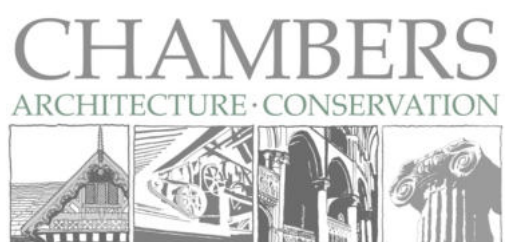




BURY FUSILIERS MUSEUM

Design, Access & Heritage Impact Statement.
Chambers Conservation Ltd, January 2023 ISSUE 1.



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1. Introduction

This listed building consent has been prepared following the identification of a range of significant water-ingress related issues at the Grade II listed Fusilier Museum in Bury. The works have also been the subject of a MEND grant application to support these essential works, determination of which is due shortly.

The following documents also support this application:

- Chambers Conservation Addendum to Condition Survey (2022).

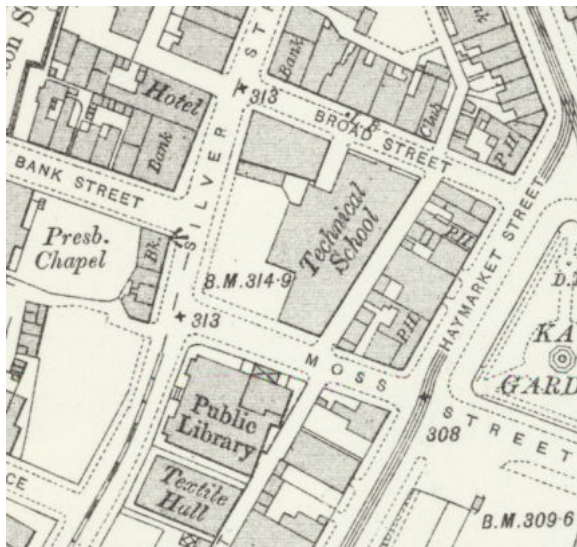
Chambers Conservation Drawings (BUFM.01):

- 000 Site Location Plan
- 001 Roof Plan (showing works locations)
- A101 Areas A & B Existing/Proposed drainage works.
- A102 Areas A & B Existing/Proposed Roof/Parapet details
- C101 Roof Area C Existing/Proposed Parapet/Outlet Details
- F601 Revised Details to Single-Ply flat roof.

2. The Fusilier Museum

The Fusilier Museum has a long history dating back to 1934 when it first opened its doors to the public in the Training Depot at Wellington Barracks. It was originally set up to inspire and motivate troops as well as to keep together private collections, personal souvenirs and a wide range of historic material. Over the years the museum has continued to grow and after many years of fundraising by the board of Trustees in the early 2000's the museum then moved to its current location on Moss Street in Bury town centre. It first opened its doors on St George's Day, 2009 but was officially opened by HRH the Duke of Kent later in the year.

The current home of the museum is the former Bury School of Arts and Crafts, listed grade II (ref. 1250802). The building was designed by the Borough Engineer, Joshua Cartwright in a free-renaissance style and completed in 1893. The primary elevation(s) face Moss Street and Broad Street and are faced in ashlar, the side elevation (facing Back Market Street) is of Accrington Brick with ashlar dressings.



01 25" to 1 mile map (c.1907) showing the technical school, with the space which is now the Gallipoli Garden to the west.



02 General view across the roofs, towards the new entrance. Note the weaving shed north-light roof and the art gallery in the background.

The building has a complex roof form, with generally in Westmorland slate, with lead valleys. The roof over the weaving shed has a north-light configuration. When the building was converted to accommodate the Fusilier Museum in 2007-9 a new entrance and welcome area/café/shop was added in a modern style by Brock Carmichael Architects. This area was roofed in a flat, modern roof. The west elevation, facing the newly created Gallipoli Gardens were also faced with stack-bonded terracotta cladding.

The building is a very complete and well preserved example of a significant building type across the primary towns of Northern England. The conversion to the Fusilier Museum has enhanced its significance through the association with the Fusiliers, which are intrinsic to the town, and also through the extensive public access now available throughout the building. It also forms one of the most important groupings of historic assets in the town, with the adjacent art gallery and war memorial by Edwin Lutyens (which was relocated to the memorial garden adjacent).

The condition issues, described below, are placing both the aesthetic significance (through visible damage to primary facades and areas) and historic significance (through physical fabric loss) at risk. The significance of the Broad Street façade and associated internal detail is of particular concern as the elevation is currently badly affected by algal growth and staining and significant amounts of water are discharging down the façade.

3. Condition & Overview of the Issues

In August 2021 a *Summary Due Diligence Report* (essentially a condition survey) was produced by Avison Young (AY) on behalf of Bury Council. This report was used to inform the scope for an unsuccessful grant application for MEND funding via the Arts Council in October 2021.

Subsequently Chambers Conservation, specialist conservation architects, were appointed to develop the repairs identified in 2021 to RIBA stage 3 and to support the preparation of a new application to the MEND scheme. As a part of this work Chambers reviewed the key findings of the Due Diligence report (where they relate to building fabric issues) as well as reviewing other areas identified subsequently.

The AY report identified a number of key defects in 2021, which included the following (references from Executive Summary):

1. Water retention in service lift shaft no.2. (AY. 2.4)
2. Water ingress and retention in lift shaft no.1 with consequent damage to decorative finishes etc. (AY 2.5)
3. Flat roof covering over entrance area allowing water ingress (AY 2.6)
4. Basement Plant Room Water Ingress (AY 2.7)
5. Other areas of water ingress (AY 2.8)

Given the urgency, the Museum have installed new pump to the service lift (item 1), and undertaken pointing, which has assisted, but not entirely addressed item 2. As this was a I Some works in respect of item 4 have been undertaken by Bury Council, who are responsible for this area and outside the scope of this application.

