



## BURY ART MUSEUM, BURY

**Condition Survey**  
Chambers Conservation Ltd.

## Issue

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CONDITION SURVEY.

## 1.0 Introduction

- 1.1.1 This report has been prepared upon the instruction of Bury Art Museum (Bury Council). It forms the basis for determining a scope of works to support an application to the Arts Council's MEND grant programme.
- 1.1.2 The brief was to inspect the structures, identify key issues and priorities for repair or further investigation and to provide a basis for a cost-estimate of the repair works required. The report does not cover mechanical and electrical services, asbestos, fire separation (although a general commentary is made where issues are very evident) or other elements which may require additional surveys or investigations.
- 1.1.3 This report has been prepared for the named client and for a particular purpose. Any liability, which may arise, is therefore restricted to the client and in relation to that stated purpose. The schedule is not a tender document or detailed schedule of works, it is intended to identify works by priority and aid costing of the works identified by a Quantity Surveyor.

## 2.0 Background & General Matters.

- 2.1.1 The report provided is on the basis of a visual inspection only.
- 2.1.2 Inspections were undertaken on the Tuesday 8<sup>th</sup> February 2023, Tuesday 14<sup>th</sup> February 2023 and 8<sup>th</sup> March 2023. The weather was generally cold and fine. Access was limited to inspections from ground level (for elevations) and roof inspections where safe access is available (as described in the relevant sections).
- 2.1.3 Any subsequent works should undertaken by a suitably skilled professional, in order to determine a full scope of works, additional surveys and investigations required. Works to the building need an accredited Historic Buildings professional (RIBA-SCA or AABC) skilled in, and with an understanding, of traditional buildings and their performance.

## 3.0 The Site

- 3.1.1 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



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>)

gardens to the west, and it is connected via a 20<sup>th</sup> century bridge to the former Textile Hall to the south (now Bury Adult Care Services).

- 3.1.2 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.
- 3.1.3 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.
- 3.1.4 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.
- 3.1.5 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.
- 3.1.6 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.
- 3.1.7 Architectural historian, Sir Nikolaus Pevsner, described the as "*probably the best building in Bury*". It is now a Grade II listed building.

#### **Scope of the Study**

- 3.1.8 The study includes the built elements of the Bury Art Museum, including the library, but not the Textile Hall (now Adult Care Services) to which is connected via a 20<sup>th</sup> Century bridge.
- 3.1.9 A separate asbestos survey and management plan is in place. This report does not cover asbestos, unless there is a reference to a potential asbestos containing material (ACMs) noticed and not referenced in the asbestos

survey. It is noted in the report/register that all previously identified ACMs were removed during the refurbishment works in c.2007/8.

## 4.0 Building Description

### Overview

- 4.1.1 The building has two entrances, that for the main gallery and museum which faces onto Moss Street and the library entrance onto Manchester Road.
- 4.1.2 The building is designed in a free-classical style, with ashlar to the primary elevations along Moss Street and Manchester Road.
- 4.1.3 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.
- 4.1.4 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.
- 4.1.5 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.
- 4.1.6 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. This is out-with the scope of this report.

## 5.0 Condition Survey

The Condition survey is split into the following individual building elements:

- Roof
- Rainwater Goods
- External Elevations
- Windows and External Doors
- External Boundaries, Landscape etc
- Interior

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.

Each section then looks elementally externally and internally. It should be read in conjunction with the building descriptions (above) and the schedule (see Appendices).

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.

### 5.1 The Roof.

(references refer to existing drawings).

#### **Overview**

- 5.1.1 The roof comprises a quite complex arrangement of pitched slate roofs with lead ridges and large rooflights. The rooflights have generally been replaced with modern polycarbonate.
- 5.1.2 The roofs drain into parapet or valley gutters. These would have originally been either lead or cast iron (the latter remains below later coverings in some areas), but have been re-lined in metal sheet (probably zinc)
- 5.1.3 Most gutters are concealed by timber 'duck' access boards which are extensively decayed.

- 5.1.4 There are relatively few chimneys so these are described within the roof sections with associated notes on condition. Rainwater goods are described independently, but cross-referenced in the roof sections.

### Roof Access

- 5.1.5 Access to the roof is via a hatch from the lobby adjacent to the café kitchen (ref. F0003). This leads to a roof void and then through a further hatch onto the gutter adjacent to roof area 01. This access is awkward and inadequate to facilitate maintenance.
- 5.1.6 Beyond the hatch there is no safety access system and the timber 'duck' boards are badly decayed. These are both slippery and unsafe and also contribute to blockages in the gutters, they should be removed as soon as possible.
- 5.1.7 There are metal steps with handrails over the ridges of Roof Area 6 and Roof Area 07. These are also basic in nature and a better solution is required. Once in the gutter between Roof Area 07 and 08/09 access to the gutters running perpendicular involves climbing over the low dividing walls between and again is not suitable for general maintenance access.
- 5.1.8 The north-facing slope of Roof Area 11 is inaccessible as the timber ladder (over the north end of roof area 06) is badly decayed and unsafe.
- 5.1.9 In summary 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.

### Roof Area 01

- 5.1.10 Roof area 01 extends over the primary staircase (linking the entrance to the first floor).
- 5.1.11 The roof (generally) is accessed via a basic hatch, covered in mineral felt on the west-facing slope.
- 5.1.12 The roof comprises a hipped slate roof (Welsh) with lead ridges and hips, draining to a parapet gutter (N, E & S) and valley gutter with Roof Area 06 (Roof Light 02). The gutter linings appear to be zinc, which extends slightly up the roof slopes.
- 5.1.13 There is an internal rainwater pipe (RWP 02) in the NE corner (this discharges out of the base of the gutter with no sump) and a chute through



03 Oblique (aerial) view of roof, looking North. (c) Google.



04 Aerial view of roof, orientated to North (c) Google.

the parapet wall (S) which discharges through the parapet into a hopper and pipe onto Roof Area 02 below.

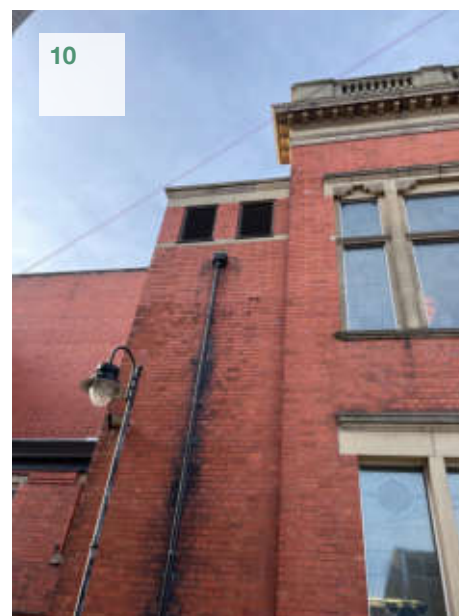
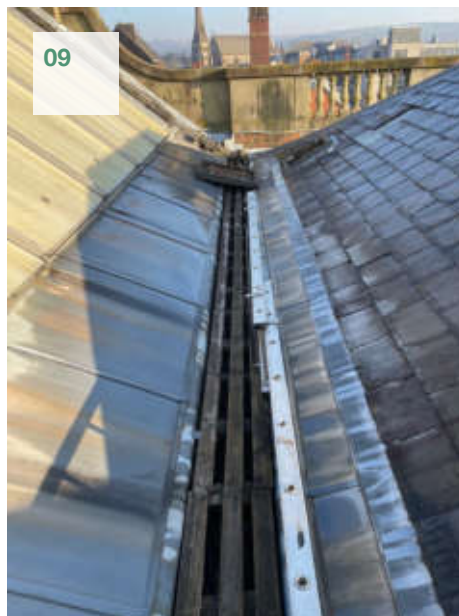
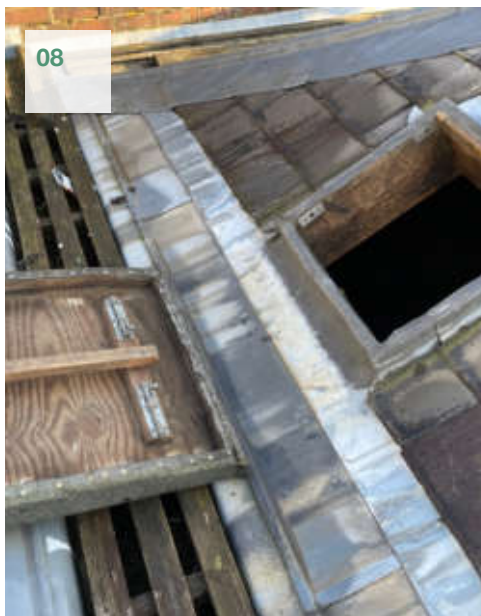
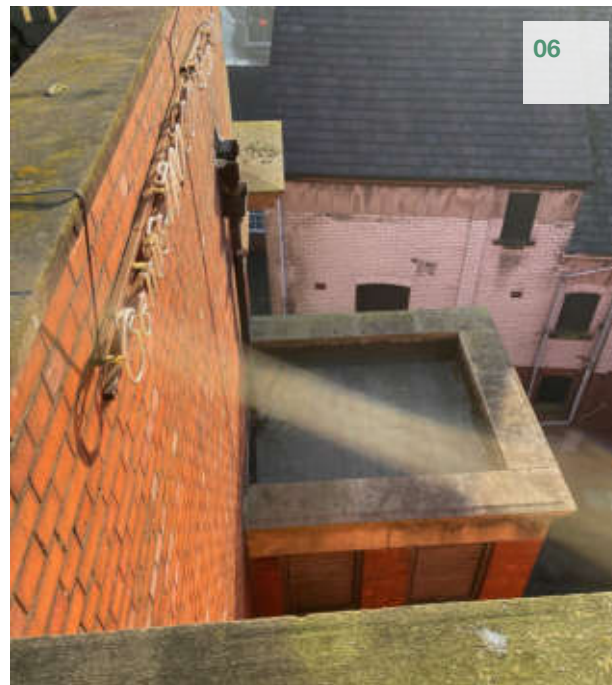
- 5.1.14 There is a small chimney (CH01) to the eastern slope.
- 5.1.15 There are a several slipped slates (individual).
- 5.1.16 The gutter linings are obscured from view by decayed timber duck boards and it was not possible to lift more than a small section. Beneath the gutter appears to be a zinc (or similar) lining on top of the original cast iron sections (which are visible in the roof void below).
- 5.1.17 It is evident in the roof void and in the staircase that there is water ingress around the chute outlet to the south and there is damp visible in the wall adjacent. This is damaging the internal plasterwork and decoration in the staircase. Removal of the duck boards and provision of a suitable sump, overflow and chute should address this issue.
- 5.1.18 The valley gutter between area 01 and area 06 is awkwardly configured to the southern end, with a raised section separating the different directions of water-flow. This should ideally be reconfigured.

#### **Roof Area 01 – Roof Void**

- 5.1.19 The roof void below Roof Area 01 was accessed. This provides access to the underside of the gutters, which are cast-iron in sections bolted together. These would probably have been bitumen lined originally but appear to be overlaid in zinc or similar. There is evidence of water ingress to the south.

#### **Roof Area 02**

- 5.1.20 Roof area 02 is above the ventilation shaft south of the staircase. This roof was not accessible but is viewed from the parapet gutter of Roof 06.
- 5.1.21 The roof is mineral felt it receives water from Roof Area 01 (via RWP 04). There is a gutter section formed in the roof to the east. There would then appear to be an internal rainwater pipe which drops down from this gutter, coming externally below louvres on the east side (RWP03). Viewed from the adjacent roof this roof looks to be in fair condition, but internal inspection was not possible to check for ingress.



## Roof Area 01 and 02

**05** General View of Roof Area 01

**06.** RWP 04 discharging onto Roof 02 below.

**07.** Outlet through parapet to RWP04.

**08.** Roof access hatch.

**09.** Valley between Roof Area 01 and 06 (rooflight 02 on left). Note metal roofing extending up the roof slopes.

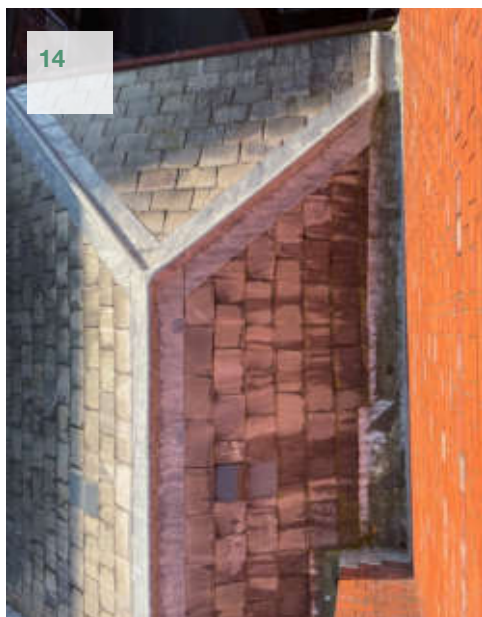
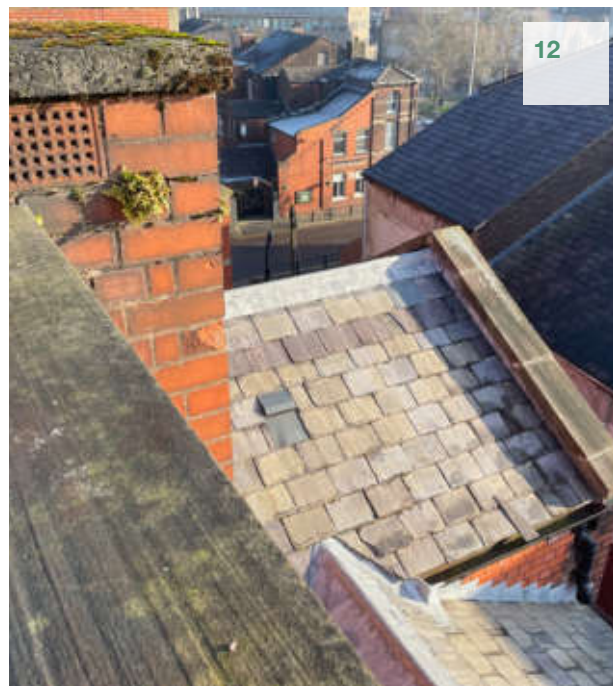
**10.** View up towards RWP03 which takes water from Roof Area 02.

### **Roof Area 03**

- 5.1.22 Roof area 03 is a mono-pitch roof above the office and store areas on the eastern side of the Museum. The roof is finished in concrete roof tiles, which seem serviceable but inappropriate to the listed building. This roof is not physically accessible, but visible from both the ground and Roof 06 parapet above.
- 5.1.23 There is flash-band to the western abutment (in lieu of lead) which needs a proper repair (in lead).
- 5.1.24 There is a back gutter behind the ventilation shaft (below Roof 02). Which is full of debris. There is evidence that this back-gutter is leaking internally (damp staining in office G0009). This gutter should be re-laid or the detail at the junction amended.
- 5.1.25 Chimney CH02 penetrates the roof towards the northern end. This chimney appears damp at high level (evidenced by presence of small plants/ferns etc in the mortar joints).
- 5.1.26 The gutter drains into a fascia-fixed eaves gutter (uPVC), and into RWP 05 (also uPVC).
- 5.1.27 The rainwater pipe from roof area 04 discharges onto the roof. Near the southern abutment, there is no protective flashing.

### **Roof Area 04 & 05**

- 5.1.28 Roof area 04 is above the staircase and lift shaft. It comprises a pitched roof with lead ridge running east-west, into which runs the lead ridge of Roof Area 05 (above offices, WCs etc) part way up the southern slope. Roof Area 05 is hipped (with lead hip flashings) to the south.
- 5.1.29 CH03 penetrates the roof (05) to the west. The result is a complex gutter arrangement to the rear, with a small section of iron gutter, discharging into a parapet gutter (lead), around CH03 and into an eaves gutter to the south. There is evidence this is leaking/ineffective.
- 5.1.30 There are several slipped slates to Roof 05
- 5.1.31 There is evidence of water ingress from the back gutter of 05 (internally) and the brick is awkwardly cut-away to facilitate the connection to the rainwater pipes, this seems to be leaking. Eaves mounted rainwater goods sit on the brickwork (see elevations/rainwater goods) hence the 'cut-out' to connect the downpipes.



### Roof Area 03, 04 & 05

**11.** View down onto Roof 03 from Roof 06, note back gutter.

**12.** CH03 and looking towards junction of Roof areas 04 and 05. Note damp in high level of CH03 and broken slate.

**13.** Gutter junction between 04, 05 and CH03.

**14.** Back gutter to 04. Water ingress occurring at the corner/abutment.

**15.** View looking up at Roofs 03 (lower level), 04, with RWP discharging below and 05 (left).

## Roof Area 06

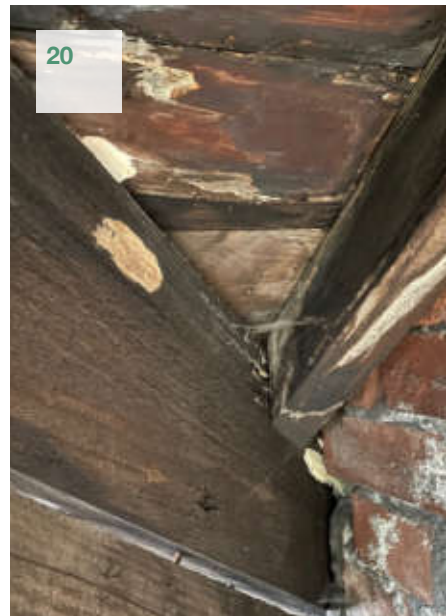
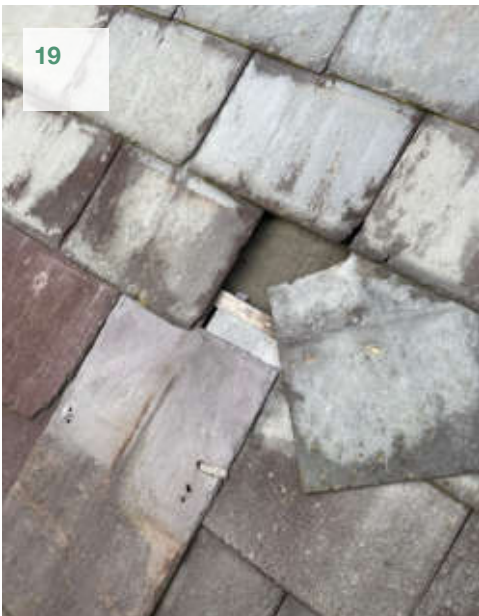
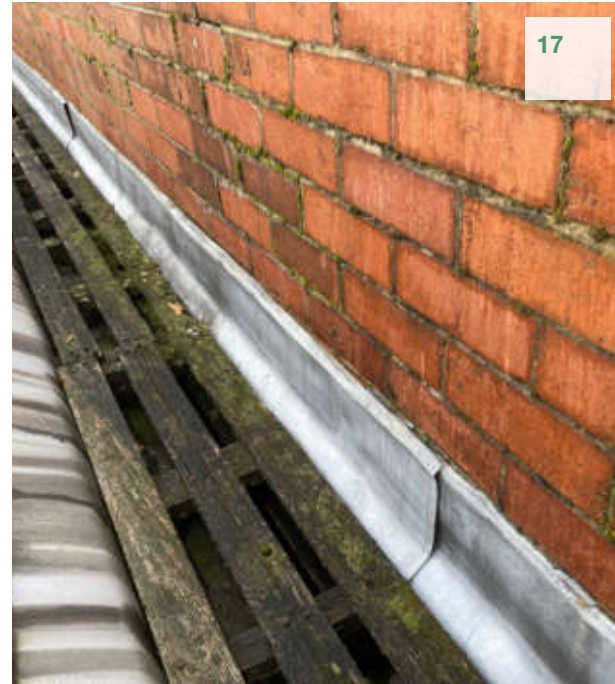
- 5.1.32 Roof area 06 covers the café (room F0002) extending over the gallery space adjacent F0006.
- 5.1.33 The ridge line runs broadly north-south and the roof comprises small sections of slate above large roof lights (with lead flashing between).
- 5.1.34 To the north the rooflights extend from the metal gutter linings to the ridge (RL02 & RL05). To the south the rooflights (RL03 & 04) terminate short of the ridge and there is a small section of slate above. There is a small section of slate full height adjacent to the north gable. Here there is a timber access ladder (supposedly allowing access to Roof Area 11), this is rotten and dangerous and should not be used.
- 5.1.35 The slating and lead ridge are generally in good condition.
- 5.1.36 The southern section of the roof discharges into a parapet gutter with brick parapet (beyond Roof Area 01) to the east and forms a valley with Roof Area 07 and 10 to the west.
- 5.1.37 The gutter linings are generally obscured from view by decayed timber duck boards and it was not possible to lift more than a small section. Beneath the gutter appears to be a zinc (or similar) lining. Where visible this seems to be in reasonable condition.
- 5.1.38 The eastern gutter discharges through the wall (via a chute) into a hopper to the south (RWP 08). There is no overflow and no sump, which does not allow water to escape sufficiently quickly in storm events, and will result in backing-up and water ingress further along the gutter. Integration of suitable overflow and sump is recommended.
- 5.1.39 The flashings adjacent (N of) to chimney CH03 have pulled away. This may correspond with the staining of the ceiling in the gallery below.
- 5.1.40 On the western side there a 'step' in the valley where the base of the gutter is formed around the gable of Roof Area 10 and the abutment with Roof Area 07. This is a poor detail and liable to failure and should be reconsidered.
- 5.1.41 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.

