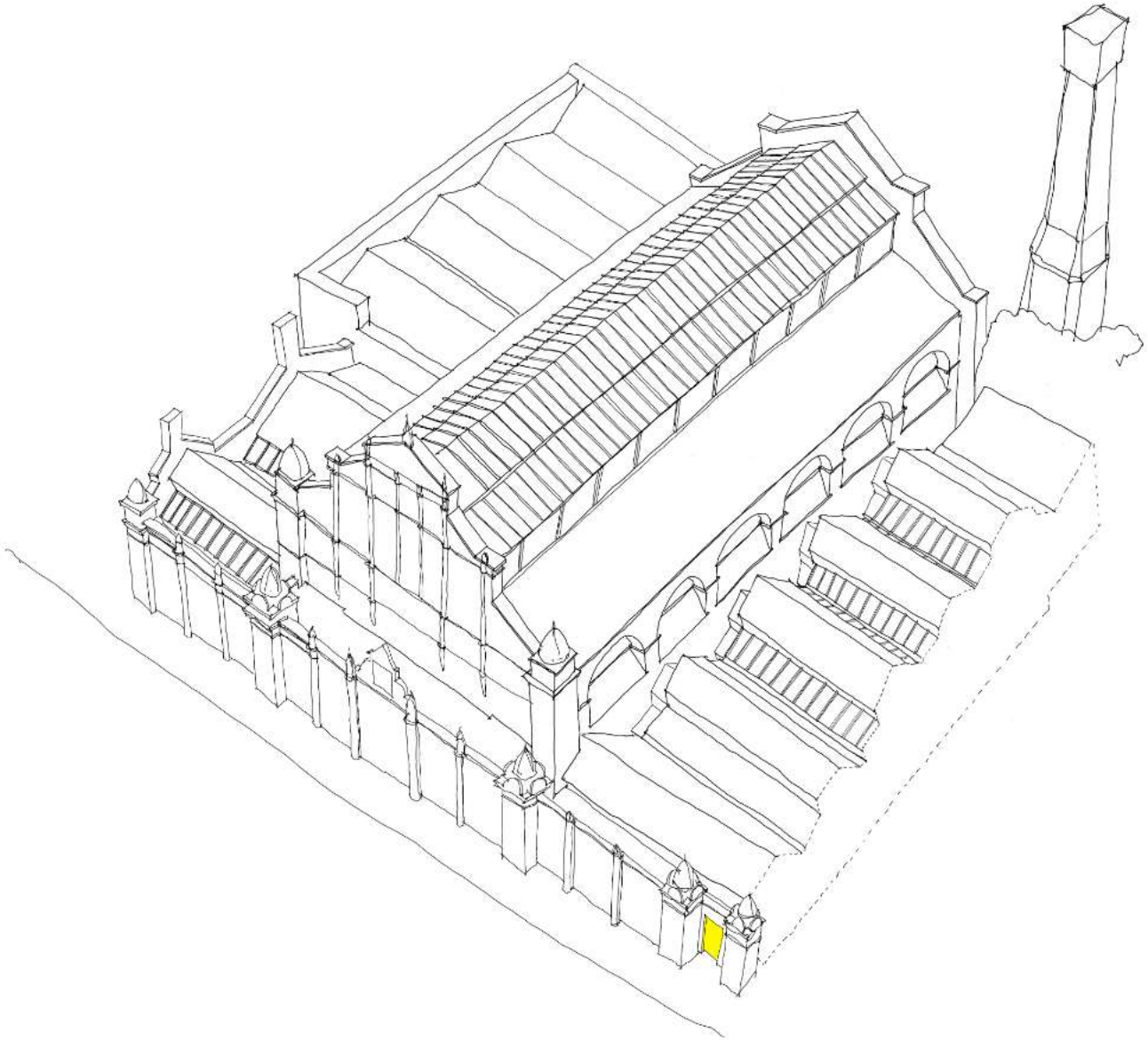
jwb Phase 2 'plus'_ North Wing

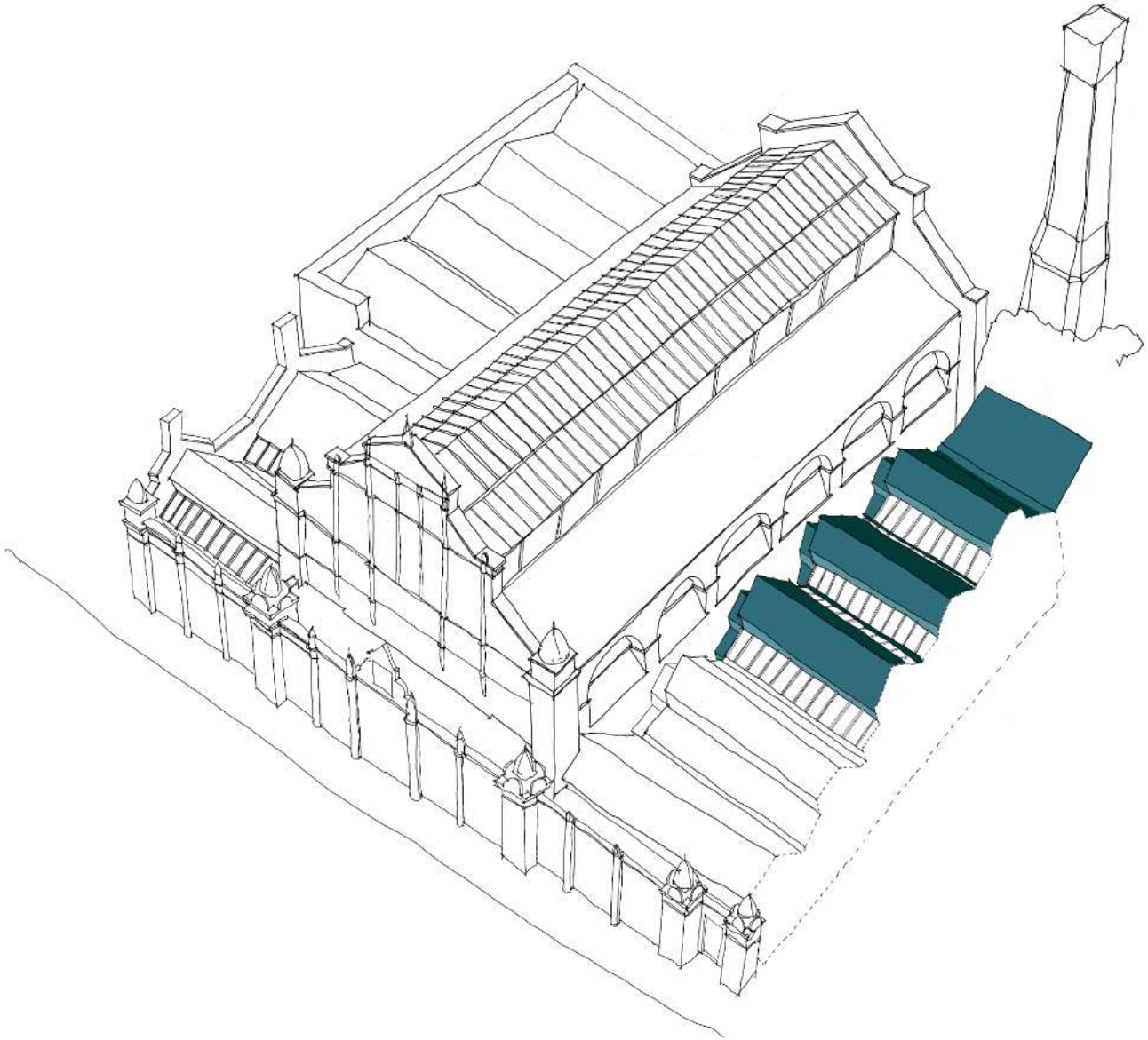
18: North Wing - Eastern Bays:
Refurbishment of former Office, Kitchen, Reception and First Class Baths to form cluster of community rooms + reinstate stair to main studio & install new platform lift to improve circulation.



