



BURY ART MUSEUM

Design, Access & Heritage Impact Statement.
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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 Art 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 Condition Survey (2023).

Please see the attached drawing issue sheet for information on the relevant drawings.

2. The Art Museum

The gallery is a grade II listed building, situated in Bury town centre (within the Bury Town Centre Conservation Area) on Moss Street. It sits opposite the Fusilier Museum and memorial garden (to the north), the Bury Athenaeum and transport exchange (to the east), The Unitarian Church and gardens to the west, and it is connected via a 20th century bridge to the former Textile Hall to the south (now Bury Adult Care Services).

Bury Art Museum owes its existence to the public spirit and generosity of Thomas Wrigley's Children; Emma, Oswald Osmond and Frederick Wrigley, the determination of Colonel O. O. Walker and the Corporation and the multitude of designers and labourers that brought the idea to fruition.

To commemorate Queen Victoria's Diamond Jubilee in 1897, the Wrigley family presented to the town a valuable collection of oil paintings, watercolours, statuary, engravings and Wedgewood plaques assembled by their father, Bury born local mill owner, Thomas Wrigley. The collection had been left by Thomas Wrigley to his family, who then in turn gifted it to the town providing there was a building to house it. Colonel O. O. Walker was Mayor of the town at that time and brought this generous offer to the council. After a town meeting gratefully accepted the gift and it's terms, the adoption of the Public Libraries Act was authorised. This was seen as a necessary first step in the building of the Art Gallery.

In 1897 a competition was held for the design of the new gallery building. The winning design was by Messrs. Woodhouse and Willoughby, Architects, King Street, Manchester. The foundation stone was laid by Oswald Osmond Wrigley (son of Thomas Wrigley) on 29 April 1899. A dedicatory plaque including the Wrigley family crest and the arms and motto of the borough can be found to the right of the Moss Street entrance. Sadly, Emma Wrigley had died a few months after the art collection had been offered to the town so did not see the building finished. Architectural historian, Sir Nikolaus Pevsner, described the as "*probably the best building in Bury*". It is now a Grade II listed building.



01 General view from Silver Street. (2022)



02 Architectural Perspective of Bury Art Gallery. Published in the Bury Guardian, April 29th, 1899 (<https://buryartmuseum.co.uk/Building>)

The building has two entrances, that for the main gallery and museum which faces onto Moss Street and the library entrance onto Manchester Road. The building is designed in a free-classical style, with ashlar to the primary elevations along Moss Street and Manchester Road.

The Museum Entrance is on Moss street. This façade comprises the main elevation over two and a half storeys. A projecting Ionic portico spans the staircases, providing stepped access to the Museum. A modern ramp drops down to the west of the entrance, providing access at lower-ground floor level. The façade on Manchester Road comprises the main Library elevation over two and a half storeys. Two projecting bays, surmounted with raised, pedimented, gables 'bookend' the recessed portico comprising the Library entrance, which is approached via steps from Manchester Road. The side elevation to Back Knowsley Street shows a hybrid character with pressed red brick and stone dressings to the stair, reverting to a more utilitarian aspect to the offices and service spaces beyond. The elevation facing towards the former Textile Hall is in pressed Accrington brick with buttresses capped with stone. A link bridge now connects the building to the Textile Hall.

The condition issues are placing both the aesthetic significance (through visible damage to primary facades and areas) and historic significance (through physical fabric loss) at risk. In addition, increased water ingress poses a risk to the artwork housed inside the museum. The museum was built to display the collection, and therefore the building and the collection share a greater significance when assessed as a whole. These urgent works are required to ensure that the collection can be safely displayed at the museum in the future without risk of damage.

3. Overview of the Issues and Proposed Works

The following section will highlight some of the main issues associated with the museum and propose works that will resolve these issues and prevent further damage. The condition survey is split into the following individual building elements, and these categories will be used below to highlight the key issues in each area:

1. Roof and Rooflights
2. Rainwater Goods
3. External Elevations
4. Windows and External Doors
5. External Boundaries, Landscape etc
6. Interior

Inspections were undertaken on the Tuesday 8th February 2023, Tuesday 14th February 2023 and 8th March 2023. The weather was fine at the time of survey which limited the ability to fully understand the issues around water ingress, especially in the roof voids. It should be noted that the observations are based on a ground level inspection only except for the roof areas, which were generally accessed unless noted otherwise.