- 5.1.42 To RL02 there is evidence a panel has slipped slightly with an exposed section of flashing visible at high-level, and additional fixings at low-level.
- 5.1.43 To RL03 the panels are again discoloured, one is clearly covered in a film which is now crazed. The base trims are loose in several locations, but there is no significant evidence of water ingress apparent.
- 5.1.44 RL04 is in worse condition than 03, with a cracked panel and missing trims to the base. There is also some sealant applied to the glazing bars, presumably in an attempt to stop water penetration. However, again there is not significant evidence of water ingress apparent.
- 5.1.45 RL05 & 06 (part of Roof Area 11) form an angled valley, lined in lead, to the western slope (N). To the base of this area there is a crack where the valley meets the base of the main valley gutter and a mastic repair to the metal adjacent. This area needs to be relaid and there is evidence of rot and decay internally here (see roof void).
- 5.1.46 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.

#### **Roof Area 06 – Roof Void**

- 5.1.47 One of the few roof voids accessible is under the first section of Roof Area 06 (above the café, room F0002). This space comprises the roof lantern above, atop the timber roof structure. At ceiling level is a large glazed lantern which illuminates the café and entrance hall below.
- 5.1.48 There is evidence of widespread water-staining on the timber structure, much of which is probably old (although it is not possible to be certain as the weather was dry at the time of survey). However there is a valley beam (with RL05 & 06 above) and there is emerging mycelium where the gutter boards, beam and wall meet. This looks like potential dry rot, so it is essential that the water ingress is addressed as soon as possible to avoid potentially extensive repair works to the timber below.
- 5.1.49 There is also evidence of probable on-going ingress around the north gable, where a flagpole has been removed and where the purlins enter the gable. There is a lot of migrating salt evident on this wall and staining on the timbers.

- 5.1.50 An fall arrest (or guarding adjacent to the roof light and exposed ceiling areas) or similar arrangement for safe access should be provided in the roof void.



## Roof Area 06

**16.** View down E gutter looking north. Note damp in parapet adjacent to CH03.

**17.** Loose flashings, just north of CH03.

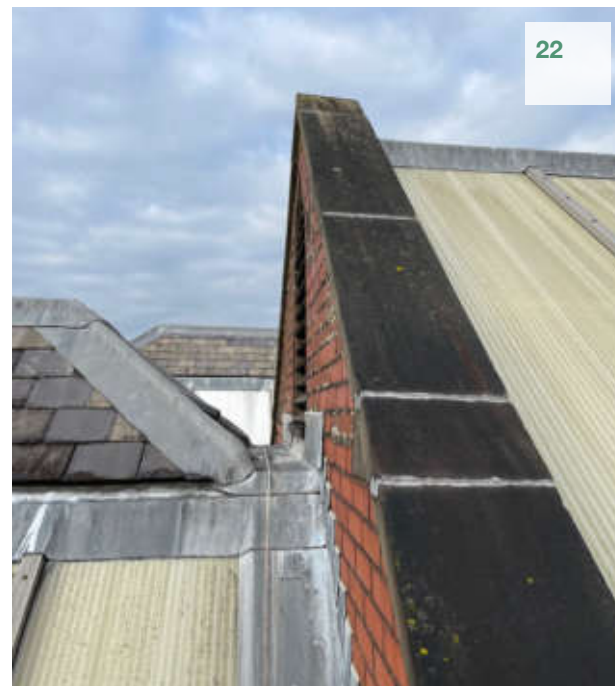
**18.** Mastic repair and crack below valley gutter between RL05 & 06.

**19.** Slipped slates to the north of RL04.

**20.** Evidence of possible dry-rot in the gutter boards to the valley between RL05 & 06.

## Roof Area 07

- 5.1.51 Roof area 07 covers the store, link corridor and audio-visual gallery. It abuts roof 10, which extends further to the north.
- 5.1.52 The ridge line runs broadly north-south and the roof comprises small sections of slate above large roof lights (with lead flashing between). The northern end is hipped and abuts a brick gable, forming the end of roof 10, with a back-gutter.
- 5.1.53 The slating and lead ridge and hips are generally in good condition.
- 5.1.54 The gutter linings are generally obscured from view by decayed timber duck boards and it was not possible to lift more than a small section. The duckboards are very unsafe here and need removal as a matter of urgency.
- 5.1.55 Beneath the gutter appears to be a zinc (or similar) lining. Where visible this seems to be in reasonable condition.
- 5.1.56 The eastern slope discharges into a valley gutter - see Roof Area 06. There is an awkward junction where the gable of Roof Area 10 extends (again as noted in Roof Area 06).
- 5.1.57 The western slope discharges through the parapet (via a chute, no sump) into a hopper at the head of RWP10. (see roof area 06 for eastern valley)  
There is no overflow and no sump, which does not allow water to escape sufficiently quickly in storm events, and will result in backing-up and water ingress further along the gutter. Integration of suitable overflow and sump is recommended.
- 5.1.58 The rear of the brick parapet has areas of loose mortar, both to pointing generally and above the lead flashings. Small ferns are growing indicating that the wall is retaining moisture. The copings are pointed with Polysulphide which is failing. The parapet requires re-pointing and molten lead between the coping joints
- 5.1.59 The back gutter abutting the Roof Area 10 gable is lead, and generally in good condition.
- 5.1.60 The polycarbonate rooflights (RL08 & 09) 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.



### Roof Area 07

**21.** General view of Roof Area 07, to the right, from the eastern side (looking South).

**22.** Back gutter to gable of Roof Area 10.

**23.** Awkward junction with Roof Area 07, 06 and gable of Roof Area 10. Not different gutter linings (zinc, lead).

**24.** General view, 07 on left, towards gable of Area 10. Roof Area 06 on right. Note alignment of gutter.

## Roof Area 08

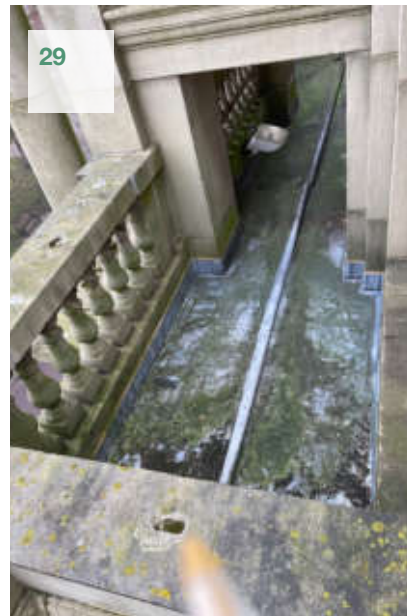
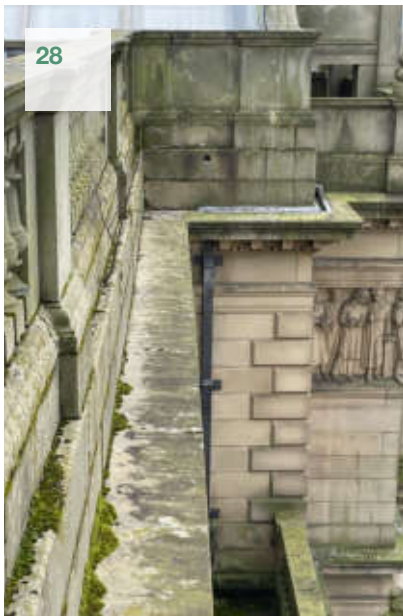
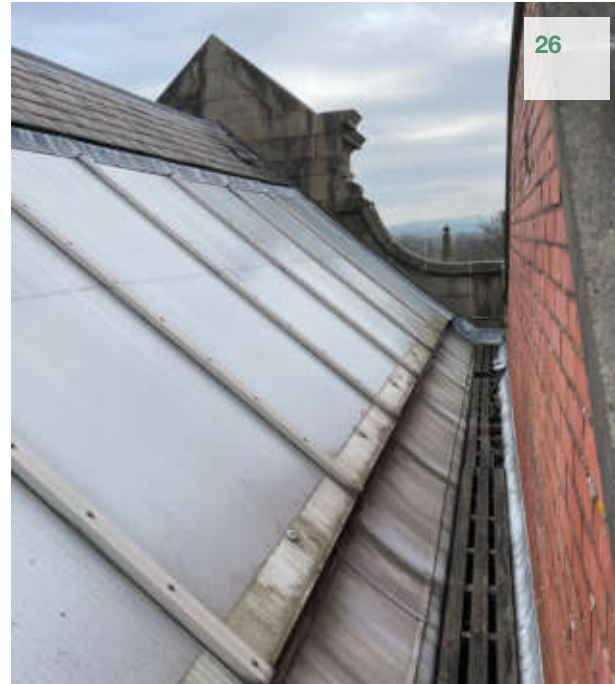
- 5.1.61 Roof area 08 covers the southern end of the main first-floor gallery.
- 5.1.62 The ridge line runs broadly east-west and the roof comprises small sections of slate above large roof lights (with lead flashing between). The eastern end is terminated in a gable (brick) above the gutter of Roof Area 07 & 09, the western end terminates in a stone gable, with extended detail and pediment over (Library entrance façade).
- 5.1.63 There is a parapet between the gutter and that to Roof Area 07 (either side of the gable). To access the gutters it is necessary to climb over this wall. (see general note on access).
- 5.1.64 The gutter linings are generally obscured from view by decayed timber duck boards and it was not possible to lift more than a small section.
- 5.1.65 The southern slope discharges into a parapet gutter, with a central outlet, which discharges (via a chute, no sump) into a hopper at the head of RWP11.
- 5.1.66 It is evident that there is a significant amount of water retention and there is a small tree growing in the western end, in part out of decayed duck boards and retained debris. This all needs clearing and possible reconfiguration to improve capacity?.
- 5.1.67 The northern slope drains into a parapet gutter and junction with the (brick) gable of roof area 09. This gutter is generally in poor condition.
- 5.1.68 The west gutter to Roof Area 09 drains onto this gutter and the chute/outlet is particularly poor, with an ad-hoc mix of gutter linings, exposed original iron gutter, brick and significant moisture retention, leading to growth. This needs a revised and improved detail.
- 5.1.69 The gutter drains via a short internal connection to a hopper above roof area 09A (above the library entrance), then into RWP11 (a square, lead downpipe).
- 5.1.70 The slating and lead ridge and hips are generally in good condition, although there is a missing slate above a small vent (N) which needs reinstatement.
- 5.1.71 The brick parapet (S) has areas of loose mortar, both to pointing generally and above the lead flashings. The wall steps out above the gutter line and

this is protected with a lead weathering, this is generally in good condition but there is a mastic repair near the outlet which needs proper repair.

- 5.1.72 Ferns are growing out of the parapet indicating that the wall is retaining moisture. There are a series of small (ventilation?) stacks built into the parapet, now capped with concrete coping stones. These are in poor condition and the upper-courses could do with re-building and the proper integration of a lead tray and cover flashing.
- 5.1.73 The copings are pointed with Polysulphide which is failing. The parapet requires re-pointing and molten lead between the coping joints
- 5.1.74 The flashing into the back of the stone gable (W) has been replaced with mineral felt. This should be renewed, to a greater height, in lead.
- 5.1.75 The polycarbonate rooflights are starting to fail, especially around the seals and the panels are discoloured from long exposure to UV. This is especially evident to RL11, where the UV film is failing and the seal is loose in the aluminium cover trims. There is evidence of protective (UV) film remaining in some areas.

#### **Roof Area 08A**

- 5.1.76 Roof area 08A covers the arched recess to the south-western corner of the building.
- 5.1.77 It comprises a lead roof, traditionally detailed, partly covered by the pedimented stone gable above.
- 5.1.78 The roof drains to the north, where there is a sump connected to a gutter channel cut into the sky-face of the cornice. This drains into RWP12. The roof looks in good condition but the sump looks blocked (it is full of debris and there is a small tree growing from it) and needs clearing and testing.

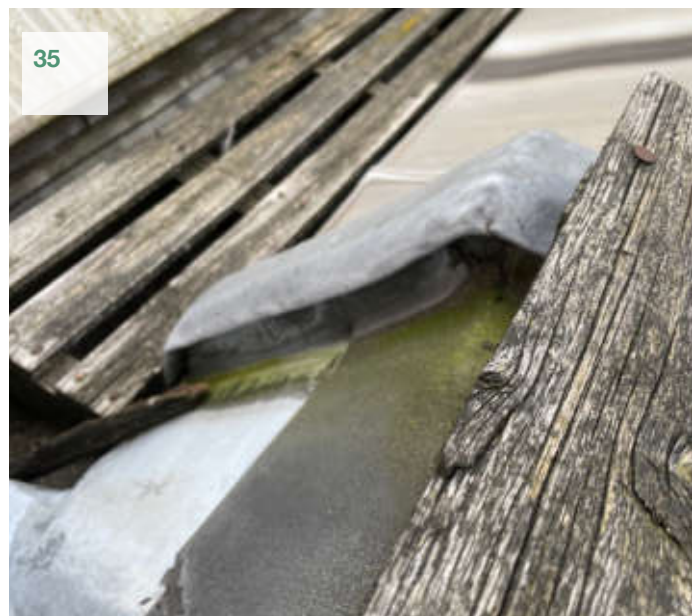
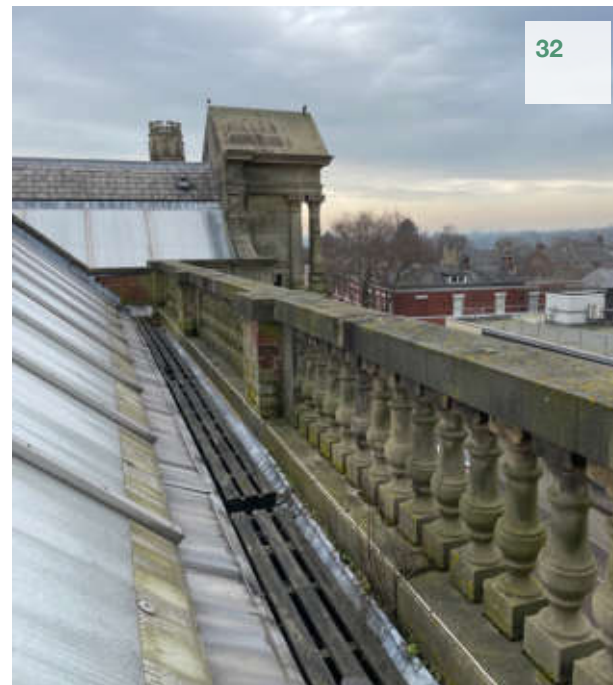
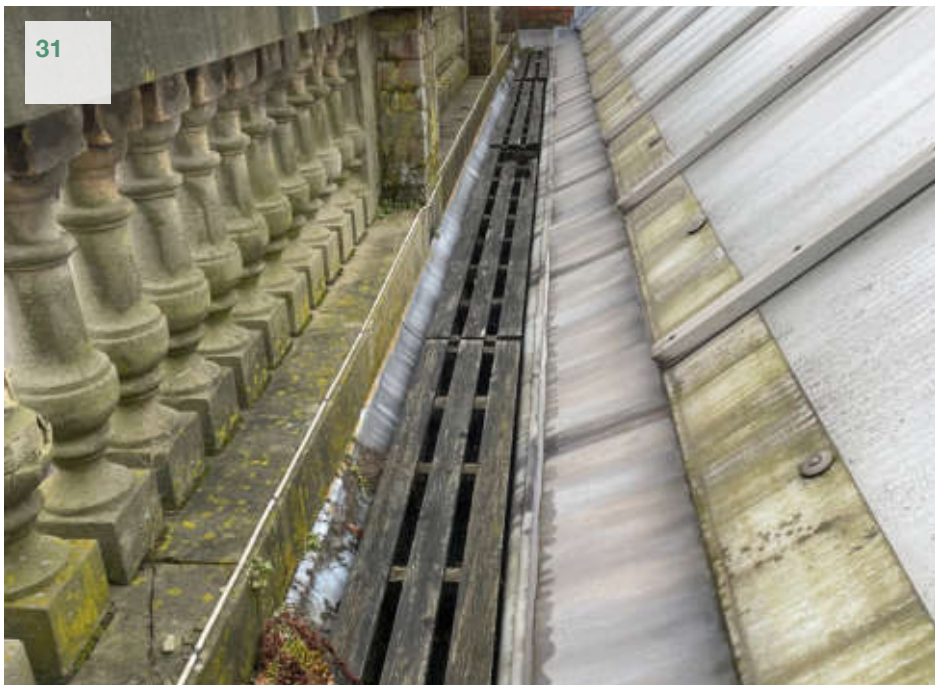


### Roof Area 08 & 08A

- 25.** General view of gutter to Roof Area 08 (south). (looking east).
- 26.** General view of gutter (north). Gable of roof area 09 on right.
- 27.** Outlet from Gutter to Roof Area 09, note iron lining, zinc, lead etc.
- 28.** View from Roof 11 (parapet to Roof 09 on left). Showing lead downpipe (RWP 12) taking water from Roof 08. Note the lead channel in the parapet which takes water from roof area 08A.
- 29.** Area 08A looking down from 08.
- 30.** Area 08A sump and channel outlet (lead-lined) in cornice.

## Roof Area 09

- 5.1.80 Roof area 09 covers the central section of the main first-floor gallery.
- 5.1.81 The ridge line runs broadly north-south and the roof comprises small sections of slate above large roof lights (with lead flashing between). The ends are terminated with small hips against brick gables (facing 08 (S) and 11(N)).
- 5.1.82 The western slope drains into a parapet gutter with a stone balustrade above the library entrance. This gutter is not safely accessible but can be viewed from roof areas 08 and 11. Where not concealed by duck-boards there appear to be some 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 but with immediate attention to repair the flashings.
- 5.1.83 The gutter drains onto the adjacent parapet gutters (08 & 11). The chute/outlets from the west gutter are particularly poor, with an ad-hoc mix of gutter linings, exposed original iron gutter, brick and significant moisture retention, leading to growth.
- 5.1.84 To the east, there is a 'step' in the valley where the base of the gutter is formed around the gable of Roof Area 10 (same as opposite side adjacent to Roof Area 06 and the abutment with Roof Area 07. This is a poor detail and liable to failure and should be reconsidered.
- 5.1.85 The slating and lead ridge and hips are generally in good condition, as are the back gutters (as far as visible) to the north and south gables.
- 5.1.86 There is friable stone in the balusters to the stone parapet (balustraded) and open joints. Some renewal of balustrade is needed (see elevations) and it requires full re-pointing and molten lead between the coping joints.
- 5.1.87 The polycarbonate rooflights are starting to fail, especially around the seals and the panels are discoloured from long exposure to UV. There are some cracks visible around the fixings (especially to RL14). The UV film is failing and the seal is loose in the aluminium cover trims. There is evidence of protective (UV) film remaining in some areas.



### Roof Area 09

**31.** General view of gutter to Area 09, looking North. Note growth above flashing.

**32.** General view of gutter to Area 09, looking South. Note, again, growth above flashing.

**33.** Displaced flashing and significant growth to parapet above flashing. This corresponds with significant water ingress in the gallery below.

**34.** Looking south (area 09 on right), the gutter steps around the projecting gable of area 10 and the parapet to area 08.

**35.** Mix of materials and awkward junction (detail) as noted above.

### **Roof Area 09A**

- 5.1.88 Area 09A is above the Library entrance portico to the west.
- 5.1.89 The roof is not accessible but can be viewed from above. It comprises an asphalt (flat) roof with lead flashings to the perimeter.
- 5.1.90 There is a significant build-up of moss and algal growth especially to the southern end of the roof, suggesting water ponds here. This build-up is now enabling plants to take hold. It needs thorough clearance to assess the condition of the asphalt and the efficacy of the rainwater disposal. There is some evidence on the stonework that water is accumulating and entering the fabric adjacent (see elevations).
- 5.1.91 Above the roof RWP12 seems to discharge and collect the roof water. Adjacent is a curtailed lead pipe. it would appear this would have split the water from the roofs above (i.e. would have had additional capacity).

### **Roof Area 10**

- 5.1.92 Roof area 10 covers the central section of roof over the light well which sits above the Sculpture Gallery.
- 5.1.93 The ridge line runs broadly north-south and the roof comprises small sections of slate above large roof lights (with lead flashing between). The south end terminates against a brick gable, the north end joins Roof Area 11, with lead valley gutters between.
- 5.1.94 The western slope drains into a valley gutter adjoining 09. This gutter and the issues with the junction with the gable of Roof Area 10 are described in 09.
- 5.1.95 The valley is terminated in a small parapet (an extension of the gable wall to 09). There is a gap in the coping and pointing is missing which needs attention.
- 5.1.96 The eastern slope drains into a valley gutter adjoining 06. This gutter and the issues with the junction with the gable of Roof Area 10 are described in 06.
- 5.1.97 The gutter linings are again generally obscured from view by decayed timber duck boards, these are particularly rotten in this area and make access hazardous.