Inspections were undertaken by Chambers Conservation on 11th August and 17th August 2022 which led to the Condition Survey Addendum included as part of the Listed Building Consent Application. This addendum gives a more detailed overview of the issues, which can be summarised as follows:

1. *There are areas of water ingress and surcharging in heavy rain.*

These are primarily focussed to the Broad Street and service area elevations, with a further area above the WC corridor and mezzanine stair). Inadequate capacity, detailing and difficult maintenance have resulted in water discharging down the ashlar, causing widespread staining, algal growth and some internal

deterioration. Revised details are needed to ensure that the system can cope with current rainfall and to make maintenance more realistic. Refer to Areas A, B, C & G on drawing BUFM.01-001.



03 (Area C). View from the gutter above. View from the north-west showing the overflow and hopper (circled).



04 (Area G). General view (left). Close up of view of lead gutter, outlet from roof 11 (left).

2. *Water ingress to entrance area.*

The roofing membrane/coating over the modern (2007-9) entrance area shows significant signs of deterioration and blistering. The original drawings show this to be a decothane liquid membrane on cut-to falls insulation. There is now extensive ponding and issues to the perimeter. The roofing membrane needs to be replaced and laid properly to falls, with better detailing around the perimeter. Refer to Area F on drawing BUFM.01-001



05 (Area F). Evidence of ponding to the flat roof, extensive coating failure and patching. Right, internal water ingress and damage to finishes.

3. *Water ingress around Lift Shaft.*

Water ingress into the lift shaft is reported, and there is widespread damage on finishes around the shaft entry points. Some limited repointing has been undertaken which has assisted the situation. It is proposed that further repointing works are undertaken, but that a rope-access survey is undertaken first to identify any further high-level issues. See area E on drawing BUFM.01-001.

4. *Water ingress around Chimney Stack*

Water ingress and failing plaster is evident around the chimney stack on the Back-Market street elevation. This is understood to have been repaired externally, but that the plaster internally has failed and needs an area replacing (like-for-like) in traditional 3-coat lime-hair plaster.

4. Overview of Proposed Works & Assessment of Heritage Impact

The proposals & consequent impact can be described as follows by area:

4.1 Area A & B Broad Street

The area collects water from Roof 1, discharging into a lead parapet gutter. Subsequently through the blocking course, along a small channel through the cornice to a hopper below. The capacity of this is very limited, with several restrictions and no overflow capacity.

The proposals look to create a new catch pit and enlarged opening, which increases capacity, an overflow and eases maintenance (from the parapet gutter above). Refer to drawing 001, A101 and A102 for details.

Heritage Impact

The proposals necessitate an enlarged opening through the blocking course and cornice, and creation of a catch-pit on top of the cornice. This requires the removal of a small amount of stone, and the top edge of the lead catch pit may be slightly discernible from ground level. However the maintenance and increased capacity will reduce the risk of the very unsightly staining to the façade (algal growth) and damage to significant internal detail within, so on balance the proposed works are considered **highly-beneficial**.

4.2 Area C Service Road (off Broad Street)

The area collects water from Roof 1 and 2. The rainwater drains into a valley between the two roofs, then discharges through a sump, running internally to a chute into a hopper.

The proposals look to create an enlarged sump and overflow, which increases capacity. The overflow and eases maintenance (from the parapet gutter above) and will alert the museum to any blockages. Refer to drawing 001, A101 and C101 for details.

Heritage Impact

The proposals necessitate an opening through the blocking course and an enlarged sump. This requires the removal of a small amount of stone but will not be discernible from ground level. The maintenance and increased capacity will reduce the risk of the unsightly staining to the façade and damage to internal detail within (the detail here internally is less significant as the sump is immediately above a corridor with modern plaster, however it is adjacent to the richly detailed Minden Suite. So on balance the proposed works are considered **beneficial**.

4.3 Area D (Back Market Street)

Historic water ingress from the chimney flashing has blown plaster on the stack, now manifest through widespread efflorescence on the surface, to the detriment of the aesthetic significance of the space. The water ingress has been dealt with above, but repairs are required to the plasterwork (on a like-for-like basis)

Heritage Impact

The plaster has deteriorated and failed and needs renewal (like-for-like repair) due to past water ingress. Decorative plaster is generally not affected **No impact** (assuming plaster three-coat lime, like for like for the original).

4.3 Area E (Lift Shaft/Chimney)

Water ingress has been occurring into the lift shaft (former chimney). A rope access survey is intended to finalise the repair proposals (which will then be shared with the Conservation Officer), however re-pointing is likely to be the solution as localised pointing has already made an improvement.

Heritage Impact

Assuming localised like-for-like repointing – **beneficial impact**, protecting fabric adjoining the lift/stack and like-for-like works.

4.4 Area F (Modern Entrance Area)

Water ingress has been occurring into the modern entrance area. Whilst this does not, specifically, affect the historic fabric, it affects the overall significance through detriment to visitor experience (communal value). The works propose

renewing the membrane with an equivalent with better longevity and to renew the perimeter flashings to an improved detail

Heritage Impact

No specific impact on historic fabric, but enhancement of communal value through visitor experience – **beneficial impact**.

5. Access

The proposals have no impact on access, being focussed solely on repair works to the roof areas.