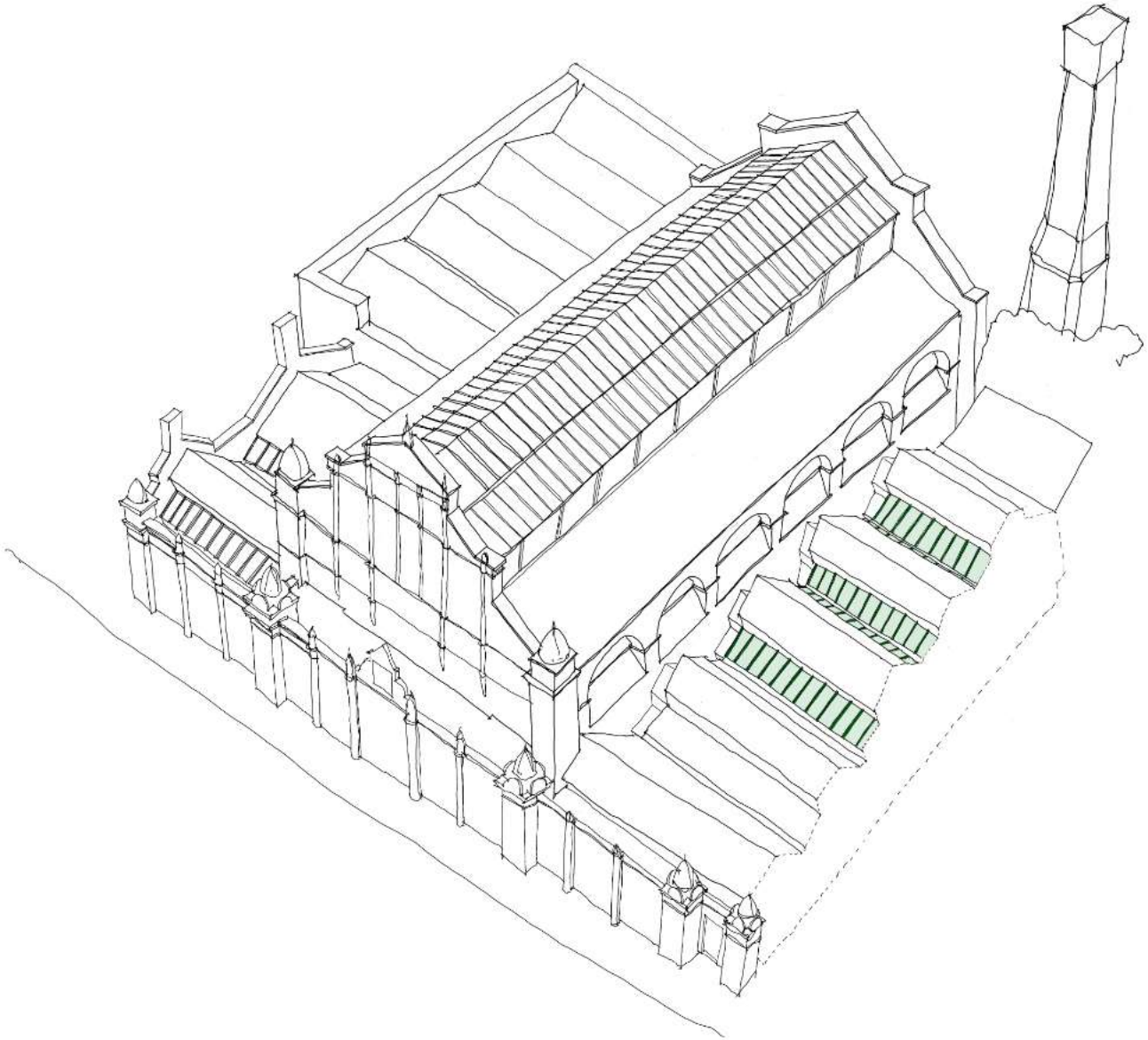
19: North Wing - New Entrance:
Form new independent, level access into North Wing, providing key accessibility improvements & enhancing flexibility of use by allowing north wing to be opened independently to the rest of the building as// when required.