- 5.1.98 The slating and lead ridge are generally in reasonable condition, although there are several slipped slates adjacent to the valley with area 11 and a more significant patch of damage to the north of roof light RL10. These need repair.
- 5.1.99 The brick gable which abuts roof area 07 is generally in reasonable condition, but localised repointing is required. There is a timber louvre at high level which appears to be decayed and is likely to be allowing water ingress to the void behind (see note on void below). The gable should be pointed and louvre replaced.
- 5.1.100 The polycarbonate rooflights are starting to fail, especially around the seals and the panels are discoloured from long exposure to UV. There are some cracks visible around the fixings (especially to RL10). The UV film is failing and the seal is loose to some of the aluminium cover trims. WORK TO ROOFLIGHTS.

#### **Roof Area 10 – Roof Void**

- 5.1.101 There is a large roof void (full storey height) above the lantern to the sculpture gallery. It is understood that the void is accessed via a hatch in the audio-visual gallery, but that this is covered with the lining panels.
- 5.1.102 It is essential that this access is reinstated to provide the ability to maintain and inspect this space. It would be easy for an issue to occur and for rot to take hold without any awareness. This should be a relatively straightforward action. An fall arrest or similar arrangement for safe access may then be required in the roof void.



### Roof Area 09A & 10

- 36.** Roof 09A over library entrance looking south. Note curtailed pipe and accumulation of moss/growth.
- 37.** Roof 09A over library entrance looking north. Corresponding pipes, again curtailed below.
- 38.** The valley between area 09 and 10 is terminated in a small parapet.
- 39.** Mix of materials and awkward junction (detail) as noted above.

## Roof Area 11

- 5.1.103 Roof area 11 covers the northern end of the main first-floor gallery (F0015) extending to meet roof 06 above the café (F0002).
- 5.1.104 The ridge line runs broadly east-west and the roof comprises small sections of slate above large roof lights (with lead flashing between) with a larger section of rooflight to the eastern end (RL 02 and 06) The western end is terminated in a stone gable, with extended detail and pediment over (Library entrance façade).
- 5.1.105 There is a parapet gutter to the northern façade. There is *no* visibility or safe access to this area. Safe access needs to be provided. It is recommended that as part of a work programme an allowance is made for repair works.
- 5.1.106 The gutter linings are generally obscured from view by decayed timber duck boards and it was not possible to lift more than a small section.
- 5.1.107 The southern slope drains into a parapet gutter and junction with the (brick) gable of roof area 09. This gutter is generally in poor condition, there is an aerial loose in the gutter.
- 5.1.108 The west gutter to Roof Area 09 drains onto this gutter and the chute/outlet is particularly poor, with an ad-hoc mix of gutter linings, exposed original iron gutter, brick and significant moisture retention, leading to growth. The lead 'capping' has come loose. This needs a revised and improved detail.
- 5.1.109 The gutter drains via a short internal connection to a hopper above roof area 09A (above the library entrance), then into RWP11 (a square, lead downpipe). The outlet looks partly blocked with debris, rotten duck-boards and other issues. This needs clearing and inspection.
- 5.1.110 The slating and lead ridge and hips are generally in good condition, although there is a missing slate above a small vent (N) which needs reinstatement.
- 5.1.111 The brick parapet (S) has areas of loose mortar, both to pointing generally and above the lead flashings. Some repointing is necessary.
- 5.1.112 The polycarbonate rooflights are starting to fail, especially around the seals and the panels are discoloured from long exposure to UV. This is especially evident to RL15, where the UV film is failing.

## Roof Area 11A

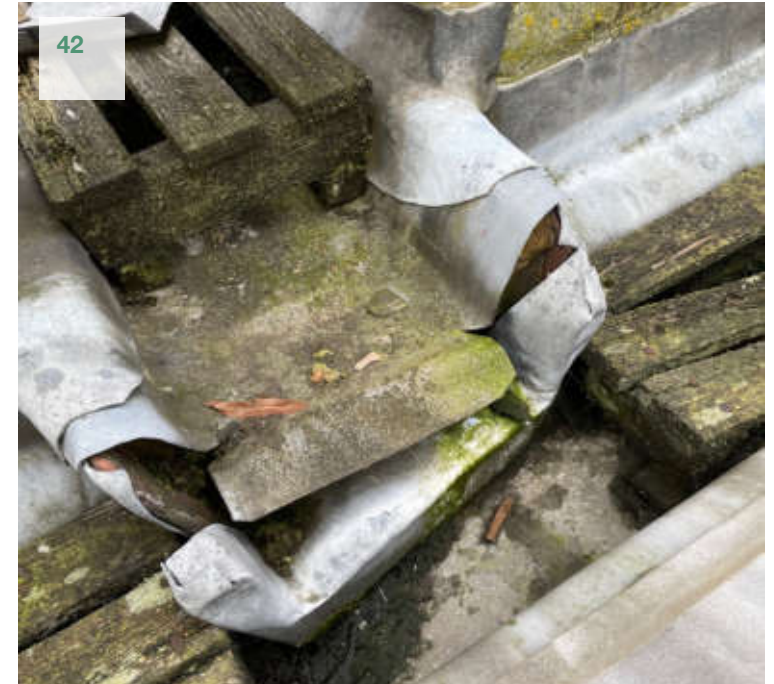
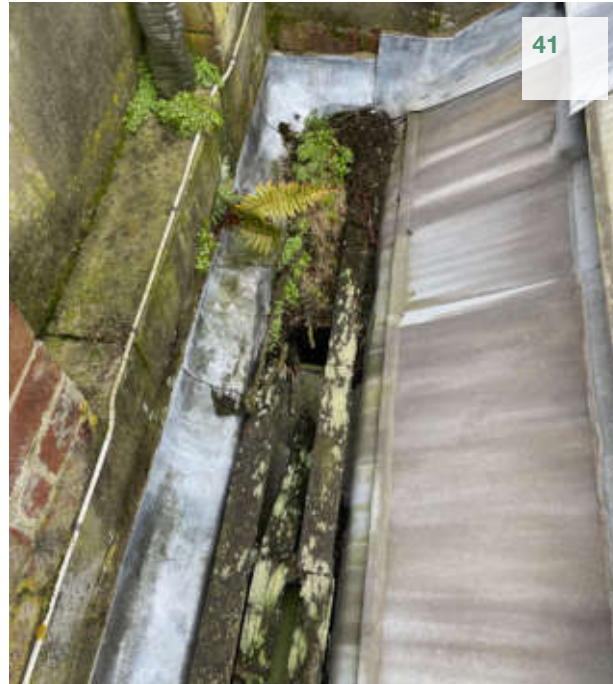
- 5.1.113 Roof area 11A covers the arched recess to the North-Western corner of the building.
- 5.1.114 It comprises a lead roof, traditionally detailed, partly covered by the pedimented stone gable above.
- 5.1.115 The roof drains to the north, where there is a sump connected to an (assumed) gutter channel cut into the sky-face of the cornice, connecting to RWP14. The roof looks in good condition but it isn't possible to view the sump or gutter channel.

#### **Roof Area 12**

- 5.1.116 Roof area 12 covers the entrance portico.
- 5.1.117 The roof is not readily accessible (except from out of a window behind the café counter) but can be viewed from above. It comprises an asphalt (flat) roof with asphalt extending over the blocking course (above the cornice)
- 5.1.118 There is a 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 and the efficacy of the rainwater disposal.
- 5.1.119 The cornice and stonework to the perimeter is saturated, suggesting renewal (in asphalt) and a new lead flashing/weatherings is desirable (see also elevations).

#### **General**

- 5.1.120 There is run-off staining, starting to affect the surface of the metal cover flashings in the valley gutters. Sacrificial protective flashings should be considered.



### Roof Area 11, 11A & 12

- 40. General view of (south) gutter, looking west.
- 41. Outlet (to RWP13) showing build-up of debris, general saturation of parapet etc.
- 42. Outlet from west gutter to area 09, in poor condition.
- 43. Outlet and overflow. The overflow is above the point where water would enter the building and is therefore ineffective.
- 44. Roof 12 general view from above.

## 5.2 Rainwater Goods

(references refer to existing drawings).

### Overview

- 5.2.1 The rainwater goods are generally external to the building (with two short exceptions). Those on the primary, stone, elevations are generally in lead, square section with decorative 'ears' with Lancashire rose motif on bands.
- 5.2.2 Those to the rear (brick) elevations, are usually in iron. Some have been adapted and replaced with steel or uPVC.
- 5.2.3 The summary below looks at each pipe individually. It should be noted that the weather was dry at the time of survey so assessment is based on staining, apparent condition and internal evidence of leaks only.
- 5.2.4 No below ground drainage investigation has been undertaken and it is recommended a camera survey be undertaken to inform repair works. This is especially important where the water is discharging into the light-well area to the south and west of the building. Here the gullys appear to be blocked and water is able to generally accumulate.

### RWP01

- 5.2.1 Lead rainwater pipe (square) taking water from Roof 11 (assumed) and Roof 12 above. The pipe pierces the cornice at high level. It enters the ground with no gulley (no obvious means of maintenance. There is damage to the pipe adjacent to ground level which needs to be repaired.

### RWP02

- 5.2.2 Drains roof area 01, starts internally (not visible) at high level, before leaving the wall just below the stone frieze and entering a hopper above first-floor level. From this point down it runs down the east façade near the staircase window.
- 5.2.3 The pipe and hopper are cast-iron and generally in good condition above Upper Ground Floor level. At this point the pipe has been modified with a further (iron) hopper to take waste water from adjacent sinks. The pipe enters a further hopper (with further sink connections) at ground floor level.
- 5.2.4 These connections are of some age, but the complexity of the connections (despite only taking limited load from the roof) is likely to result in

surcharging. Reconfiguration and increase in capacity should be considered, perhaps with separate provision for the waste water.

#### **RWP03**

- 5.2.5 Drains Roof Area 02 (in effect also takes water from Roof Area 01, see RWP 04, below).
- 5.2.6 The pipe again starts internally (not visible) at high level, before leaving the wall just below the stone frieze on the ventilation shaft (east elevation) into an under-sized uPVC hopper then into a uPVC pipe.
- 5.2.7 At lower ground floor level the pipe is embedded in the wall with an original iron cover plate. It is recommended the pipe and hopper are replaced in iron, with increased capacity.

#### **RWP04**

- 5.2.8 Short length of pipe with a hopper, taking water from Roof Area 01 to 02 at high-level.
- 5.2.9 The chute drains into a steel (?) hopper with crude over-flow, then immediately into a uPVC hopper below then into a uPVC pipe.
- 5.2.10 The water discharges onto the surface of Roof Area 02. There is no protective flashing. Renewal of the pipe and hopper with a proper lead over-flow and chute is recommended.

#### **RWP05**

- 5.2.11 uPVC pipe draining the gutter of Roof Area 03. The pipe also takes water from roof area 04 which drains onto area 03 via RWP06 (see below).
- 5.2.12 The pipe is oversized to the spigot and seems to be effective (albeit inappropriate to a listed building). It drains directly into the ground, there is no gulley (recommended for ease of maintenance).
- 5.2.13 In the medium term the guttering and pipe should be renewed in iron, with increased capacity (for the guttering and spigot).

#### **RWP06**

- 5.2.14 Cast-iron pipe draining the gutter of Roof Area 04, the pipe discharges onto the tiles of roof area 03 (there is no lead weathering).
- 5.2.15 The gutter above sits on corbelled brick and is in OG profile.

- 5.2.16 The joints should be inspected and repaired, the whole decorated and a lead flashing/weathering provided where it discharges onto roof area 03.

**RWP07**

- 5.2.17 Cast-iron pipe draining the gutter of Roof Area 05, the pipe discharges into the light-well to the south of the building.
- 5.2.18 The gutter above sits on corbelled brick and is in OG profile. There is some evidence of water ingress, especially at the western end, where the back-gutter taking water from both area 04 and 05 enters the gutter.
- 5.2.19 The cast-iron pipe has been adapted with a hopper to take waste water from sinks on the ground floor level office (G0013).
- 5.2.20 The joints should be inspected and repaired, the whole decorated. Ideally gutter/RWP junction should be renewed, perhaps into a hopper to increase capacity.

**RWP08**

- 5.2.21 Cast-iron pipe draining the gutter of Roof Area 06 (eastern side). At the head, the lead chute (through the parapet wall), seems to be dressed into a lead hopper. There is no over-flow.
- 5.2.22 The pipe is unlikely to be of adequate capacity and discharges into the light-well to the south of the building. There is staining on the wall, suggesting it surcharges or is partly blocked. This may also be responsible for the damp staining and failure of plaster in the corner of the Library (G0014) and office (F0013).
- 5.2.23 Renewal of the pipe and hopper with a proper lead over-flow and chute is recommended and a cast-iron pipe of increased capacity.

**RWP09**

- 5.2.24 09 drains the gutter of Roof Area 06 (western side), Area 07 (east), 10 (east) and some of area 11. At the head, the lead chute (through the parapet wall), seems to be dressed into a small (original) hopper. There is no over-flow and the hopper was part-blocked by a duck board at the time of survey.
- 5.2.25 The hopper is connected to a single iron pipe, which then enters a hopper above the buttress (between windows WG26 & 27) splitting into two pipes. These pipes then discharge into the light-well to the south of the building.

- 5.2.26 The arrangement is unnecessarily complex and difficult to maintain. There is evidence of surcharging and there is a significant amount of water taken by the single pipe at high-level.
- 5.2.27 Renewal of the pipe and hopper with a proper lead over-flow and chute is recommended and a cast-iron pipe of increased capacity with appropriate maintenance provision.

#### **RWP10**

- 5.2.28 RWP 10 drains the gutter of Roof Area 07 (western side), Area 09 (east) and 10 (west). At the head, the lead chute (through the parapet wall), seems to be dressed into a modern steel hopper. There is no over-flow and the hopper was part-blocked at the time of survey.
- 5.2.29 The hopper is connected to a single iron pipe, which then swan-necks above the buttress (between windows WG24 & 25 adjacent to the link bridge), before discharging into the light-well to the south of the building.
- 5.2.30 The arrangement is probably of inadequate capacity the swan-neck will promote blockage and be very difficult to clean. There is evidence of surcharging and staining on the wall.
- 5.2.31 Renewal of the pipe and hopper with a proper lead over-flow and chute is recommended and a new cast-iron pipe of increased capacity with appropriate maintenance provision.

#### **RWP11**

- 5.2.32 RWP 11 drains the gutter of Roof Area 08 (southern side). At the head, the lead chute (through the parapet wall), seems to be dressed into a modern steel hopper. There is no over-flow and the hopper was part-blocked at the time of survey.
- 5.2.33 The hopper is connected to a single iron pipe, which then swan-necks above the buttress (between windows WG22 & 23), before discharging into the light-well to the south of the building.
- 5.2.34 The arrangement is probably of adequate capacity as it drains a much smaller area, however the swan-neck will the swan-neck will promote blockage and be very difficult to clean.
- 5.2.35 Renewal of the hopper with a proper lead over-flow and chute is recommended and a modification of the cast-iron pipe to avoid the swan-neck (or introduce adequate maintenance provision).

## **RWP12**

- 5.2.36 RWP 12 drains from the base of the gutter of Roof Area 08 (northern side), also taking part of 09 (west), then picks up part of Area 09A above the library entrance.
- 5.2.37 At high-level there is a short internal section, before the pipe emerges below the cornice. It runs (lead pipe, square section) down to roof area 09A. here it penetrates the roof deck and a section of pipe is connected via a spigot, to take water from 09A.
- 5.2.38 Originally this would have been separate and a short section of pipe remains above, and on the wall below 09A.
- 5.2.39 The pipe runs within the portico of the library, disappearing internally at ground-floor level.
- 5.2.40 The pipe appears to emerge internally within store room LG0021, but it is not possible to inspect as it is encased in metal boxing.
- 5.2.41 It is recommended that the metal boxing be removed at low level and the pipe, connection to the drainage system (below ground) inspected.

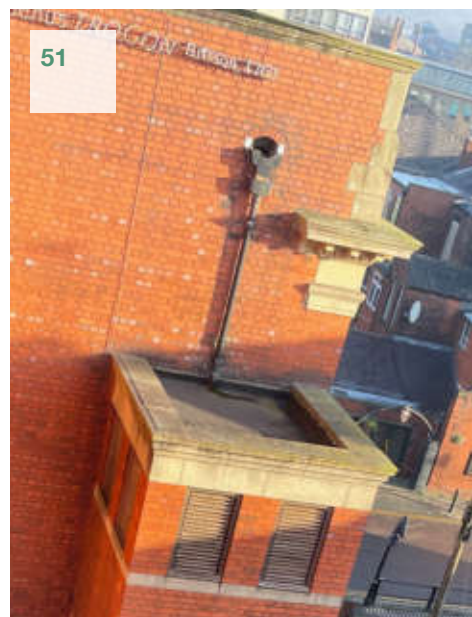
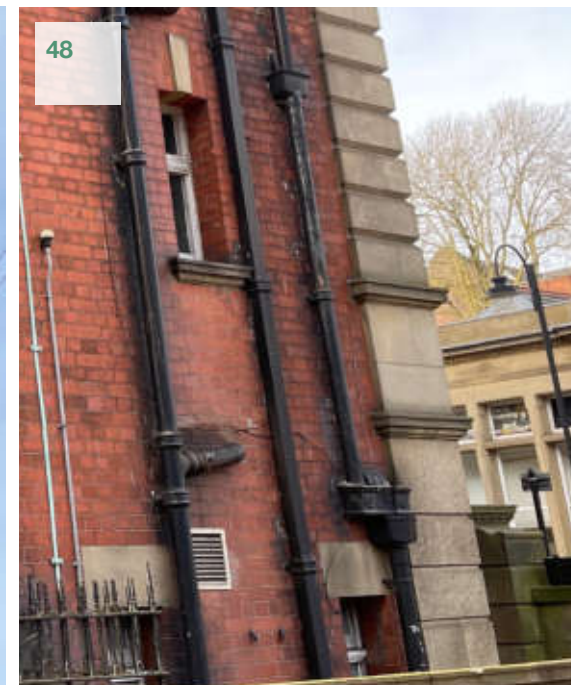
## **RWP13**

- 5.2.42 RWP 13 mirrors the configuration of RWP12. It drains from the base of the gutter of Roof Area 11 (southern side), also taking part of 09 (east), then picks up part of Area 09A above the library entrance.
- 5.2.43 At high-level there is a short internal section, before the pipe emerges below the cornice. It runs (lead pipe, square section) down to roof area 09A. here it penetrates the roof deck and a section of pipe is connected via a spigot, to take water from 09A.
- 5.2.44 Originally this would have been separate and a short section of pipe remains above, and on the wall below 09A.
- 5.2.45 The pipe runs within the portico of the library, disappearing internally at ground-floor level.
- 5.2.46 The pipe appears to emerge internally within lobby LG0023. At this point the pipe has been connected to a plastic bend. It then discharges back through the outside wall into an iron hopper and pipe.
- 5.2.47 It discharges onto the surface of the concrete in the light well to the north of the library entrance steps.

- 5.2.48 It is recommended that the plastic swan-neck is replaced with a more robust junction (e.g. sealed cast-iron) with a rodding point.

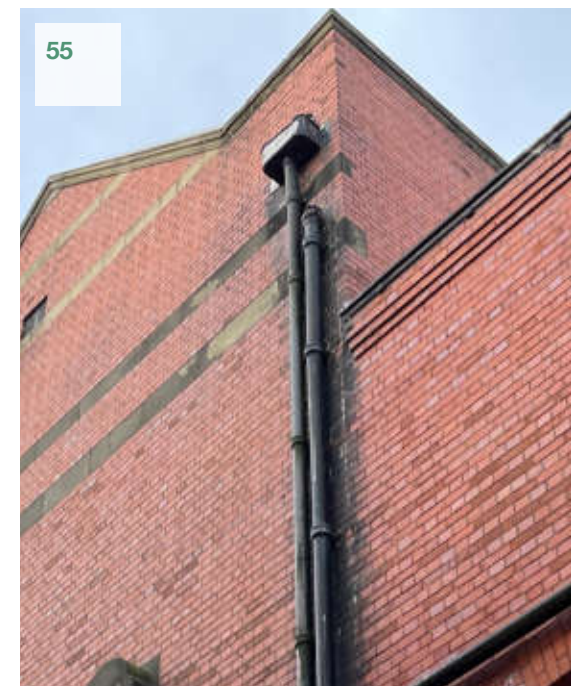
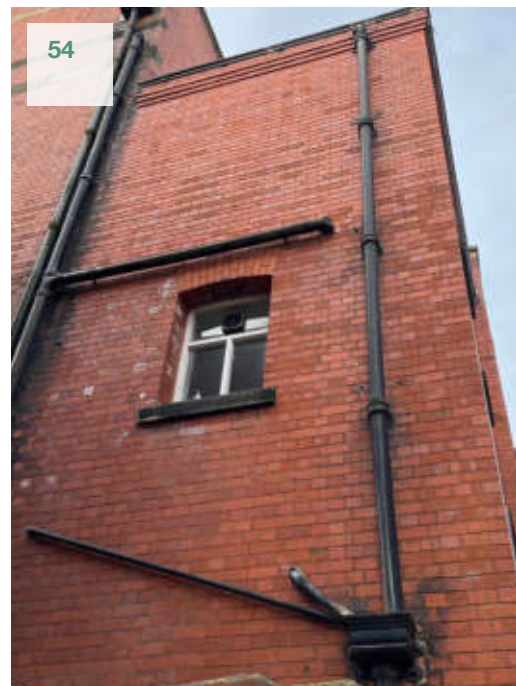
**RWP14**

- 5.2.49 Lead rainwater pipe (square) taking water from Roof Area 11 above. The pipe pierces the cornice at high level. It enters the ground with no gulley (no obvious means of maintenance). The
- 5.2.50 It discharges onto the surface of the concrete in the light well on the north-western corner of the building.
- 5.2.51 The pipe appears to be in good condition, with no obvious issues. It was not possible to inspect from above due to the lack of access to the north side of Roof Area 11.



