



BURY FUSILIERS MUSEUM, CHIMNEY/TOWER REPAIRS

Design, Access & Heritage Impact Statement.
Chambers Conservation Ltd, December 2025.

CHAMBERS

ARCHITECTURE · CONSERVATION



Mercury House,

High Street

Tattenhall

Chester

CH3 9PX

Chambers Conservation Ltd

07919 300 428

07484 133 270

rob@chambersconservation.com

jennifer@chambersconservation.com

www.chambersconservation.com

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. The majority of works were undertaken during 2023 (following **LBC approval 69237**), but budgetary constraints meant that the works to the tower/chimney were not undertaken. Specialist rope access surveys of the tower were undertaken as part of the first phase of works which have subsequently informed the necessary repairs.

The following documents also support this application:

- Chambers Conservation Addendum to Condition Survey (Rev A, updated 2024).
- Chambers Conservation Schedule of Works (August 2025)
- Chambers Conservation Repair Specification (Issue 1), Sept 2025.
- Highlife Rope-Access Survey Exterior May 2023.
- Highlife Rope-Access Survey Interior June 2023.
- Blackett Ord Technical Advice Note Sept 2025.

Chambers Conservation Drawings (BUFM.02):

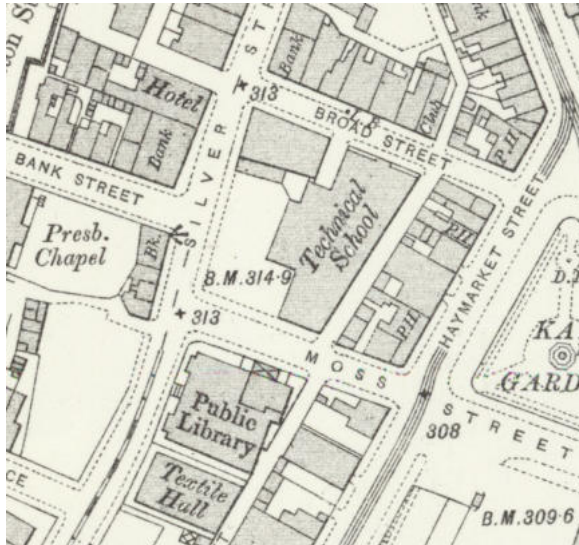
Generally Key Drawings (giving locations to elements in the Schedule of Works and cross-referencing the Highlife and associated reports).

- 000 Site Location Plan
- 001 A Tower Survey Key Plan, N Elevation
- 002 A Tower Survey Key Plan, E Elevation
- 003 A Tower Survey Key Plan, S Elevation
- 004 A Tower Survey Key Plan, W Elevation

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 recent works have addressed many of the serious condition issues however there are significant risks from water ingress and the potential for falling masonry from the upper parts of the building.

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)

During the first phase of works see LBC approval 69237 the majority of the issues were addressed and inspections were commissioned from specialist rope-access company Highlife. These surveys were conducted in May and June 2023.

Subsequently a further, successful, application to the MEND fund was made for the tower/chimney works. This was further informed by the appointment of specialist Conservation Engineers Blackett-Ord. Part of the reason for engaging with Blackett-Ord was to understand the potential for removing the unsightly metal strapping externally and the embedded steel strapping in the bed-joints. An approach which enables the removal of this metalwork has now been defined and should significantly enhance the appearance of the building (see below) as well as addressing the condition issues.



03 View of the cornice and decorative stonework at high level. Note unsightly staining and corrosion of metal strapping.



04 Internal view of the chimney/tower, showing the steelwork installed to support the brickwork separating the different flues (installed when a lift was installed)

4. Overview of Proposed Works & Assessment of Heritage Impact

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

4.1 Tower/Chimney

The proposed works can be summarised as follows:

1. Removal of corroding metal (external strapping)
2. Removal of corroded metal bed-joint reinforcement.
3. Stonework repairs (indents) to spalled areas and sections with cementitious mortar repairs.
4. Repointing in lime mortar.
5. Small areas of lime mortar repairs to sound stonework to enable water to shed effectively.
6. Internal pointing and localised brickwork repairs.

Heritage Impact

The works will allow the removal of the unsightly metal strapping, bed joint reinforcement and replace cementitious mortars with lime. Overall the works will achieve a **Highly Beneficial** impact, through enhancing both the aesthetic value and historic value through removal of the unsightly later strapping and through the protection of the internal plasterwork and detail.

5. Access

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