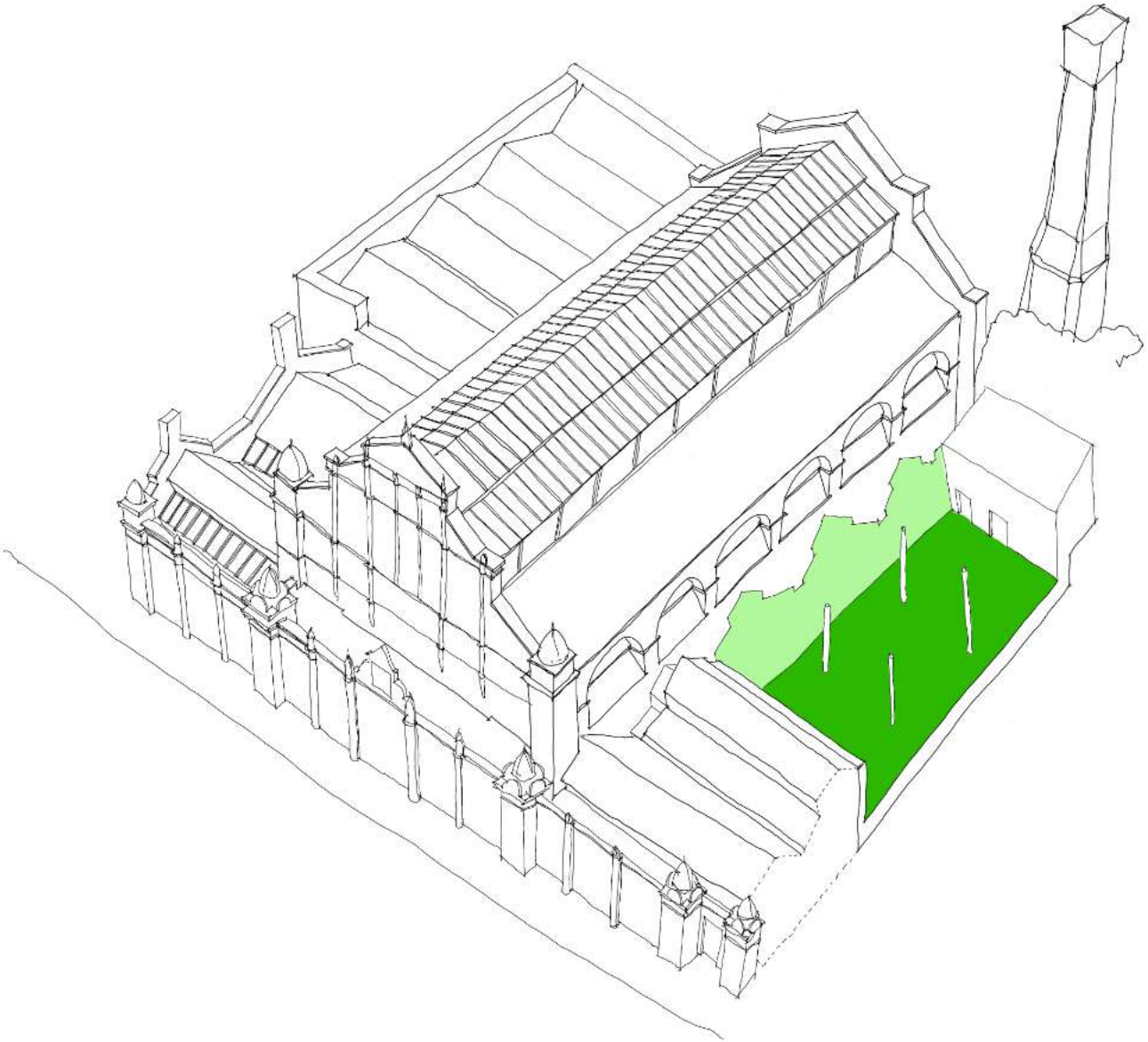
20: (option) North Wing - Winter garden:
Existing Lanterns to be 'overclad' with lightweight roof covering to protect structure below as medium term 'holding repair'.