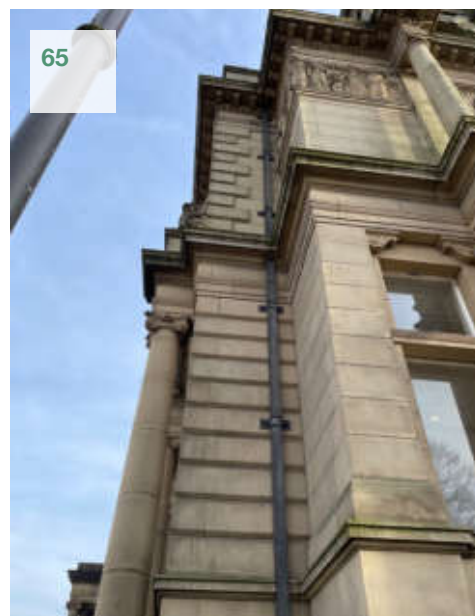
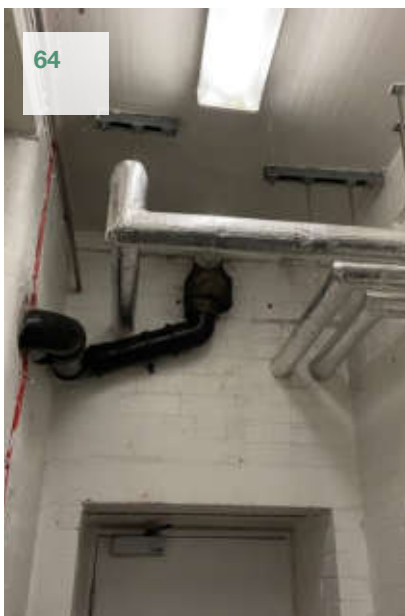
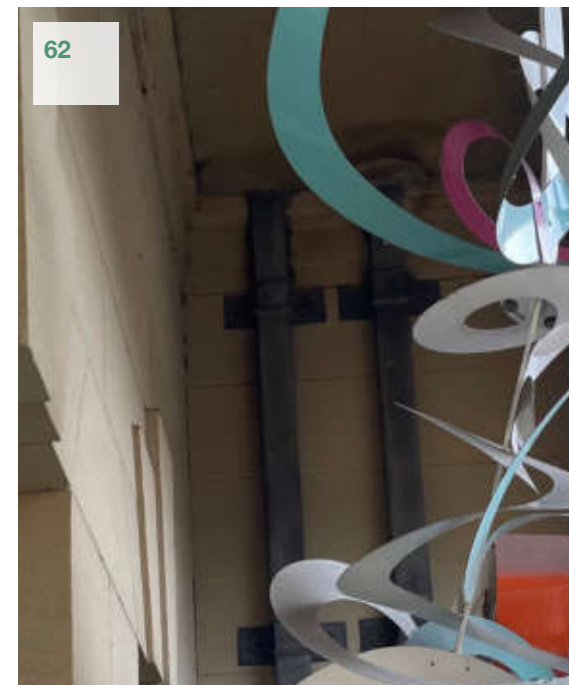
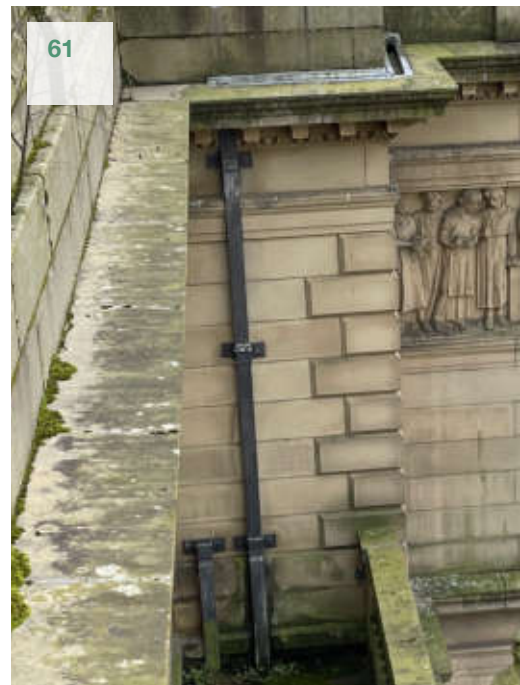
## Rainwater Goods, Sheet 1

- 45. RWP01
- 46. Damage to leadwork of RWP01 at ground level.
- 47. RWP02 (upper)
- 48. RWP02 (lower)
- 49. RWP03 (upper)
- 50. RWP03 (lower)
- 51. RWP04



## Rainwater Goods, Sheet 2

- 52. RWP05
- 53. RWP06
- 54. RWP07
- 55. RWP08
- 56. RWP07 & 08 low level.
- 57. RWP09 (upper)
- 58. RWP09 hopper and split above buttress.



### Rainwater Goods, Sheet 3

- 59. RWP10
- 60. RWP11
- 61. RWP12
- 62. RWP12 within library portico
- 63. RWP13 above library portico
- 64. RWP13 within Lobby
- 65. RWP14

## 5.3 External Elevations

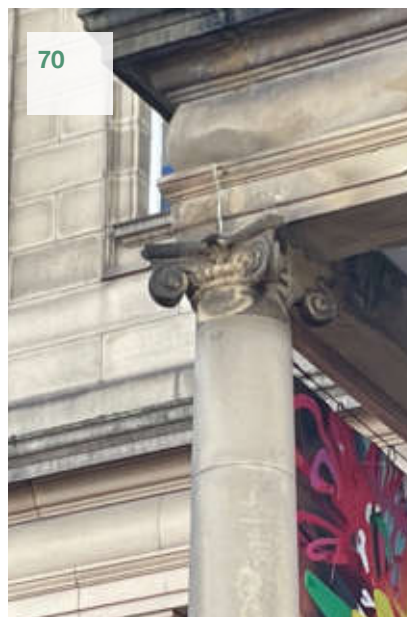
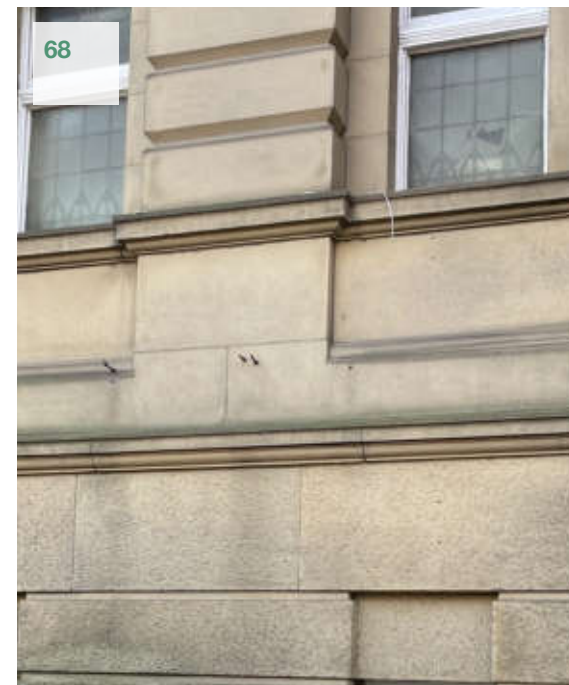
### Overview

- 5.3.1 The primary elevations (north and west) form the Museum and Library entrance fronts, facing Moss Street and Manchester Road respectively.
- 5.3.2 These elevations are in finely detailed ashlar stonework.
- 5.3.3 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. This is out-with the scope of this report.

### North Elevation, Moss Street (Museum Entrance).

- 5.3.1 The façade comprises the main elevation over two and a half storeys. A projecting Ionic portico spans the staircases, providing access to the Museum.
- 5.3.2 The stonework to the façade is generally in very good condition. There is no sign of cramp damage or damage from other embedded metalwork on the general facing stonework. The carving and decorative work is generally crisp and of high quality.
- 5.3.3 There is quite extensive algal and moss growth, especially to the cornice level, and no weathering (lead) above the cornice level on the main façade, but this does not seem to have significantly affected the stonework. Introduction of lead-protective weatherings would be beneficial to decorative work, mouldings, cornices etc.
- 5.3.4 The upper pediment (above parapet level) is stained with guano and there is further algal growth around the swept pediment walls. There is generally no bird protection or deterrent. This could be considered plus a sensitive (hot steam or similar) clean of these areas.
- 5.3.5 The frieze above the entrance portico is in very good condition (viewed from the ground).
- 5.3.6 To the east of the entrance there are various redundant metal fixings at lower-ground floor level. These are not generally causing an issue at present but should be removed before damage or permanent staining occurs.

- 5.3.7 To the west is the accessible ramp. This has an impervious surface which retains some moisture in the adjacent stonework.
- 5.3.8 Within the portico there is some iron staining above WG05 and WG06, this may be historic.
- 5.3.9 There is some Verdigris run-off staining from the commemorative tablet to the west of the entrance.
- 5.3.10 The primary issues surround the condition of the entrance portico. There is no lead protection to the blocking course and cornice, allowing saturation of the stone generally including the entablature and capitals.
- 5.3.11 This saturation has caused significant staining and the stone is extensively friable. There is deterioration around the capitals which has been exacerbated by the application of cement mortars.
- 5.3.12 There is spalling masonry and loose stone between the capitals and cracking immediately adjacent which requires further investigation.
- 5.3.13 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 (see roofs for works to Roof Area 12) and protect the stonework below. Some repairs to the stonework is also required.
- 5.3.14 The plinth wall below the portico is stained, but again generally in reasonable condition, however the central mullion (stone) between windows WLG04 and 05 has been repaired in cement render and is in poor condition a new section of stone will be needed.
- 5.3.15 The handrails are built into the façade and there is some corrosion, but no damage currently. Refer to boundaries and landscape for perimeter walls, gates and steps.

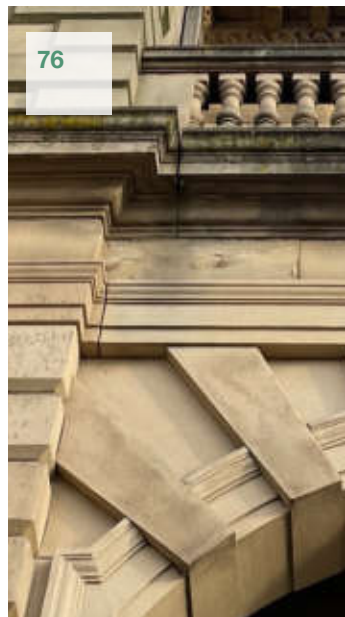
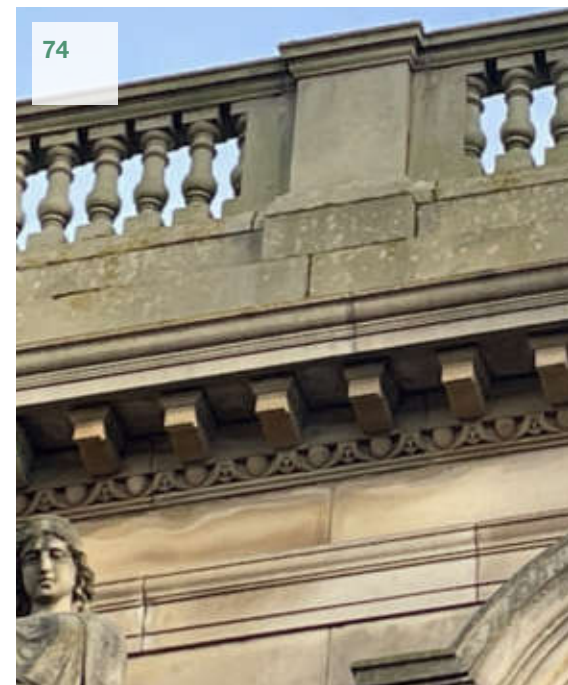


### Moss Street Elevation (North)

- 66. Portico and entrance (eastern end)
- 67. Staining at high level above the cornice to the raised pediment and swept parapets.
- 68. Fixings in stonework to east of the entrance.
- 69. Staining, spalling stone and crack above the columns to the entrance portico.
- 70. Staining, spalling stone and crack above the columns to the entrance portico.
- 71. Staining, spalling stone and crack above the columns to the entrance portico.

### **West Elevation, Manchester Road (Library Entrance).**

- 5.3.16 The façade 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.
- 5.3.17 The stonework to the façade is generally in very good condition. There is no sign of cramp damage or damage from other embedded metalwork on the general facing stonework. The carving and decorative work is generally crisp and of high quality.
- 5.3.18 There is quite extensive algal and moss growth, especially to the cornice level, and no weathering (lead) above the cornice level on the main façade, but this does not seem to have significantly affected the stonework. Introduction of lead-protective weatherings would be beneficial to decorative work, mouldings, cornices etc. A low-impact hot-steam clean would identify any repairs necessary.
- 5.3.19 There is staining associated with the missing flashings and water ingress from the gutter to Roof Area 09. This has resulted in staining of the stonework and open joints above the library portico (northern end) and growth of a small tree from the cornice centrally. Once the roof issues are addressed, cleaning and repointing should be undertaken here.
- 5.3.20 There is some friable stone to the balusters either end of the balustrading above the entrance, these are likely to require renewal at least in part.
- 5.3.21 The column bases are retaining significant amounts of moisture and consequently moss and algae is taking hold. This area would benefit from a low-impact hot-steam clean to identify any repairs necessary.
- 5.3.22 There is also some blistering to the frieze above the northern arch to the Library entrance portico. This may be associated with water ingress from the roof above. See roof for works to Roof Area 09A.
- 5.3.23 There is extensive moisture retention to the lower sections of wall in a number of locations which is likely to result in penetrating damp internally. This is caused by a combination of ineffectual drainage and the hard concrete surfacing around the building. A low-impact hot-steam clean would identify any repairs necessary and drainage needs to be surveyed thoroughly, cleaned and capacity improved.

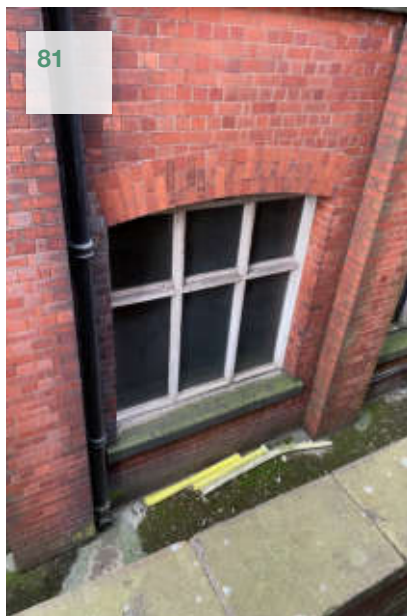
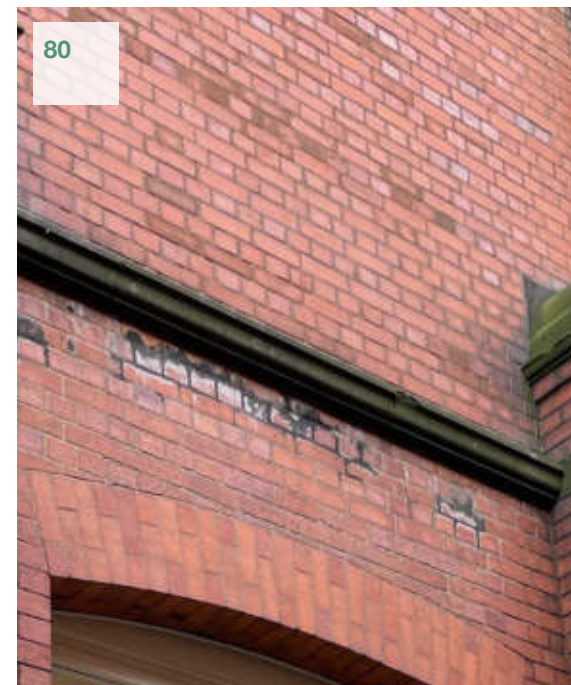


### Manchester Road Elevation (West)

- 72. Library Entrance
- 73. Growth above cornice level.
- 74. Staining from leaking parapet gutter.
- 75. Friable stone to balusters.
- 76. Blistering to frieze above arches.
- 77. Extensive moisture retention at low-level caused by concrete surfacing and ineffectual drainage provision.

**South Elevation, (Facing Former Textile Hall).**

- 5.3.25 The façade is predominantly in pressed Accrington Brick, with banding, copings, cills and buttress copings in stone. The brickwork is generally in good condition, there is staining where the rainwater pipes have been leaking, but damage is relatively limited at this stage.
- 5.3.26 There is staining and migrating salts in several areas below the stone string course and beneath the link bridge to the former Textile Hall. The string course does not have a lead weathering.
- 5.3.27 There is moisture retention to the lower sections of wall in a number of locations which is likely to result in penetrating damp internally. This is caused by a combination of ineffectual drainage and the hard concrete surfacing around the building.
- 5.3.28 There are some localised areas of damage to the corbelled detail along Roof Area 05, and some piecing in may be needed at the head of RWP 07.
- 5.3.29 The stone banding, copings, cills and buttress copings are also generally in good condition. There is localised deterioration adjacent to RWP 09 and 10, but this is not currently significant (the water retention is causing some limited failure in the face of the stone).
- 5.3.30 The stonework is quite heavily stained, but this does not appear to be causing deterioration.
- 5.3.31 Once the rainwater goods are addressed some minor areas of repointing will be required.



### Elevation Facing Former Textile Hall (South)

- 78. General view from Back Knowsley Street.
- 79. Junction with connecting bridge.
- 80. Staining below the string course.
- 81. Wall extending into the light well, there is moisture retention in the brickwork at low level.

**East Elevation, (Back Knowsley Street).**

- 5.3.32 The façade is predominantly in pressed Accrington Brick, with cornice, banding, copings, cills and buttress copings in stone to the northern end where more prominent and forming the elevation to the primary staircase.
- 5.3.33 The brickwork is generally in good condition, except where damage has occurred from modifications to rainwater goods, new drainage connections and similar. There are a number of locations where overflow pipes, vents and other features penetrate the brickwork and there is adjacent damage to be made good before deterioration occurs.
- 5.3.34 There is staining where the rainwater pipes have been leaking, but damage is relatively limited at this stage and there is moisture retention/staining to the lower sections of wall particularly below the staircase where there is a variety of pipes connecting to an adjacent manhole (NE corner). This is caused by a combination of ineffectual drainage and the hard concrete surfacing around the building.
- 5.3.35 There is missing mortar in a few locations, especially around the upper-stair window, both to the stone cill and brickwork to the south. This needs to be repointed in due course.
- 5.3.36 The stone balustrade, entablature and dressings are also generally in good condition. The window surrounds would benefit from lead weatherings above, this would prevent mortar wash-out and staining of the stone below.
- 5.3.37 The aris to the stone cornice to the ventilation shaft (around Roof Area 02), is damaged. This does not appear to be causing issues in the adjacent masonry.
- 5.3.38 Further south, the elevation is less formal and more 'back of house' in character. Below Roof Area 03 there are three windows with concrete lintels and cills (WG034-036). The lintels have evidence of failure and should be monitored. There is evidence that the central window has been modified and the lintel replaced previously.
- 5.3.39 The cill to WG034 is spalling and needs cleaning back, and repairing (concrete repair).
- 5.3.40 Below these windows, the office windows comprise an iron frame with corbelled brick above, and small string-course above this. This is an unusual detail. There is a crack to the padstone (supporting the ironwork) to the east, which should be monitored. There is a large concrete pavement

light below. There is evidence of water ingress around the perimeter of the pavement light. The bitumen flashing detail should be renewed with a more robust detail, extending over the adjacent coping and with metal cover-flashing. There are also a number of broken 'lights' in the pavement light which need to be repaired.

- 5.3.41 The chimney stack (02) rises from roof area 03. The stack appears to be quite damp at high-level with evident moss growth from the joints. (see also roof). Some repointing will be needed once the water ingress is addressed.
- 5.3.42 There are some localised areas of damage to the corbelled detail along Roof Area 04 and 05. Some piecing in of brick and repointing would be beneficial once the issues (see rainwater goods) with the guttering have been addressed.
- 5.3.43 Once the rainwater goods are addressed some minor areas of repointing and some piecing in of brick will be required.
- 5.3.44 There are timber louvred vents to the extended ventilation stack (projecting through roof area 03. These appear to need decoration when viewed from ground floor level (present on three elevations. i.e. 6 no).