Given the urgency, the Museum have undertaken urgent works which were completed after this inspection. The works include removal of duckboards in gutters to roof area 6 and roof area 9, alongside like-for-like holding repairs and cleaning out of the gutters. Following these urgent works, an overview of the issues and proposed works in each area is shown below.

1. Roof and Rooflights

- The polycarbonate rooflights are starting to fail, especially around the seals and the panels are discoloured from long exposure to UV. There is evidence of protective (UV) film remaining in some areas. It is recommended that a section of the rooflight be removed to enable an inspection of the frame condition, condition of the seals etc, this would enable a proper appraisal about the works to the rooflights (*areas where rooflight renewal is required are noted in individual roof areas in Section 1 of the Schedule of Works*).
- The existing roof is not currently being maintained properly, causing debris to build-up in the gutters and prevent water from flowing away from the building. To make maintenance easier, a proper system of roof access is required, this is likely to comprise a mix of new stepped access points over the roof and a fall-arrest system comprising wires and lanyards (*refer to Section 1.2 in the Schedule of Works*).

- There is water ingress above the staircase from Roof Areas 01 and 02. To resolve this, a suitable sump, overflow, and chute is required (*refer to drawings BART.02/001, 002, 007, 008, 101-104 and Section 1.3 in the Schedule of Works*).
- There is flash-band to the western abutment (in lieu of lead) or area 03 which needs a proper repair (in lead) and the back gutter behind the ventilation shaft (below Roof 02) is leaking internally (damp staining in office G0009). This gutter should be re-laid (*refer to drawings BART.02/006 and 011 and Section 1.5 in the Schedule of Works*).
- The complex gutter and flashing arrangements around CH03 (Roof Areas 04 & 05) is causing water ingress below. This needs reconfiguring and increasing in capacity to resolve this (*refer to drawings BART.02/006 and 011 and Section 1.6 in the Schedule of Works*).
- The sumps and outlets (and hoppers/rainwater pipes) on the south elevation are failing to cope with the rainfall, resulting in water ingress at parapet and lower levels (*refer to drawings and section 1 of the Schedule of Works for works to individual sumps/outlets*).
- The flashings adjacent (N of) to chimney CH03 have pulled away and need reinstatement (*refer to drawings BART.02/006 and 011 and Section 1.6 in the Schedule of Works*).
- There is evidence of significant water ingress above the valley beam (with RL05 & 06 above, between roof areas 06 & 11) and there is now emerging mycelium where the gutter boards, beam and wall meet. This would appear to be dry-rot and a repair is urgently required to roof and timber below to prevent further damage (*refer to drawings BART.02/002, 007, 012, 104 and 601-619 and Section 1.7 in the Schedule of Works*).
- The gutter to Roof Area 08 and the sump of Roof Area 08A (where it discourages into RWP12) are blocked and need clearance (repair likely to be necessary below) (*refer to drawings BART.02/002, 003 and 801-807 and Section 1.9/1.10 in the Schedule of Works*).
- To Roof Area 09 there are significant issues with the gutter and moisture retention in adjacent masonry. The flashing is pulled away, corresponding with significant water ingress to the main gallery below and there is corresponding staining in the ashlar below the parapet level (there is also a tree growing from above cornice level). This gutter should be re-laid to improved details in the short-term and with immediate, urgent, attention to repair the flashings. This also applies to the gutters of adjacent areas 11 and 08 where the parapet gutter discharges, the arrangements are poor, in poor condition and prone to leaks (*refer to drawings BART.02/002, 003, 802, 804, 806 and 901-902 and Section 1.11/1.12 in the Schedule of Works*).
- Roof Area 12 has significant build-up of moss and algal growth suggesting water ponds. This build-up is now enabling plants to take hold. The roof is intended to drain to the west (RWP01 drops through the cornice). It needs thorough clearance to assess the condition of the asphalt. The cornice and stonework to the perimeter is saturated, suggesting renewal (in asphalt) and a new lead flashing/weathering is necessary (*refer to drawings BART.02/002, 003 and 801-807 and Section 1.9/1.10 in the Schedule of Works*). 1201 and 1202 and Section 1.16 in the Schedule of Works).
- There are a number of slipped slates which should be repaired (across all roofs) (*refer to individual roof areas in Section 1 of the schedule of works*).
- A below-ground camera survey of the drainage is needed to determine the condition, especially in the light well (*refer to Provisional Sums in Section 2.3 of the schedule of works*).