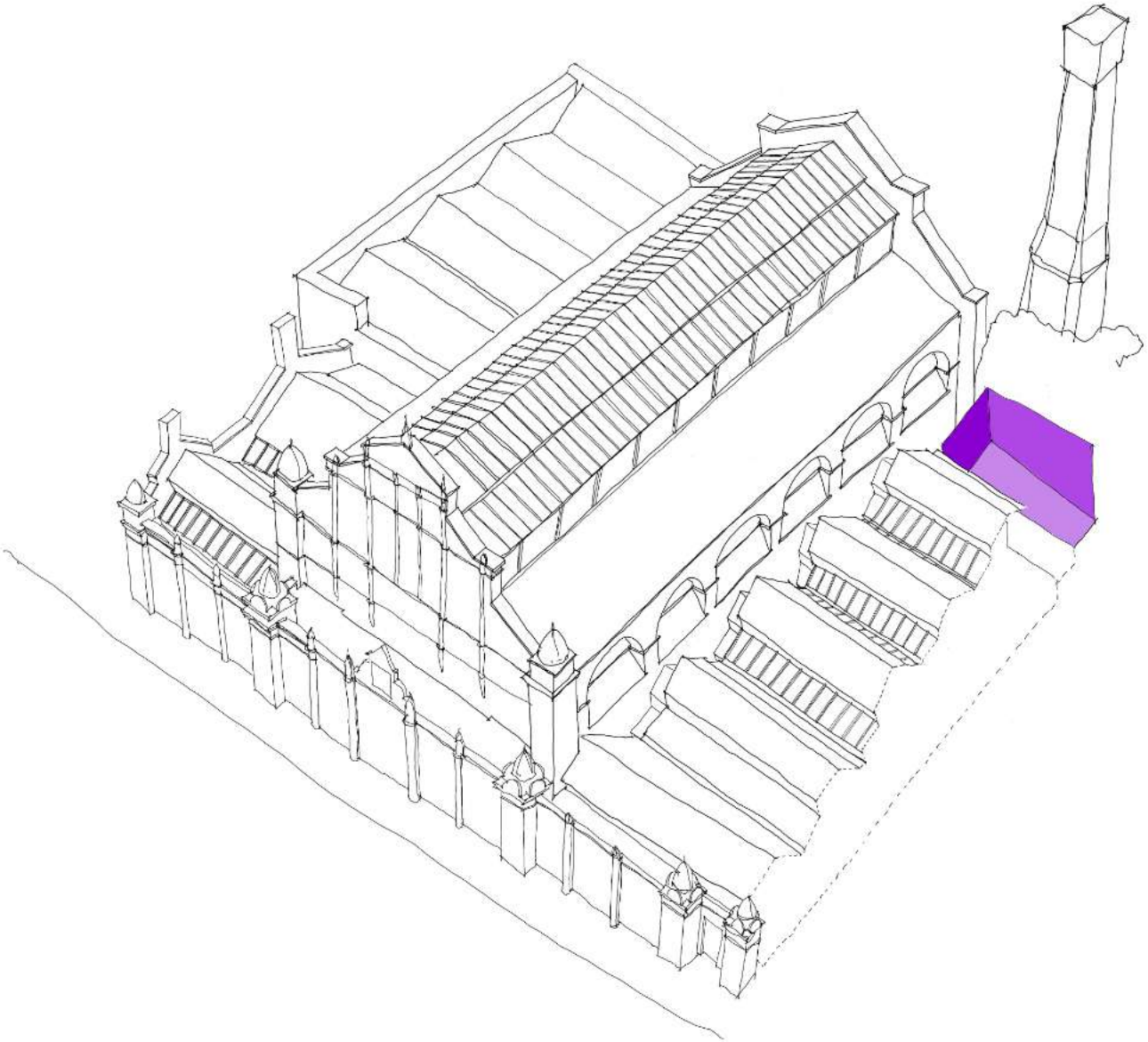
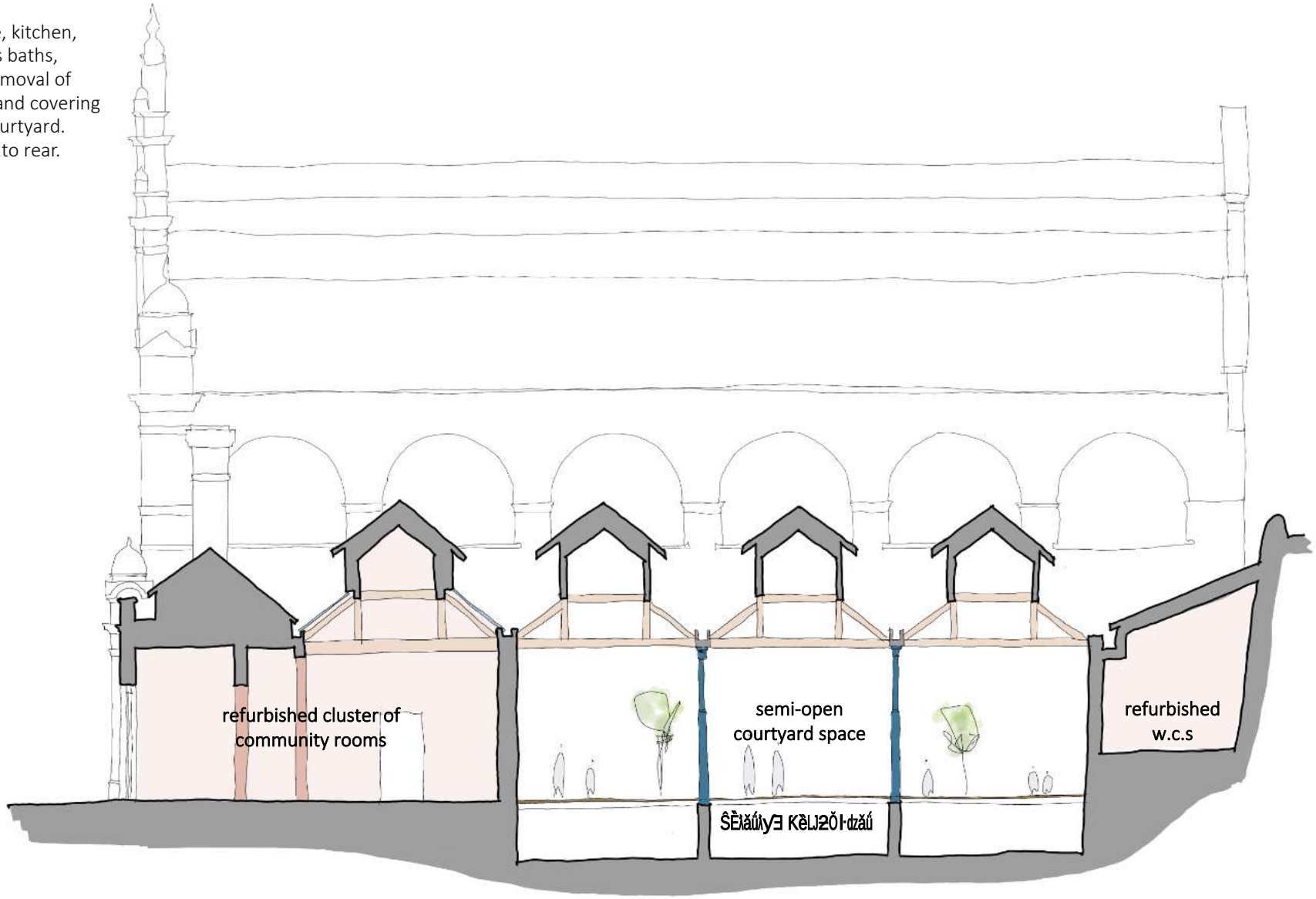
21: (option) North Wing - Winter garden:
Existing glazing removed from roofs. Rafters and gutters to remain in-situ, and all exposed timber to be protected - relieves pressure on failing valley gutters & protects historic structure in medium term.



22: (option) North Wing - Winter garden:
Install new decking over existing hypocaust to create new semi-covered courtyard as low cost way to bring space into use until full roof repairs.



23: North Wing - W.C:
Refurbish existing w.c's, with access from both Main Studio & north wing, to support events programme.



24: (option) North Wing - Section:
Refurbishment of office, kitchen, reception and first class baths, including new roofs. Removal of glazing to middle bays and covering of lanterns to create courtyard. Refurbishment of w.c's to rear.