## 5.4 External Windows and Doors

(references refer to drawing Existing Plans)

### Overview

- 5.4.1 The external windows to the Art Museum are generally timber and a combination of casements, hopper lights and a small number of sash-windows. Many are original.
- 5.4.2 The windows are predominantly to the lower ground, ground and back-of-house areas, with the gallery spaces on the first floor being top-lit by rooflights. For the rooflights refer to the Roof Area descriptions/condition appraisal.
- 5.4.3 The windows are described individually or in groups, where most appropriate. There are a number where access is very limited and it was not possible to assess condition.
- 5.4.4 The survey is undertaken by floor, Lower Ground to Second Floor levels. Only selective windows are illustrated to show particular issues.

## **Lower Ground Floor - Windows**

### **WLG01 (Male WC)**

- 5.4.5 Former hopper light (timber) with transom. The hopper is stuck (or fixed) slightly open. The cill would appear to have some decay and needs a splice repair and redecoration.

### **WLG02 & 03 (Female WC)**

- 5.4.6 Former hopper light (timber) with transom. The hoppers are painted shut. The cill of 03 would appear to have some decay and need a repair and redecoration, otherwise appear in reasonable condition.

### **WLG04 & 05 (Into Void Below stairs)**

- 5.4.7 Windows are protected by external iron railings. These require repair and redecoration (also see elevations for stonework repair to mullion).
- 5.4.8 The glass (early cast glass) in WLG04 is broken. This could be repaired (with a lead came)
- 5.4.9 The cill has some decay and need a full-width splice repair and redecoration. To facilitate this the railings will need to be removed and reinstated on completion (also applies to stone mullion).

### **WLG06 – WLG09 (into Museum)**

- 5.4.10 These windows comprise 4 sections with primary and subframes. The Central mullion has a column and cornice detail. The upper sections would probably have been a single hopper and one fixed light originally (now fixed shut). The windows have been double-glazed, presumably when the works to create the gallery spaces in the lower ground floor were undertaken.
- 5.4.11 WLG06 has some deterioration to the cill, which needs a splice repair and redecoration.

### **WLG010-012 (into Archive)**

- 5.4.12 WLG10-12 are of similar pattern to 06-09 but 10 and 12 are 2 sections only. The windows are generally sound, but the paint is failing and needs redecoration as soon as possible.

**WLG013 (into Stores – covered)**

- 5.4.13 Generally same pattern as 06-09. The windows are generally sound, but the paint is failing badly and needs redecoration as soon as possible.
- 5.4.14 These windows are covered internally. Internal inspection is therefore not possible and this void may create a humid space which can lead to decay. Ventilation should be considered.

**WLG014-016 (into Stores – covered)**

- 5.4.15 WLG14-16 are of same pattern as 10-12. The windows are generally sound, but the paint is failing badly and needs redecoration as soon as possible.
- 5.4.16 The glazing to these windows is varied, some modern patterned. If being repaired this would benefit from replacement with something more appropriate.
- 5.4.17 These windows are covered internally. Internal inspection is therefore not possible and this void may create a humid space which can lead to decay. Ventilation should be considered.

**WLG017-024 (stores internally)**

- 5.4.18 WLG17-24 are in six sections. Primary frame glazed directly below a transom and sub-frames above, probably with hopper lights originally. All now fixed shut.
- 5.4.19 The upper sections of the frame seem in reasonable condition, but the cills to 17, 19, 21 and 22 are decayed and need a splice repair. All need full redecoration.
- 5.4.20 These windows are covered (blocked up with concrete block) internally. Internal inspection is therefore not possible and this void may create a humid space which can lead to decay. Ventilation should be considered.

**WLG025**

- 5.4.21 WLG25 is of similar pattern but 2 sections only. Generally sound, but the paint is failing at low level and needs redecoration.

**WLG026 (and staircase windows generally)**

- 5.4.22 The staircase windows (WLG26, WG032, 033, WF012, 013). Are single pane casement windows, most fixed shut or stuck shut (and not possible to

inspect the cills). WLG26 needs a short splice repair. All need full redecoration.

#### **WLG027-029 (Offices)**

- 5.4.23 Windows within metal frame (see elevation). These would have also been hopper lights originally, lower fixed panes now adapted with several top-hung casements and two extract fans installed.
- 5.4.24 It is recommended to replace the extract fans and modern top-hung casements, reinstate the hopper lights to operation as a more appropriate and probably more effective ventilation solution.
- 5.4.25 The framing is generally sound but there are some sections of decayed cill which require a splice repair. All need full redecoration.

#### **WLG030 (Staircase)**

- 5.4.26 Large 4 section leaded light window, with timber frame set into stone mullions.
- 5.4.27 The window has been over-glazed with protective Georgian wired glass (one of which is cracked).
- 5.4.28 Need decoration but seem generally sound.

#### **WLG031 & 32 (WCs)**

- 5.4.29 Same pattern as WLG01 etc. Some decay evident in cill/jamb of WLG031 which requires a splice repair. Both need full redecoration.

### **Lower Ground Floor - Doors**

#### **DLG01 (Accessible Entrance to LG Floor)**

- 5.4.30 Varnished, modern entrance door with half-panel to the west and fanlight over, at the foot of the ramp. These doors are automated providing level access to the Museum.
- 5.4.31 There is staining and failure of the varnish at low level. It needs full redecoration.

#### **DLG02 (Escape door from the archives)**

- 5.4.32 Modern boarded escape door. The finishes are failing at low level but limited signs of decay. It needs full redecoration.

#### **DLG03 (Boarded pedestrian door from the loading bay)**

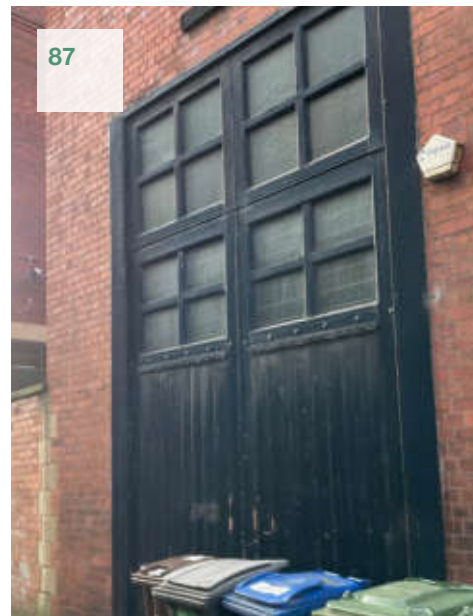
- 5.4.33 C19 boarded door. The finishes are failing at low level and some decay, which requires a splice repair to the bottom rail. It needs full redecoration.

**DLG04 (Loading Bay Doors)**

- 5.4.34 Large C19 loading bay doors. Generally in reasonable condition. Some areas of localised decay will require splice repair. It needs full redecoration.

**DLG05 (Escape Door)**

- 5.4.35 Probable C19 door, but boarded externally preventing inspection. This is likely to conceal some decay or damage. It is assumed localised repair is required and it needs full redecoration.



### Lower Ground Windows and Doors

- 82. WLG02 & 03
- 83. WLG04 & 05
- 84. WLG06
- 85. WLG017
- 86. WLG027
- 87. DLG04

## Ground Floor - Windows

### **WG01-04 and mezzanine level (01A-04A) above. (Office, stores)**

- 5.4.36 Leaded light 2 section windows originally with hopper light (timber) with transom (stone mullions between individual windows), originally casement to lower section. Leaded lights are over-glazed with protective Georgian-wired glass.
- 5.4.37 The mezzanine level (smaller and casement lights) don't have the protective glass. WG02A has a broken leaded light which needs repair. The western window (04A) has been replaced with modern glass (this would benefit from replacement to match the adjacent windows in due course).
- 5.4.38 The windows are painted shut but seem sound. Decoration will be required in the near future.

### **WG05 & 06 (entrance lobby)**

- 5.4.39 Fixed light, leaded windows with protective outer glazing. The windows are divided into an upper light and lower light by a stone transom.
- 5.4.40 The windows are generally in good condition, but a floodlight is fixed immediately in front of the cill. Decoration will be required in the near future.

### **WG07 – 014 (Sculpture Gallery)**

- 5.4.41 Windows (plain glass) in four-sections (12 & 14 two sections) divided by stone mullion and transom. Windows 07, 09 & 11 have hopper lights.
- 5.4.42 The stone head has a small vent which is an interesting detail, presumably blocked internally.
- 5.4.43 The windows are generally in good condition.

### **WG015-018 (Library Entrance Lobby)**

- 5.4.44 Windows (plain glass) in two sections with dividing transom. Originally hopper above.
- 5.4.45 The windows are generally in good condition, but the decoration is failing badly and needs redecoration as a matter of priority.

### **WG019-021 (Library)**

- 5.4.46 Windows (plain glass) in four-sections (19 & 21 two sections) divided by stone mullion and transom. The windows have been replaced in recent

times with double glazing (fixed lights), of slighting non-matching pattern (but in good condition).

**WG022-029**

- 5.4.47 Windows (plain glass). The windows have been replaced in recent times with double glazing modern surface fixed casements. These are not an appropriate pattern but are in good condition.

**WG030**

- 5.4.48 Modern frame 4 light window. Some areas of localised decay will require splice repair. It needs full redecoration.

**WG031**

- 5.4.49 Modern frame 2 light window with top hung casement. Cill decay will require splice repair (or renewal of window in a more appropriate pattern). It needs full redecoration.

**WG032-033 (Staircase - see Lower-ground).**

**WG033-036**

- 5.4.50 Modern frame 2 light window with top hung casement and modern patterned glass. Localised decay will require splice repair (or renewal of window in a more appropriate pattern). It needs full redecoration.

**WG037**

- 5.4.51 Large 6 section leaded light window, with timber frame set into stone mullions.
- 5.4.52 The window has been over-glazed with protective Georgian wired glass (one of which is cracked to North), with apparent UV film (which is bubbling in the window to the south).
- 5.4.53 Need decoration but seem generally sound.

**Ground Floor - Doors**

**DG001 (Entrance Doors)**

- 5.4.54 Fine entrance doors and fanlight in polished mahogany with original ironmongery and detail. Mounted on floor springs.
- 5.4.55 Generally in good condition. The leaded light oval windows and fan-light panels have protective over-glass.

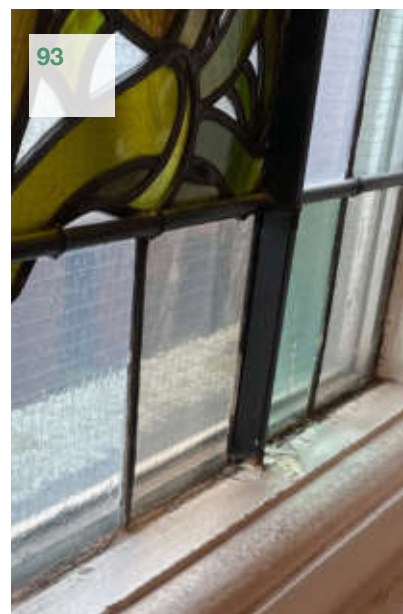
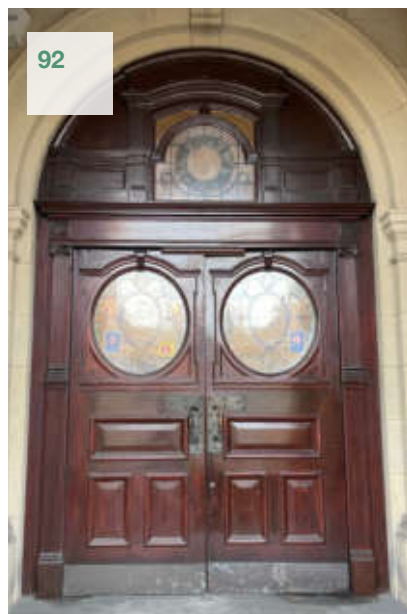
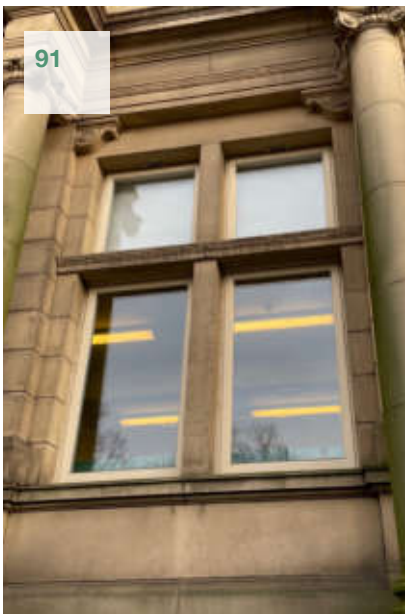
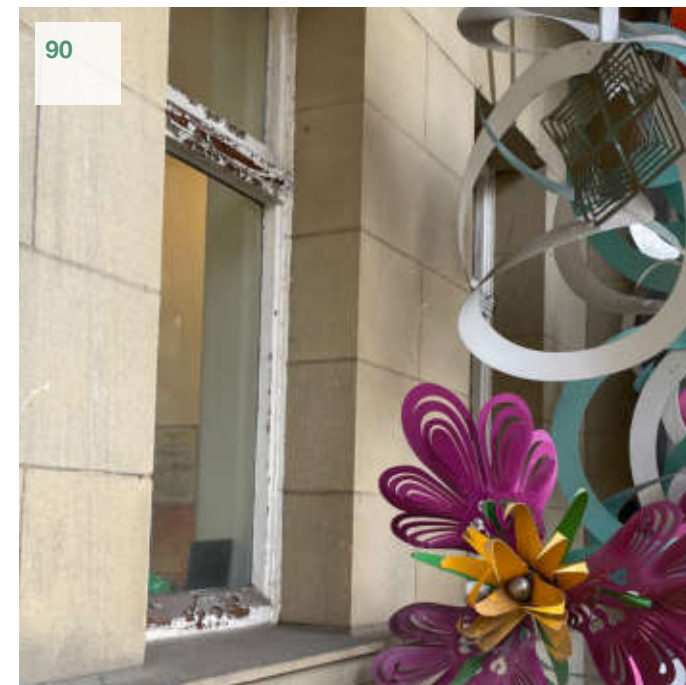
- 5.4.56 The kick plate is stained and localised repair of the finishes and repolishing would be beneficial.
- 5.4.57 The doors are protected by artist-designed modern iron 'fretwork' gates externally. These are corroded and need redecoration.

**DG002 (Library Entrance)**

- 5.4.58 Modern powder coated aluminium sliding doors and fanlight/sidelights. All in good condition.

**DG003 (Exit onto Link Bridge)**

- 5.4.59 Modern, glazed, fire doors. Of inappropriate pattern but in reasonable condition with contrasting (yellow) coated ironmongery.



## Ground Windows and Doors

- 88. WG05
- 89. WG07
- 90. WG017 & 018
- 91. WG020
- 92. DG01
- 93. Glazing detail showing over-glass to WG037

## **First Floor - Windows**

### **WF01-04 (Café Kitchen & Lobby).**

- 5.4.60 Plain glass with transom (stone mullions between individual windows). Originally hopper lights above with casements below (hoppers not generally working).
- 5.4.61 The windows generally seem sound, but decoration will be required in the near future.

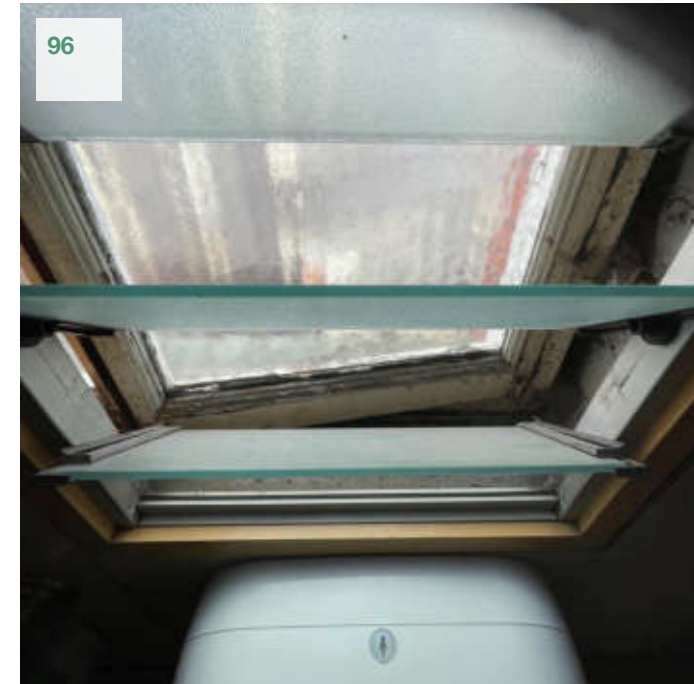
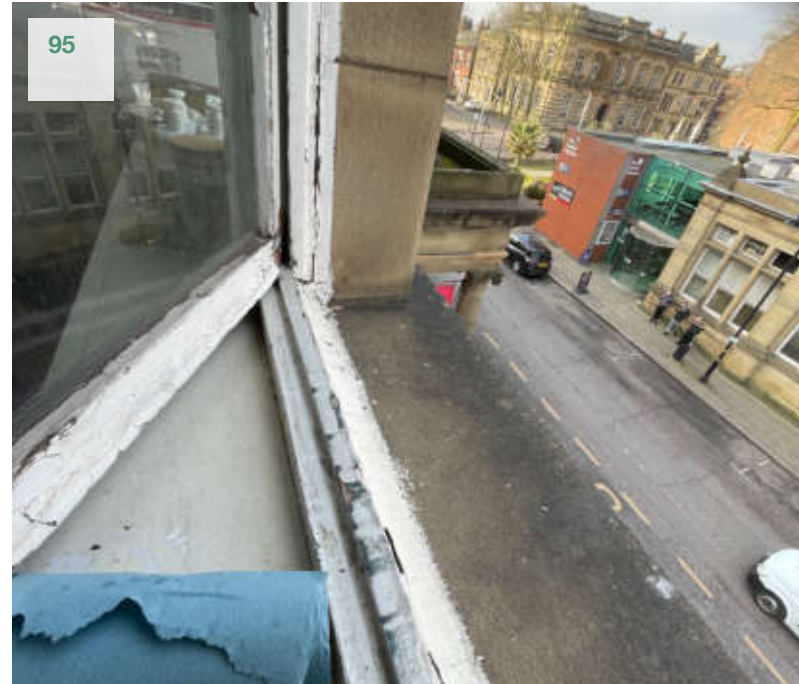
### **WF05-10 (Café).**

- 5.4.62 Leaded light windows (single section) with protective over glass.
- 5.4.63 The windows generally seem sound. There are a number of cracked panes in the leaded lights which will need repair in due course. Decoration will be required in the near future.

### **WF11-12 (Staircase - see Lower-ground).**

### **WF13-14 Lobby and WC**

- 5.4.64 Pair of inward opening casements with light over (3 sections).
- 5.4.65 WF13 has a cracked pane (original glass) but was locked shut (not possible to assess cill). Exterior hasn't been decorated for a substantial amount of time. Decoration will be required in the near future.
- 5.4.66 WF14 is open and has a second louvred window behind, making it impossible to shut properly (not entirely visible for inspection) This is allowing water ingress. The inner window should be removed to enable the original to be maintained and closed.



### First Floor Windows

**94.** WF01 internal view

**95.** Typical configuration set into stone reveal (WF01).

**96.** WF014 viewed through internal louvred window.

## 5.5 External Areas (Boundary Walls, Railings, Gates and Surfaces)

### Overview

- 5.5.1 The building has a lightwell to the north, west and south elevations which provides light into the lower ground floor and acts as a 'service' space. this area also takes a significant amount of rainwater from above.
- 5.5.2 There is a small enclosed area east of the Museum entrance (with wall and railings). A further railed area outside the offices (East) protects concrete pavement lights which allow light down to the basement. This was probably a 'coal-hole' originally with doors, latterly in-filled with pavement lights.
- 5.5.3 Again to the East elevation a wall (c.2m) with gate provides access to the south side and links the elevation of the Museum to the rear of the Textile Hall adjacent.
- 5.5.4 There is evident issues with the drainage. It is recommended a full camera survey be undertaken to assess both condition and capacity of the below ground drainage systems.

### North Elevation.

- 5.5.5 The stepped access rises from Moss Street. A stone boundary wall extends from the portico, returning to enclose the steps to the east. To both sides there are piers, with gilded lettering 'Art Gallery'. Wrought iron gates slide into these piers, which is an important historic detail.
- 5.5.6 The side of the eastern pier is quite badly cracked where there is embedded support for the gate runners. This is likely to require some localised reconstruction, treatment or replacement of the embedded metal and reinstatement. There is also movement between the gate pier and return wall which should be monitored. There is displacement in the western pier, but not so severe.
- 5.5.7 The gates and associated metalwork show signs of corrosion and should be redecorated.
- 5.5.8 The small area to the east is unkempt concrete and accumulating moss and algal growth, which is then allowing more significant plants to take hold. This should be cleared at least, and ideally replaced with permeable surfacing.

- 5.5.9 To the entrance steps there are modern railings, embedded into the stone steps and into the wall. These railings are corroding where they enter the stonework. They need repair (some balusters need replacing) and decoration to prevent further damage to the stonework occurring.
- 5.5.10 To the west of the entrance steps is the modern ramp, leading down to lower-ground level. This has impermeable surfacing, which has caused some retention of moisture in the façade of the building. The stone retaining wall to Moss Street has some migrating salts evident (not surprising given the ground level behind). A drainage survey and improved surface-water drainage/maintenance would benefit the area.
- 5.5.11 The rendered wall which divides the two ramp sections has some cracking, especially around the light fittings.
- 5.5.12 There is some corrosion to the ramp handrails which is embedded into the stone wall to the perimeter. This should be treated with a rust inhibitor and decorated.
- 5.5.13 The boundary wall (stone) is generally in good order, but there is significant algal growth to the plinth which would benefit from a hot-steam clean (to reduce any risk of deterioration). The wall is topped with planters (not inspected).