03 Polycarbonate rooflights in Area 07 (2023)



04 Timber duckboards in Area 09 (duckboards now removed) (2023)



05 Slipped slates to the north of RL04 (2023)

2. Rainwater Goods

- The rainwater pipes and hoppers are in poor condition and have no overflow. Individual repairs/renewals are noted in section 1.17 of the Schedule of Works.
- The rainwater pipe configuration from roof area 09A needs reinstating (i.e. with greater capacity) (*Item 1.12.3 in the Schedule of Works*).
- All sumps and chutes need overflow to reduce risks of build-up in the parapet gutters, this is resulting in on-going water ingress in various location. Works involving new lead chutes and overflows are noted in individual roof areas in the Schedule of Works.



06 Damage to leadwork of RWP01 at ground level (2023)



07 Configuration of RWP02 which drains Roof Area 1 (2023)



08 RWP09 hopper and split above buttress (2023)

3. External Elevations

- The entrance portico has significant staining, and the stone is extensively friable. This can be associated with the retention of water on the roof and lack of cover flashings. There is deterioration around the capitals which has been exacerbated by the application of cement mortars. There is spalling masonry and loose stone between the capitals and cracking immediately adjacent which requires further investigation. This is significant especially as it sits above the main public entrance area. It is recommended the stone is protected with lead flashings over the blocking course and cornice, these would serve as a flashing to the roof. Some repairs to the stonework is also required (*refer to drawing BART.02/009, roof drawings 1201/1202 and Section 1.18 in the Schedule of Works*).
- There is some friable stone to the balusters either end of the balustrading above the library entrance, these are likely to require renewal at least in part (*refer to drawing BART.02/009 and Section 1.19 in the Schedule of Works*).



09 Portico and entrance (eastern end) (2023)



10 Library entrance (2023)



11 General view from Back Knowsley Street (2023)

4. Windows and External Doors

- The windows to the south elevation (at lower ground level) are heavily decayed around the cills and require splice repairs. These windows are blocked internally.
- There are various decayed cills to windows around the building which need attention (*individual window repairs noted in Section 1.22 in the Schedule of Works*).



12 Decayed timber cills on WLG06 (2023)



13 WG07 (2023)



14 DG01 fine entrance doors with fanlight (2023)

5. External Boundaries, Landscape etc.

- There is accumulation of moss, plant growth and debris around the building in various areas. This is now causing moisture to be retained in adjacent stonework and should be removed and the areas treated as soon as possible (*individual areas noted in Section 1.23 in the Schedule of Works*).
- The drainage does not seem to be draining freely and below-ground drainage survey (as noted previously) is needed to determine any issues which may be present. Following investigation, works should be undertaken to improve the drainage (*Item 1.23.5 in the Schedule of Works*).
- To the retaining wall between the Library and the former Textile Hall there is growth from the projecting plinth, and there is a coping stone near the link bridge which has been significantly displaced and is in danger of falling. The growth in these areas should be removed and the areas made good. They then should then be treated to prevent further growth from occurring (*Item 1.23.12 in the Schedule of Works*).



15 Growth on retaining wall and plinth (2023)



16 Corrosion in handrails (2023)



17 Saturation, growth of moss etc. leading to growth of larger plants (2023)

6. Interior

- There are a number of internal issues associated with water ingress (*individual areas noted in Section 2.0 of the Schedule of Works*). These areas should be repaired as described in the schedule of works, including the repair of decorative mouldings. Some areas noted include:
 - The primary first floor galleries (F0006, F0013, F0015), the Art Shop F0014 and the Staircase F0001).
 - Further water ingress is evident in the Staff Room/Kitchenette (G0013), Office G0009 and Archive Store LG0024.
- There is currently no access to the roof void above the sculpture gallery (and elsewhere) this must be addressed as soon as possible to allow inspection and maintenance. A safety access system should be installed to allow for cleaning of the lantern (*Item 2.1.1 in the Schedule of Works*).
- There is a crack in the downstand beams in the café, which should be subject to regular monitoring and an initial inspection by a conservation accredited engineer (*Item 2.2.1 in the Schedule of Works*).
- The water ingress around the pavement lights to the basement should be addressed. In the first instance the material stored beneath the leaking areas should be moved to prevent deterioration.



18 Entrance hall, general view (2023)



19 Significant water ingress to F0015 and consequent damage to plasterwork (2023)



20 Water ingress and failing finishes in LG0021 (2023)

4. Access

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