**West Elevation.**

- 5.5.14 The stepped access rises from Manchester Road. To both sides there are piers, with (not gilded) lettering 'Public Library'. Wrought iron gates slide into these piers, which is an important historic detail.
- 5.5.15 The side of both gate piers are quite badly cracked where there is embedded support for the gate runners. In due course this is likely to require some localised reconstruction, treatment or replacement of the embedded metal and reinstatement.
- 5.5.16 The gates and associated metalwork show signs of corrosion and should be redecorated.
- 5.5.17 To the entrance steps there are modern railings, embedded into the stone steps and into the wall. These railings are quite badly corroding (worse than the Museum entrance) where they enter the stonework. They need repair (some balusters need replacing) and decoration to prevent further damage to the stonework occurring.

- 5.5.18 The fine lanterns either side of the entrance are in reasonable condition but need decorating as there is increasing rust on the surface of the ironwork.
- 5.5.19 The Library steps have an anti-slip coating. There is evidence this is causing deterioration in the stonework. Ideally it should be removed, but at least monitored. It is also uneven in places.
- 5.5.20 Below the steps the supporting steelwork is in poor condition (delaminating). This should be inspected by an engineer. It seems to have been superceded by brick piers, but this should be verified.
- 5.5.21 The area around the entrance, extending around to the south, is generally saturated, suggesting that water is not moving away from the rainwater pipes (which discharge into this area) effectively. See note about drainage survey.

#### **South Elevation.**

- 5.5.22 The light-well is again generally saturated (refer also to elevations), suggesting that water is not moving away from the rainwater pipes (which discharge into this area) effectively. See note about drainage survey.
- 5.5.23 The retaining wall which divides the light well from the textile hall (and entrance ramp to the link bridge) is a combination of brick and stone, with a projecting plinth.
- 5.5.24 There is growth from the projecting plinth which needs to be removed and the wall made good. There is a coping stone near the link bridge which has been significantly displaced and is in danger of falling.
- 5.5.25 The ramp to the library link bridge has missing bronze 'studs' for those with visual impairments, these should be repaired.

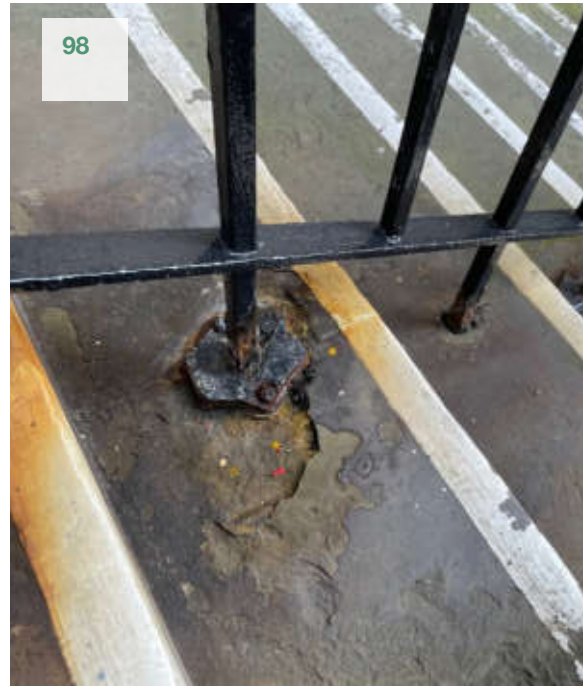
#### **East Elevation.**

- 5.5.26 The railings which enclose the pavement lights are corroding and need decoration.
- 5.5.27 There is a brick wall linking the Textile hall and the Museum. This is missing a coping from the textile hall side. The gate needs decoration.
- 5.5.28 There is a short length of brick wall (to NE corner) adjacent to the staircase, comprising a brick wall with stone copings. This has railings above and protecting a small opening at low-level (not accessed from inside). The general saturation of the area behind (see North Elevation) is causing salt

staining in the brickwork, exacerbated by RWP03 being embedded into the wall (see rainwater goods). The railings need decoration and some localised pointing required once drainage addressed.



97



98



99



100

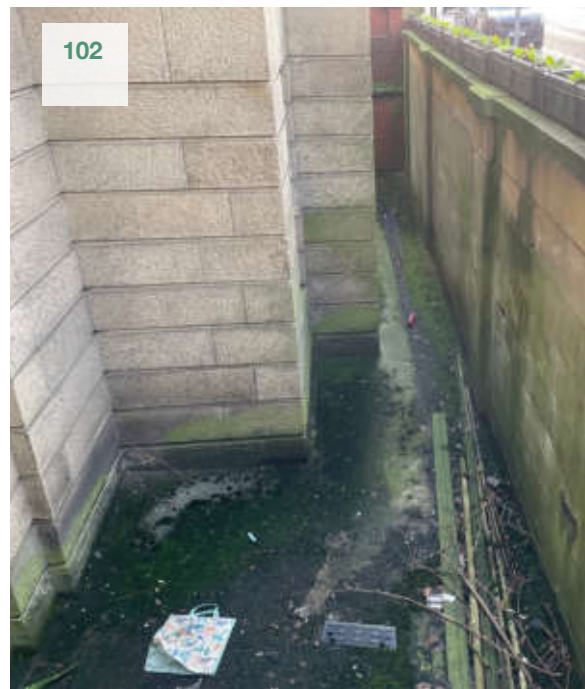
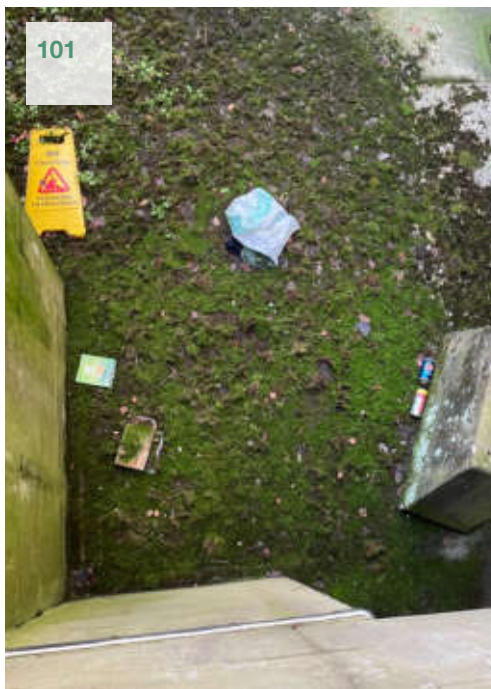
#### External Areas & Boundaries. (N)

97. Cracking to gate pier (N).

98. Corrosion in handrails (N)

99. Saturation, growth of moss etc, leading to growth of larger plants (NE)

100. Ramp, note staining on stonework.



### External Areas & Boundaries. (W)

- 101.** Saturation and growth in light-well.
- 102** Debris and saturation in light well.
- 103** Corroded beams below steps.
- 104** Coating to steps and corroding handrail.



### External Areas & Boundaries. (S & E)

**105.** Retaining wall and plinth (note growth)

**106** Displaced copings to plinth.

**107.** Railings and pavement lights (east).

**108.** Wall and railing adjacent to the staircase elevation (East)

## 5.7 Interior

### Overview

- 5.7.1 The primary internal spaces are located on a 'piano nobile' raised above ground level, lit by windows, with the primary gallery spaces on the first floor, top-lit by rooflights.
- 5.7.2 The lower-ground floor predominantly forms storage, office and support space, but a new gallery and archive space was created about 2005, when a ramped access was also created to provide level access (immediately west of the main entrance).
- 5.7.3 The assessment of the internal spaces is undertaken sequentially on a room by room basis. This is not necessarily in numerical order, but following a logical sequence of the most prominent spaces through to those of lesser prominence, on a floor-by-floor basis. It starts with Ground and First as the main floors, then Lower Ground and Basement. References and Room Names are given. These correspond with the plans contained in the appendices. Internal doors are referenced where there are specific issues (as they are numerous) only.

### Ground Floor

#### Entrance, Reception & Shop (G0001).

- 5.7.4 The ceiling has decorative plasterwork surrounding a circular opening to the first-floor landing (now the café). The primary stair leads directly up to this level and down to what is now the local history gallery. The latter has a modern lobby at the head of the stairs.
- 5.7.5 The plasterwork is divided into sections by down-stand beams, bearing onto Ionic columns. A pair of arches open to the main stair (G0007). There are minor, generally superficial, cracks to the ceiling, but otherwise it seems in good condition, if a little tired decoratively.
- 5.7.6 The walls are in reasonable condition, but the decoration is worn. There are various historic vents, some of which are covered. Consideration could be given to reinstating these. Victorian ventilation controls remain near the reception.
- 5.7.7 The floor is a tessellated mosaic, and generally well preserved. There are one or two insensitive repairs, but good overall. There are two early turnstiles near DG01, which are in good condition, albeit no longer in use.

- 5.7.8 The modern reception desk is basic, and DG05 is a poor quality modern door (albeit currently serviceable), there is a roller-shutter on the Sculpture Gallery side.
- 5.7.9 DG06 and its modern glazed lobby are in good condition.

#### **Sculpture Gallery (G0015 & 16)**

- 5.7.10 The Sculpture gallery extends down the northern elevation of the building and has a connected space (0016) which is under the laylight in the centre of the building.
- 5.7.11 The gallery (0015) has windows to the north and west elevations. The ceiling in this space is quite simple, with coffered downstand beams between the windows. The ceiling between has a simple cornice. This is all in reasonable condition, save the poor-quality redundant light fittings which could do to be removed.
- 5.7.12 The ceiling extending into 0016 surrounds the lantern (lay) light. The lantern is open above to a light well, topped with a rooflight. As noted this void is inaccessible at the current time (which needs addressing, see roof) and consequently the lantern is extremely dirty. Some boards are over the glass and it's not clear whether this is associated with any damage to the glass panes as close inspection is not possible. Following reinstatement of access, the lantern should be cleaned and any repairs carried out.
- 5.7.13 The lantern has downstand beams to the perimeter, with decorative plasterwork brackets supported on columns. Beyond the lantern the ceiling is surrounded with a more decorative cornice with dentils.
- 5.7.14 The walls are relatively recently decorated and generally in good condition. There are a number of the original vents some of which are covered over and there is quite a lot of surface-fixed servicing which could do to be tidied up.
- 5.7.15 To the end of 0016 an area has been partly partitioned off to create a store/transit store/prep area (to the eastern end). To the western end a curved partition has been inserted to provide separate access to the library.
- 5.7.16 The floor is generally in good condition and comprises recently re-finished woodblocks. A small area of boarding indicates the historic location of a spiral staircase.

- 5.7.17 DG14 is a pair of double doors leading to the library entrance vestibule. These are now automated. They are original, now painted, not polished but otherwise in good condition.
- 5.7.18 DG12 leads into the main library and comprises a pair of modern glazed doors and fanlight, again in good condition.

#### **Entrance Vestibule & Office (G0017 & 18)**

- 5.7.19 The library entrance vestibule is recently decorated, generally in good condition. There is limited signs of the water ingress referred to above (see roof), but the decorative work may conceal some evidence.
- 5.7.20 The floor is a combination of modern vinyl and barrier matting.
- 5.7.21 A pair of modern sliding doors DG02 lead to the external steps (see exterior).
- 5.7.22 To the north is a fanlight and former door opening, which is now partly a chalk-board. The modern link (formerly part of G0016) leads to the main library space.

#### **Library (G0014)**

- 5.7.23 The library occupies much of the south elevation of the building, with windows opening onto the space between the Art Museum and the former Textile Hall.
- 5.7.24 There are a number of areas of water ingress in the library, to the south-eastern corner and around the downstand beams adjacent to DG12. The ingress around the south-east corner (adjacent to RWP 08) is particularly severe and there is a lot of migrating salts and damage to the plasterwork which needs repair (once the issues are addressed, see roof).
- 5.7.25 There is further damage on the reveal (east) of WG023, associated with RWP 10.
- 5.7.26 The ceiling follows the same pattern as G0015, with downstand beams (coffered) and flat sections of ceiling with simple cornice between. The ceiling paint is failing in a number of locations.
- 5.7.27 The walls are generally in fair condition, save the area of damage referred to above. There are extensive surface-fixed services however.
- 5.7.28 As noted in the exterior the windows are modern, double-glazed replacements.

- 5.7.29 The doors leading to the link bridge (DG003) are modern and of poor quality.

**Staircase (G0007/F0001)**

- 5.7.30 The staircase leads up from then entrance vestibule to the first floor landing (now occupied by the café). There are two tall arched openings which span ground and first floor levels, with decorative plasterwork surrounds.
- 5.7.31 The stair itself is limestone (dark) with stone balustrading to the centre. the staircase is generally well preserved. The condition of the stone is testament to its quality and wear is relatively limited for its age.
- 5.7.32 The ceiling has a deep cornice and sweeps up to form a vault above, with decorative plasterwork and lantern suspended centrally.
- 5.7.33 The plasterwork is quite badly damaged by water ingress on the south wall. This is associated with the gutter/outlet from roof area 01 (RWP02). This will need conservation and repair once the works to the gutter and outlet are undertaken. There is a risk of underlying rot in the cornice bearing structure. There are cracks also to the north and south, whilst not substantial, these should be monitored regularly.
- 5.7.34 The walls, where not affected by the water ingress are in reasonable condition. A modern handrail runs around the perimeter, generally in good condition.

**Store (former WC) G0006 & Office G0005**

- 5.7.35 These rooms are between the Ground and Lower ground floors, accessed from the staircase LG0001. The floor off the central landing is a tessellated mosaic (well preserved). A store has been converted to a small display space, glazed to the door opening and adjacent is a small office.
- 5.7.36 The Office is very tired decoratively (and there is damage to the leaded light glazing of the windows – see external). There is some failing paint to the ceiling suggesting water ingress (or probably a leak from the small kitchen above). A water supply pipe runs across the window heads to the north elevation.

**Stores/Office G0009 & G0010**

- 5.7.37 These rooms (originally part of the library) lie to the east of the sculpture gallery.

- 5.7.38 They have been modernised with a suspended ceiling, presumably concealing the original decorative plasterwork. This suspended ceiling is stained in both rooms. In the north-eastern corner of G0009 there is a particularly bad area of staining, extending down the wall, which seems to correlate to the back-gutter of Roof 03 behind the tall ventilator structure. This will need repair once the gutter is addressed, and the ceiling above should be checked for decay.
- 5.7.39 The lift opens off the Store (0010) and the door adjacent (DLG10) is a modern fire door, as are DLG08 & 09. There is a shutter on the gallery side of DLG09. Refer to exterior for notes on windows WG034-036

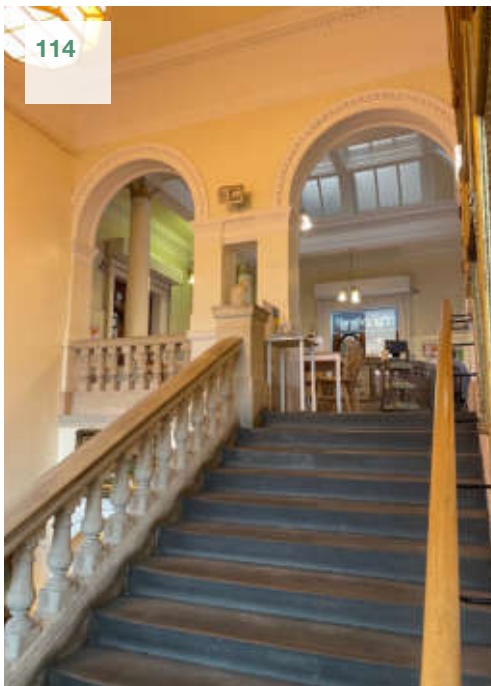
**Kitchenette/Staff Room G0013**

- 5.7.40 This room forms a small staff-room/kitchen accessed off the intermediate stair landing between the ground and first floor levels.
- 5.7.41 The room has been redecorated and has a modern vinyl floor. There is recent water ingress evident to the south-western corner. This corresponds with the deterioration in the main library space adjacent and is associated with RWP08. This will need repair following the works to RWP08 (see roof and rainwater goods).



## Ground Floor Interior, 1

- 109.** Entrance Hall, General View
- 110.** Sculpture Gallery, General View (G0016)
- 111.** Sculpture Gallery, Lantern (G0015).
- 112.** Library, General View (G0014)
- 113.** Library, Water ingress & consequent migrating salt damage



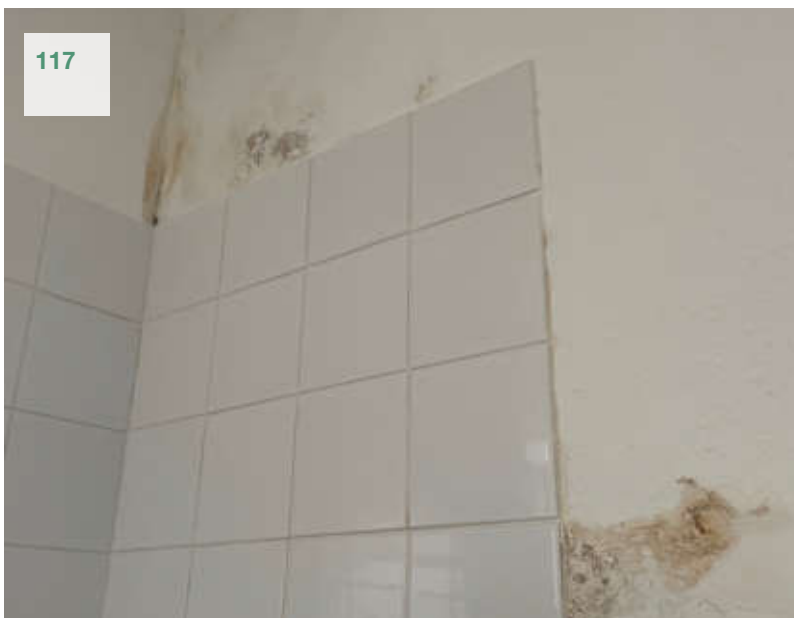
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## Ground Floor Interior, 2

**114.** Staircase, General View G0006.

**115** Water ingress and staining to cornice, staircase.

**116.** Water ingress to G0009 (from back gutter between roofs 02 & 03).

**117.** Water ingress to Kitchen/Staff Room G0013.

## First Floor

### Café (First Floor Landing – F0002)

- 5.7.43 The café surrounds the balustraded light well above the entrance hall. Four beams span onto Corinthian columns support the perimeter of a lantern-light above. Flat ceiling sits between the downstands to the perimeter of the laylight with deeply profiled cornice and dentils.
- 5.7.44 There is cracking to the beams which should be monitored and also to the south-western corner. This is associated with water ingress around the valley gutter between roof areas 05, 06 and 07 (see roof) and associated decay in the roof void. This will need repair following the work to the roof and should be monitored in the meantime. There is corresponding damage within the Art Shop/Gallery (see F0014).
- 5.7.45 The walls are generally in good condition, just minor (inevitable) damage associated with the café use. Similarly the tessellated floor is well preserved. There are some minor cracks which should be monitored, but are not considered progressive.
- 5.7.46 DF01 leads into the adjoining gallery (F0006) and DF02 into the Gallery/Art Shop (F0014). These are fine mahogany doors with original ironmongery, floor springs and leaded lights all in good condition. There is a roller shutter on the café side of DF02.

### Gallery (F0006)

- 5.7.47 This gallery runs north-south (under roof area 06). The ceiling is arched above cornice level with roof lights divided by a splayed section at the ridge. The ceiling is decorated in blue shades with key decorative work highlighted in gold (paint).
- 5.7.48 The ceiling and cornice is generally in reasonable condition, except an area of water ingress to the east wall which corresponds with the probable slipped flashings on the eastern gutter of roof area 06. This will need repair once the issue is addressed. The ceiling is now quite tired decoratively.
- 5.7.49 There is a further area of water ingress and consequent damage in the south-western corner of the gallery (adjacent to RWP 09).
- 5.7.50 The walls are generally in reasonable condition, but the general plasterwork is covered with later boarding for changing exhibitions, so this may conceal

any issues. There are some vents which are covered, but staining adjacent (through air pulling dirt through, even though vents are covered).

5.7.51 The floor is parquet/wood block, and generally in good condition.

**Circulation, AV Gallery & Store (F0011, 0012, 0013).**

5.7.52 This was originally a single space, but has been latterly sub-divided, which is unfortunate architecturally.

5.7.53 The AV gallery is lined, which prevents general inspection, although the floor is in fair condition (woodblock/parquet), the access to the roof void above the Sculpture Gallery lantern is understood to be behind this lining and should be reinstated.

5.7.54 F0011 (circulation) has modern partitioning and ceiling, both in good condition, as is the original parquet/woodblock floor.

5.7.55 The original ceiling is visible in the store (F0012). There is water ingress in the corner (corresponding to that in the Gallery F0006, adjacent).

**Galleries (F0015)**

5.7.56 F00 three gallery spaces comprise the primary gallery spaces for the permanent collections. They are highly detailed with deep cornices and a wealth of high-quality plaster detailing, particularly to the ceilings.

5.7.57 To the southern section there is visible (through staining to both wall and parquet) and anecdotal evidence of water ingress to the ceiling. This is below the gutter between roof areas 07, 08 and 09, where there are complex junctions.

5.7.58 There is further water ingress to the ceiling and cornice in the central section along the southern side. This is particularly significant to the north-western end where there is significant failure of the plasterwork. This is associated with the significant issues to the parapet gutter of roof area 09 above (loose flashings, poor details at outlets into adjacent gutters).

5.7.59 Elsewhere the ceiling is generally in good condition, although would benefit from redecoration.

5.7.60 The walls have been over-boarded below frieze level (for picture hanging) which could conceal moisture retention, but nothing significant is evident. There is some evidence of penetrating damp, resulting in failing paint and salt crystallisation on the wester gables of the northern and southern

sections (the northern is slightly worse), where the ceilings extend up to high level with small windows centrally. This may be partly due to a lack of weatherings externally and the blocked gutters in the small roofs above. Once these issues are addressed the wall needs to dry and ideally be decorated in a breathable finish.

- 5.7.61 The floor is generally parquet. This is in good condition, except where affected by the water ingress referred to previously and a 'zig-zag' crack which runs centrally through the central room. This looks of some age and unlikely to be progressive but should be monitored for any change.

#### **Store (F0016)**

- 5.7.62 It was not possible to access F0016. It would originally have formed part of the gallery space, the recess having been enclosed for storage.

#### **Store (F0017)**

- 5.7.63 F0017 would originally have formed part of the gallery space, the recess having been enclosed for storage.

#### **Art Shop (F0014)**

- 5.7.64 F0014 was formerly a gallery space, again top-lit. It now forms the art shop, sitting between the main gallery spaces and the café.
- 5.7.65 The ceiling is decorated in bold colours. There is a significant area of water ingress to the eastern side (south of the door to the café). This corresponds to the decay referred to in the roof void above (where there is some rot taking hold). The plasterwork here will require quite a significant repair once the water ingress issues are addressed.
- 5.7.66 Door DF01 comprises a fine pair of polished mahogany doors, in good condition. There is a roller-shutter on the café side.

#### **Lift, Accessible WC & Stair Lobby (F0006, 0007, 0010)**

- 5.7.67 These are 'back of house' spaces off Gallery 0006. The WC (0010) is a late C20 addition and comprises a peculiar timber clad lining to the external wall. This prevents proper access (and indeed the closing) of window WF014. It is recommended this lining be removed as soon as practically possible.
- 5.7.68 There is water ingress evident in the north-western corner near the lift. This corresponds with the valley between roof area 04 and 05 and the flashings

of chimney CH03. This will need to be addressed externally and then repaired inside. The whole space could do with redecoration and some localised repair work.

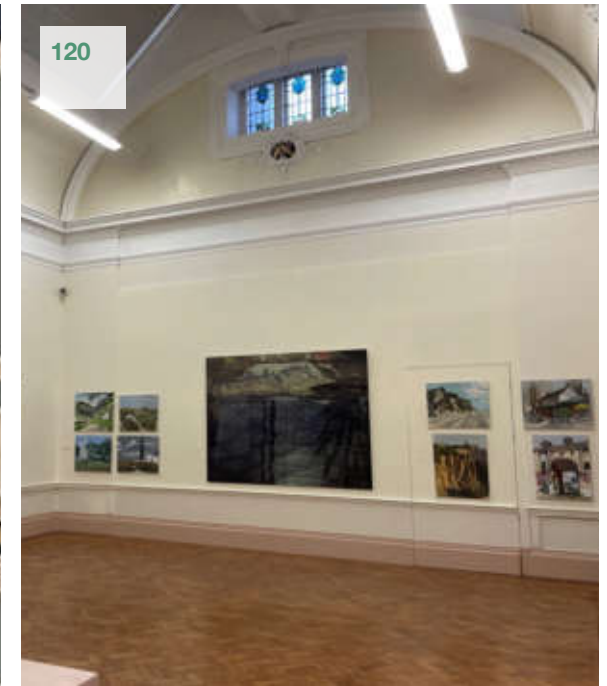
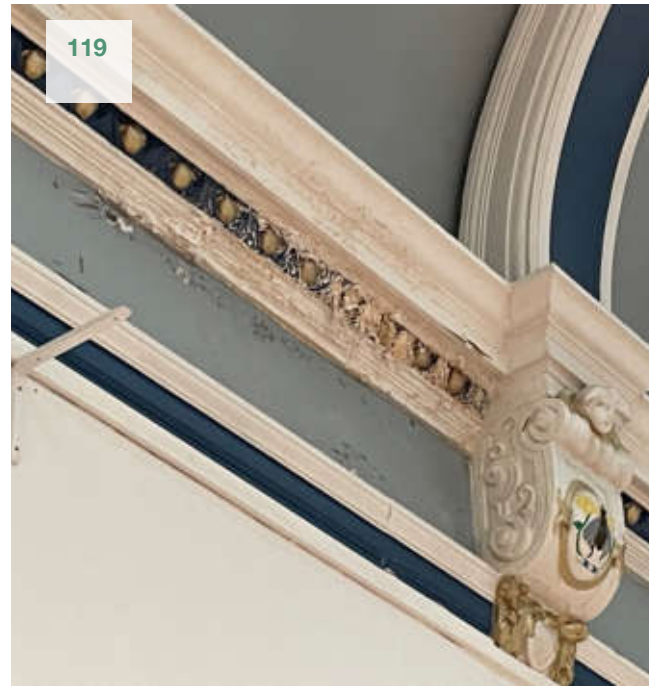
- 5.7.69 Door DF03 comprises a pair of original panelled doors, generally in fair condition, although in need of localised repair and decoration.
- 5.7.70 Within the lobby is an early iron security or fire door of some interest, there is a further riveted door to the lift (probably early C20). Both in good condition. Unfortunately it is understood a further door of this type has been removed from the stair opening and replaced with a basic modern door.

#### **Kitchen and Circulation (F0003 & 0004).**

- 5.7.71 These are 'back of house' spaces providing a small kitchen and support space to the café and a connecting corridor.
- 5.7.72 The roof access hatch is above F0004, this is awkwardly situated for access (being on a throughfare for the café).
- 5.7.73 The spaces are tired, but in reasonable condition (refer to exterior for window commentary). The ceilings are cracked and there is some over-painting in an artex or other textured paint, which may suggest previous water ingress. The ceilings could do with localised repair and redecoration.

#### **Mezzanine Rooms (between Ground and First) (M0001 & 0002).**

- 5.7.74 Accessed from the intermediate landing, these spaces are now used as a small store and a WC (the latter was out of use at the time of the survey).
- 5.7.75 The WC (0001) has a similar lining to the WC (F0010) with similar restricted access to the original window (with a louvred window to the inner side). Again this should be identified for removal in due course.
- 5.7.76 The store is tired decoratively (see exterior for notes on the windows, which have cracked glass and one without the original leaded lights). There are some loose wood-blocks to the floor.



### First Floor Interior, 1

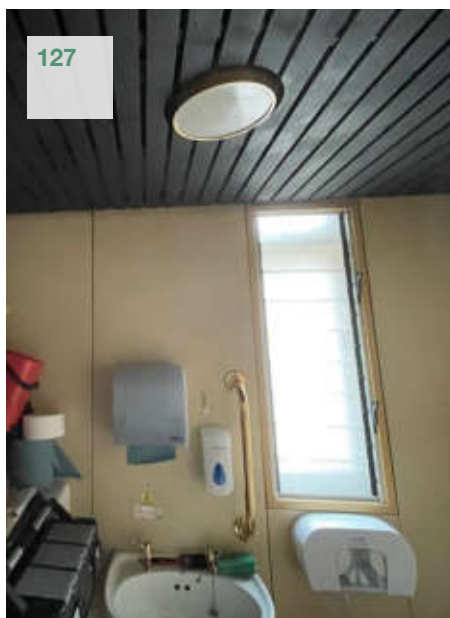
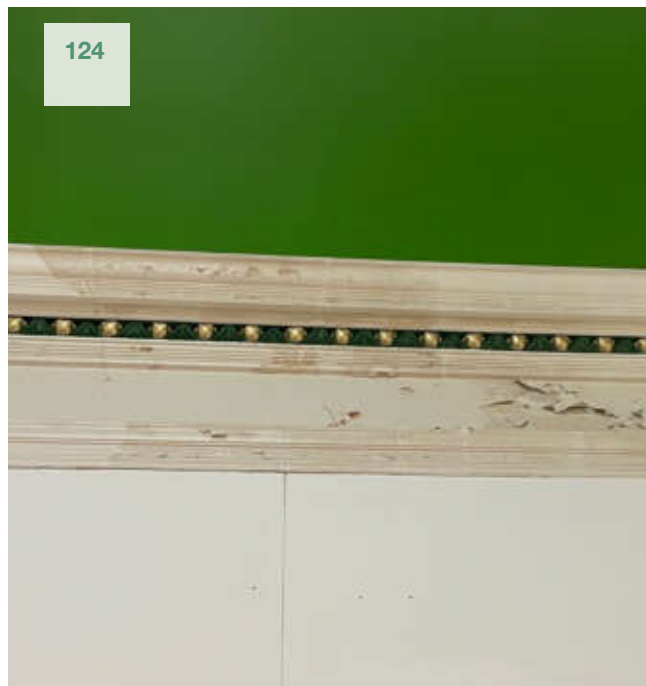
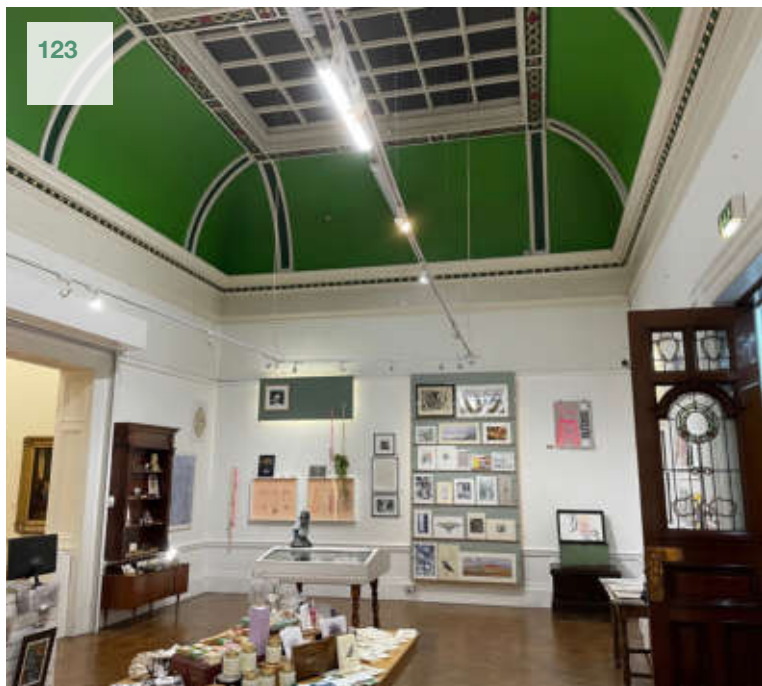
**118.** Gallery F0006, General View

**119.** Water ingress & Damage F0006

**120.** General view of Gallery F0015

**121.** Significant water ingress to F0015 and consequent damage to plasterwork.

**122.** Crack to floor F0015.



### First Floor Interior, 1

- 123.** Art Shop, General View
- 124.** Art Shop, Water Ingress
- 125.** False Ceiling and Original Over, F0011.
- 126.** Water ingress F0011
- 127.** WC and internal window lining F0010
- 128.** Internal window lining F0010 prevents operation of the original window.

## Lower Ground Floor

### Staircase LG0001

- 5.7.79 Beyond the modern aluminium screen (leading into the entrance hall G0001) the stair descends to the Local History Galleries. The stair is generally well kept (see exterior & ground floor for notes on the windows). Off the intermediate landing (between ground and lower-ground level) a store has been converted to a small display space, glazed to the door opening and adjacent is a small office (these are given 'ground floor' references – see ground floor).
- 5.7.80 The lobby to the space has a good tessellated floor, in good condition.

### Gallery Spaces & Archive (LG011, LG0026, LG0027)

- 5.7.81 Running along the northern side of the building the local history galleries and archives have been created. These are relatively modern and have modern suspended ceilings and stone floors. The gallery is divided from the archive by glass display cases. All generally in good condition (see exterior for notes on doors and windows).

### WCs and Lobby (LG0002-0006)

- 5.7.82 To the north-eastern corner is a suite of WCs, again refurbished in the recent past. The WCs and lobby. The lobby has acoustic panelling. Generally the spaces are well kept. There are some works needed to the windows (see exterior) however.

### Stores and Electrics (LG0008 – 0010).

- 5.7.83 Below the entrance and the landing are two stores and the room which houses the electrical in-coming main. To each side of LG0009 are voids underneath the steps. Only the western-most of these is accessible (from adjacent to the accessible entrance).
- 5.7.84 The Electrical room (LG0009) is under the external landing. The ceiling seems to have been under-drawn (with board or similar), but there is still evidence of penetrating damp from the stone landing above.
- 5.7.85 The walls are brick, painted in a modern thermoplastic type paint. This is impervious and trapping moisture in the brick. As a consequence it is failing extensively. It should be removed and the walls either left fair-faced or painted in a breathable paint finish.

- 5.7.86 The windows are in poor condition (see exterior). The lintel (iron) is embedded in the facing brick and shows signs of corrosion. It needs to be treated and redecorated.
- 5.7.87 The store ceilings are shuttered concrete. This is rough and may date from alterations to the heating above. It does not appear to be failing, but should be monitored.
- 5.7.88 The floors are concrete. Not visible in the electrical room which is full of stored materials. The floor in the stores is modern and has the remnants of a modern floor paint (now failing).
- 5.7.89 The stored materials near the electrical mains and meters should be removed or stored away from the electrical cabinets.
- 5.7.90 A pipe comes through the ceiling in the centre of LG0009 and drops in front of the window. This may be replacement for the drain which exists in the void to the west (underneath the stairs) but if so it has very limited capacity. This should be checked and confirmed then modified as necessary.

#### **Offices LG0012 & 0013**

- 5.7.91 The offices for the museum face to the east, comprising a larger open-plan area and a smaller office (0012) separated from the main space by a timber and glass screen. These would have been bookstacks for the library and have a concrete-framed structure.
- 5.7.92 The ceiling is generally under-drawn with a modern suspended plasterboard ceiling. Walls are a mix of fair faced brick (painted), timber screens and a modern blockwork lobby to the south-western corner, leading to the stores beyond.
- 5.7.93 There is staining/minor water ingress evident on the ceiling to the corner of the small office (0012). This corresponds with that evident in the space above (G0009) and corresponds to the back gutter on roof area 02/03. This needs repair once the water ingress is addressed.
- 5.7.94 The walls are painted and in reasonable condition, if tired. The paint is impervious and there is failure evident on the external wall where moisture is trapped. There is a lot of exposed services (wiring, pipework). In the south-eastern corner is a large pipe (presumably soil) which drops through the floor and runs underneath the counter-top below the windows.

- 5.7.95 The modern blockwork lobby into the stores to the south-western corner is badly finished against the wall and there is no firestopping evident. This should be addressed as a matter of urgency, especially if this is defined as a line of fire-separation.
- 5.7.96 The floor is finished in carpet tiles (the sub-floor is generally concealed).
- 5.7.97 For issues with the windows to the east elevation, refer to exterior.
- 5.7.98 DLG16 comprises a good pair of mahogany doors (reflecting the previous use of the space), one of the panels is cracked. These sit in a glazed screen (again important to the space). At least one of the glazed panes is missing (some are concealed) and should be reinstated.
- 5.7.99 DLG20 is a modern (basic) fire door into the escape stair.
- 5.7.100 There are two C19 boarded cupboards which are important to the appreciation of the space and in reasonable condition. That to the south-west has a panelled section (to the northern side).

#### **Store LG0025**

- 5.7.101 Beyond the office is a Store (again formerly part of the library book-stacks presumably). Again the structure is concrete-framed.
- 5.7.102 To the ceiling soffit are the pavement lights which offer borrowed light from the sculpture gallery above. generally the (assumed concrete) ceiling.
- 5.7.103 The floor is partly painted in modern floor paint, but there is an exposed section in the centre. This is loose and cracking, the cause of which is not immediately evident. This room is above the lower basement level, but the ceiling is concealed below. A more detailed investigation to ascertain the cause is recommended.
- 5.7.104 The air-conditioning units which were installed to condition the climate-controlled stores are sited in this space. These, it is understood, are no longer functional. If they are not to be repaired or used in the future they should be removed or at least fully disconnected.

#### **Loading Bay LG0016 (including WC LG0017).**

- 5.7.105 At a level some 1m below the office is the goods/loading bay and transit store. This has two large vehicular doors (DLG04) from Back Knowsley Street and a door to the south-yard area (DLG03 - see exterior).

- 5.7.106 The goods lift (LG0015) rises from this space. it was not possible to inspect the shaft. The lift should be inspected by a specialist/serviced on a regular basis. This is separated from the space by a large fire door. There is a further lifting mechanism to the vehicular doors (which are above floor level).
- 5.7.107 Again the ceiling and structure appear to be concrete. Relatively recently decorated. Walls are fair-faced brick, painted in modern paint. This is failing where below ground level (below DLG04) in particular. This should be replaced with a more suitable paint when re-decorating.
- 5.7.108 The floor is basic, concrete, with some minor cracking where visible.
- 5.7.109 There are extensive services including further air-handling units and associated ductwork.
- 5.7.110 The WC in the south-western corner is modern, in blockwork.
- 5.7.111 DLG08 are modern (metal) fire/security doors, in good condition, leading through to the archive stores.

#### **Store (former strongroom) LG0018**

- 5.7.112 The old strong room has iron doors remaining (DLG09) and in good condition. Internally it has modern ceiling and concrete floor (minor cracks but otherwise good), walls are painted brick. It is now used as part of the archive storage areas.
- 5.7.113 There is conditioning ductwork to the north-western corner and a c19 vent control.

#### **Archive Store LG0019**

- 5.7.114 This is a large room converted into archive storage. The structure again seems to be concrete, with beams spanning onto brick piers. The whole is painted, with a concrete floor. Generally in good condition.
- 5.7.115 The space originally had a row of windows facing into the south light-well. These windows have been blocked internally (WLG019-022) with modern blockwork (the roller racking sits in front of these windows) This has created an inaccessible surface to the inside of the windows and also humid unventilated void behind. When repairing windows (see exterior) some access could be created. This was presumably to help create a controlled space, but the conditioning is no longer used/operational.

- 5.7.116 Steps lead through an arch to a modern fire lobby (north-eastern corner). This lobby doesn't appear to have fire-stopping (see Office LG0013). There are original iron doors remaining on the store side.

#### **Picture Store LG0020**

- 5.7.117 The picture store is accessed from the west of the archive store through a pair of modern fire doors with sturdy metal doors beyond (DLG10).
- 5.7.118 The dividing wall is an odd detail, comprising a metal lined wall (perhaps originally for fire or security). This has subsequently been lined in blockwork.
- 5.7.119 There is steel framing and picture racking to both sides of the space (this prevents detailed inspection of the outer walls).

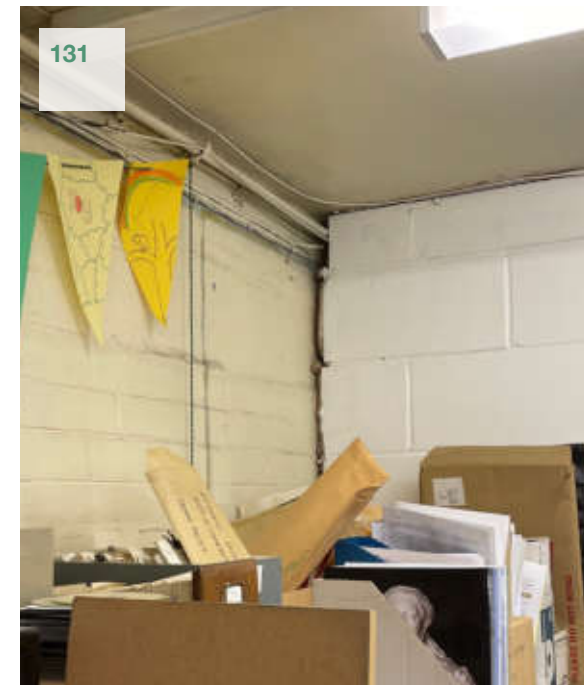
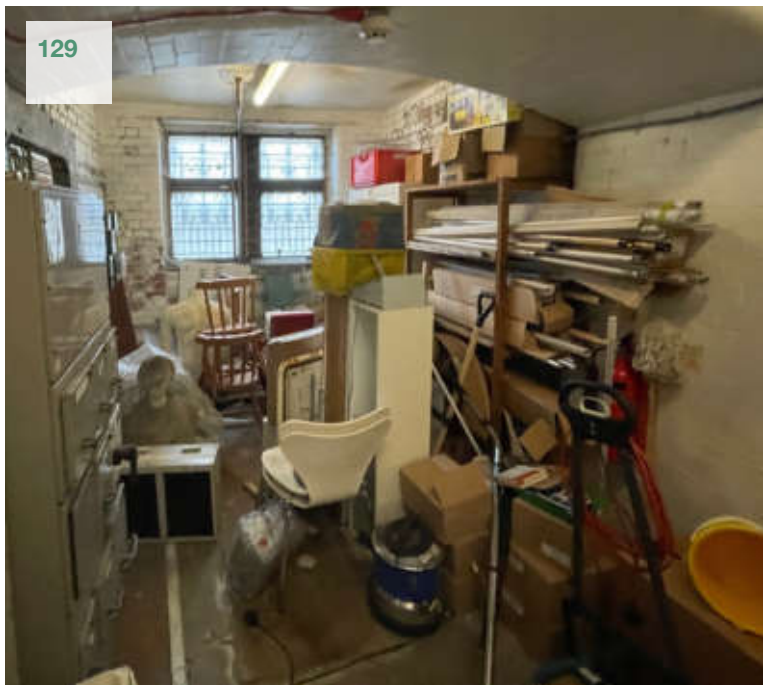
#### **Archive Stores LG0021 & 0024**

- 5.7.120 Further archive stores are accessed through an opening to the north-west of LG0019. 0024 has further roller racking, this time on a raised wooden base. 0021 is separated from 0024 by shelving in two openings. It is accessed from lobby LG0022 by an ad-hoc timber and mesh screen. If this is not required it should be removed as it constricts egress from the space.
- 5.7.121 The spaces are in reasonable condition except for areas of significant water ingress to the western wall. The wall is damp and there is widespread paint-failure. The internal paint is impervious which is exacerbating the issue and retaining moisture in the masonry. It seems likely this is related to the drainage from Roof Area 09 and 09A which requires repair and reconfiguration (see roof). Once this is resolved and the drainage investigated, the internal finishing should be renewed and the wall allowed to dry fully before decorating in a suitable breathable finish.

#### **Lobby & Circulation (LG0022 & 0023)**

- 5.7.122 The lobby area LG0023 opens into the lightwell to the side of the library entrance steps, 0022 is open (except for the mesh screen) into the store 0021.
- 5.7.123 Within LG0023, Rainwater pipe RWP13 (which takes water from roof area 11 and a secondary pipe which takes water from the roof 09A) have been combined in an ad-hoc manner to allow the door to the archive room to be inserted. This then swan-necks through the external door. This is not a very satisfactory arrangement, but it doesn't currently show signs of leaking. It should be reconfigured if works are undertaken to these rainwater goods.

- 5.7.124 In the floor adjacent to DLG02 there is a channel drain internally, which suggests water accumulates in the light well adjacent.
- 5.7.125 DLG12, between the circulation spaces, is a fire-door but the closer has been removed – this should be reinstated.



### Lower Ground Interior, 1

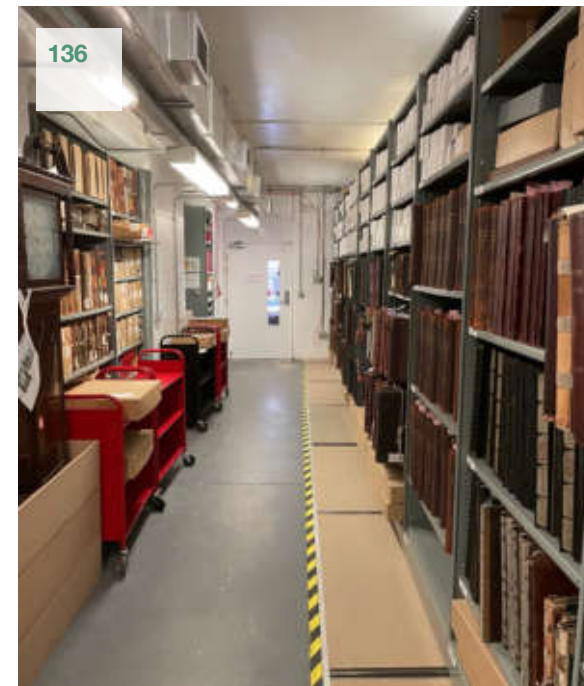
- 129.** Store/Electric Room under entrance stairs (LG0009).
- 130.** Office General view LG0013
- 131.** Gap around modern lobby LG0013
- 132.** Store/Work Room General view. LG0025
- 133.** Crack to floor LG0025



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## Lower Ground Interior, 2

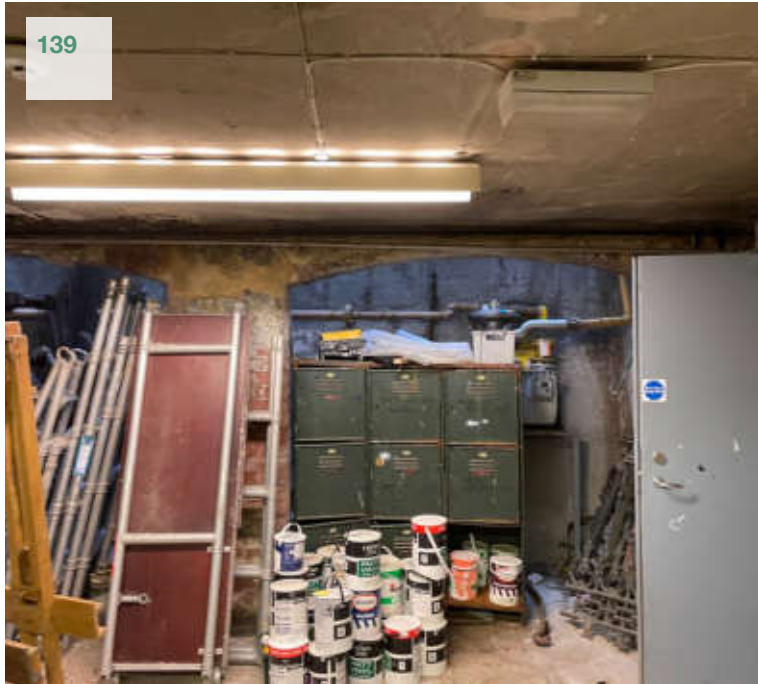
- 134.** Archive Store, General View (LG0019)
- 135.** Windows blocked to Archive Store (LG0019)
- 136.** General View LG0024
- 137.** Water ingress and failing finishes LG0021
- 138.** Modified and awkward rainwater pipes LG0023.

## Basement Floor

### Plant, Workshop and Stores (B0002-0006)

- 5.7.127 The basement is to the east (and centre) of the building. Accessed from Stair B0001/LG0014. It has traditionally been the location of the boiler systems for the building, a role it still fulfils along with workshop and storage.
- 5.7.128 From the staircase the space opens out and extends through two openings into a (probable) former coal-hole, now covered with concrete pavement lights (B0006). There is quite extensive water ingress around the perimeter of the pavement lights. The materials stored in this area (some of which appear to have some interest) should be moved away, at least until the water ingress is addressed. (refer to external elevations for pavement-lights).
- 5.7.129 B0002 is primarily storage, B0005, beyond, is the modern boiler room. At the time of survey there was quite a bit of water on the floor adjacent to the modern boilers. This should be investigated further, it may be from the boiler condensate pipe.
- 5.7.130 B0003 would probably have been the original boiler room, there are plinths for equipment. The ceiling is plaster on metal-lath. This could be original, but prevents inspection of the concrete floor structure above. This should be inspected, which would involve creating some holes in the secondary ceiling, to investigate the cracking referred to in room LG0026 above.
- 5.7.131 The actual boiler (a large, round steam boiler) would have sat in the space between B0003 and B0004. This space is accessible via a hatch in the wall of B0004. The fire stopping between these spaces, the ductwork and the upper floor spaces should be investigated and checked by a specialist to ensure that there is appropriate fire-separation in place.
- 5.7.132 From the back of the original boiler location, a duct wraps round the rear of B0003 (there is a further hatch and door here). Where it goes from here is not clear, but should be properly investigated and recorded on plan.





### Basement Interior

**139.** B0002 General view

**140.** B0005 Boiler Room, General view, note water to floor (RHS of photo).

**141.** Pavement lights above B0006.

## 6.0 Summary Issues & Recommendations

### 6.1 Primary Issues and Actions

The summary below is a list of 'headline' items and should be read in conjunction with the detailed text above. The items referenced below are primarily those which are identified as being of 'high' priority in the schedule.

#### **Roof**

- 6.1.1 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.
- 6.1.2 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.
- 6.1.3 Gutters are lined in decayed duck-boards (timber) these are both causing blockages and are unsafe to walk upon, they should be removed as soon as possible.
- 6.1.4 There are a quite a number of slipped slates which should be repaired (across all roofs).
- 6.1.5 A suitable sump, overflow and chute is needed to address the water ingress above the staircase (from Roof Area 01 to 02).
- 6.1.6 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.
- 6.1.7 The complex gutter and flashing arrangements around CH03 (Roof Areas 04 & 05) need reconfiguring and increasing in capacity to reduce water ingress below.

- 6.1.8 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.
- 6.1.9 The flashings adjacent (N of) to chimney CH03 have pulled away and need reinstatement.
- 6.1.10 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.
- 6.1.11 The west gutter to Roof Area 09 is in ver
- 6.1.12 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).
- 6.1.13 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.
- 6.1.14 There is friable stone in the balusters to the stone parapet (balustraded) and open joints. Some renewal of balustrade is needed.
- 6.1.15 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.
- 6.1.16 The cornice and stonework to the perimeter is saturated, suggesting renewal (in asphalt) and a new lead flashing/weatherings is necessary.
- 6.1.17 A below-ground camera survey of the drainage is needed to determine the condition, especially in the light well.

#### **Rainwater Goods**

- 6.1.18 The rainwater pipes and hoppers to the south elevation are in poor condition and have no overflow. These need renewing with better chute details and increased capacity to address water ingress issues. The rainwater pipe configuration from roof area 09A needs reinstating (i.e. with greater capacity).
- 6.1.19 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 locations.

#### **Elevations**

- 6.1.20 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.
- 6.1.21 There is spalling masonry and loose stone between the capitals and cracking immediately adjacent which requires further investigation.
- 6.1.22 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.
- 6.1.23 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.

#### **Windows**

- 6.1.24 The windows to the south elevation (at lower ground level) are heavily decayed around the cills, but these are blocked internally.
- 6.1.25 There are various decayed cills to windows around the building which need attention.

#### **External areas**

- 6.1.26 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 as soon as possible.
- 6.1.27 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.

- 6.1.28 To the retaining wall between the Library and the former Textile Hall there is growth from the projecting plinth which needs to be removed and the wall made good. There is a coping stone near the link bridge which has been significantly displaced and is in danger of falling.

#### **Interior**

- 6.1.29 Most of the significant interior issues relate to water ingress as identified above. There is significant plaster damage from water ingress in a number of areas, including:
- 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.
- 6.1.30 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.
- 6.1.31 The cracking to the downstand beams in the café should be subject to regular monitoring and an initial inspection by a conservation accredited engineer.
- 6.1.32 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.

## Appendices:

### Appendix A – Listing Description

#### BURY ART GALLERY AND LIBRARY

Grade: II

List Entry Number:

1163708

Date first listed:

29-Jan-1985

List Entry Name:

ART GALLERY AND LIBRARY

Statutory Address:

ART GALLERY AND LIBRARY, MOSS STREET

District:

Bury (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD 80316 10614

Details

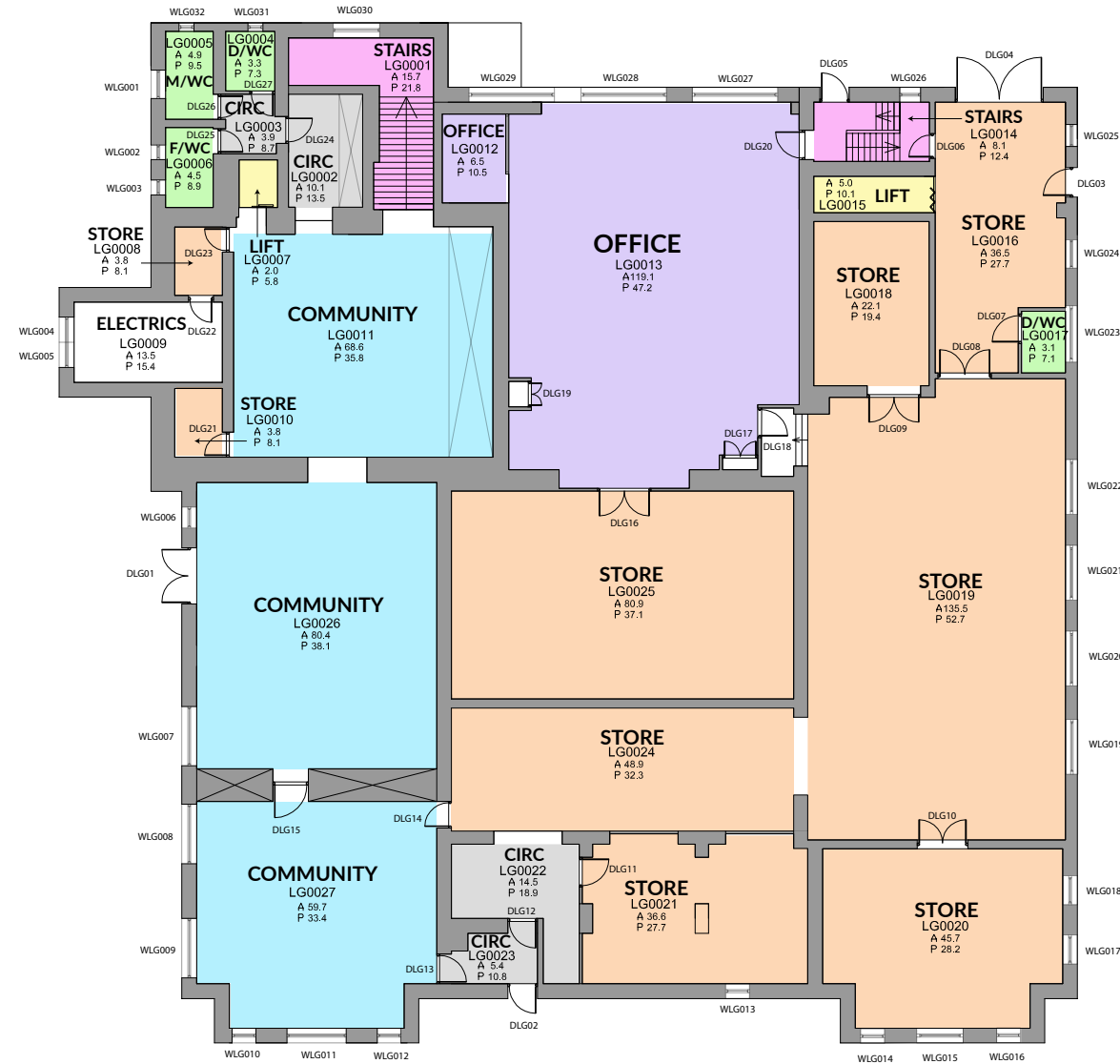
SD 8010 NW MOSS STREET 1/55 Art Gallery and Library - - II

1899-1901, by Woodhouse and Willoughby of Manchester. On corner with Moss Street. Free classical style. Ashlar, to main fronts. Mostly 2 storeys, with basement behind plain coped parapet. Order of unfluted Ionic columns on ground floor, with entablature broken forward over each column. On symmetrical Silver Street front there are no columns to re-entrant corners, and on first floor the columns of a second (modified unfluted Doric) order are limited to pairs framing the mid part of each

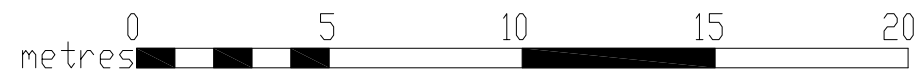
advanced end section; above these again is a third order framing pedimented sedicules, providing gable terminations to pitched roofs. Triple-arch entrance is surmounted by cartouche flanked by standing female figures and balustrading. 3 large windows to each bay of advanced sections on ground floor; no windows on 1st floor, but bas-relief frieze of crowded figures. Moss Street front is broadly similar, but with only one 3-tier order, the lowest tier of which forms a 3-bay portico, providing entry to the Art Gallery and Museum. Balustrading over first storey entablature between sedicules on both fronts. Built as condition of gift of Wrigley Collection of paintings.

Listing NGR: SD8031610614

## Appendix B - Existing Drawings

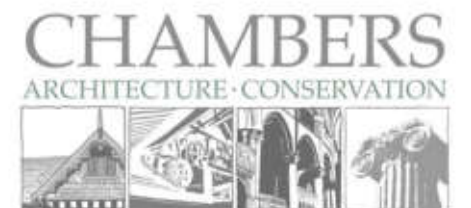


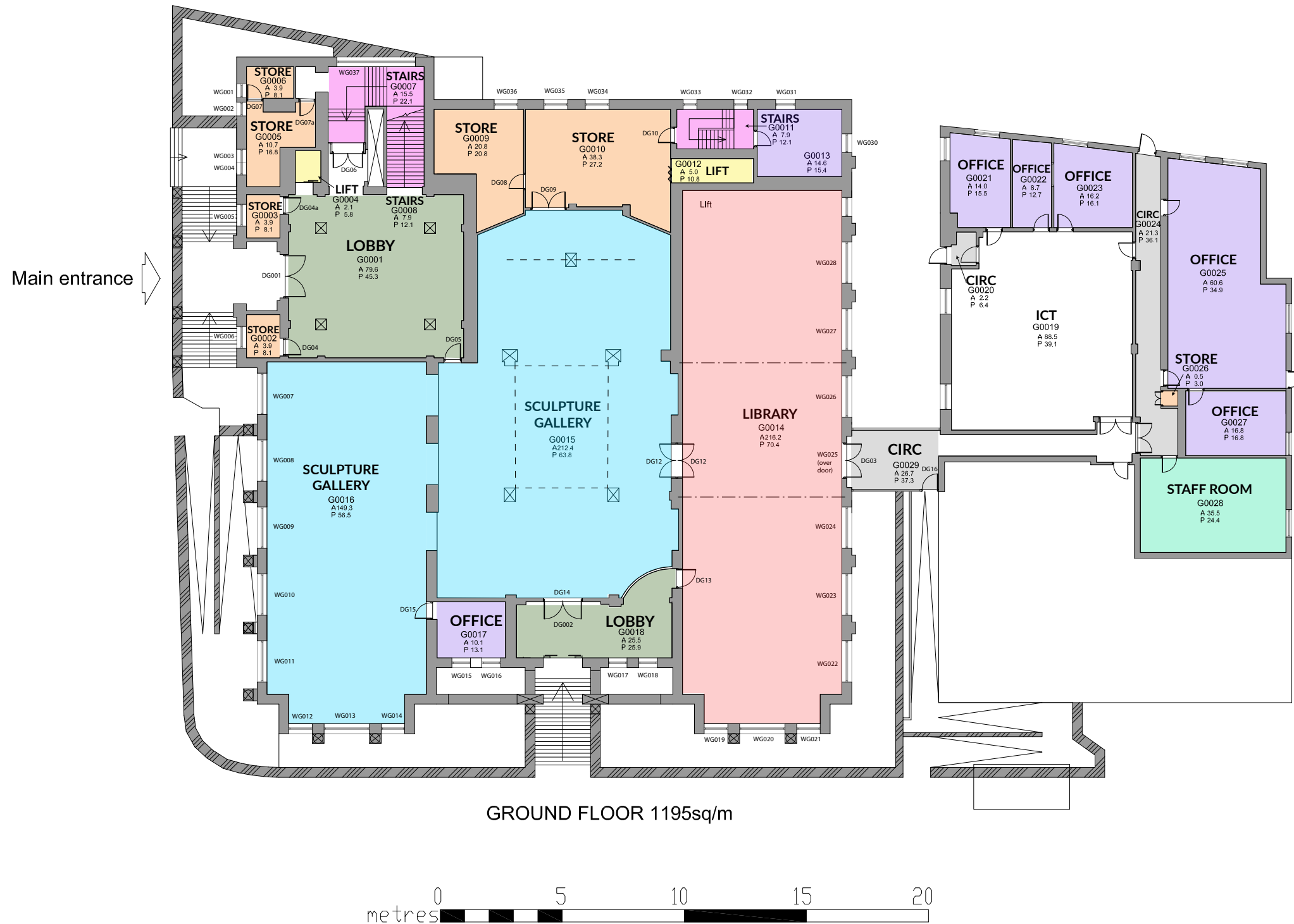
LOWER GROUND FLOOR  
904sq/m



BURY ART GALLERY & MUSEUM, BURY

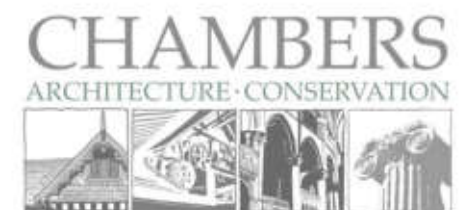
Existing Floor Plan, Lower Ground Floor, Scale 1:200 @ A3 (NB drawings not based on measured survey)  
Original Drawings from Bury Council & all dimensions to be checked on site  
© Chambers Conservation Ltd. January 2023. Mercury House, High Street, Tattenhall, CH3 9PX

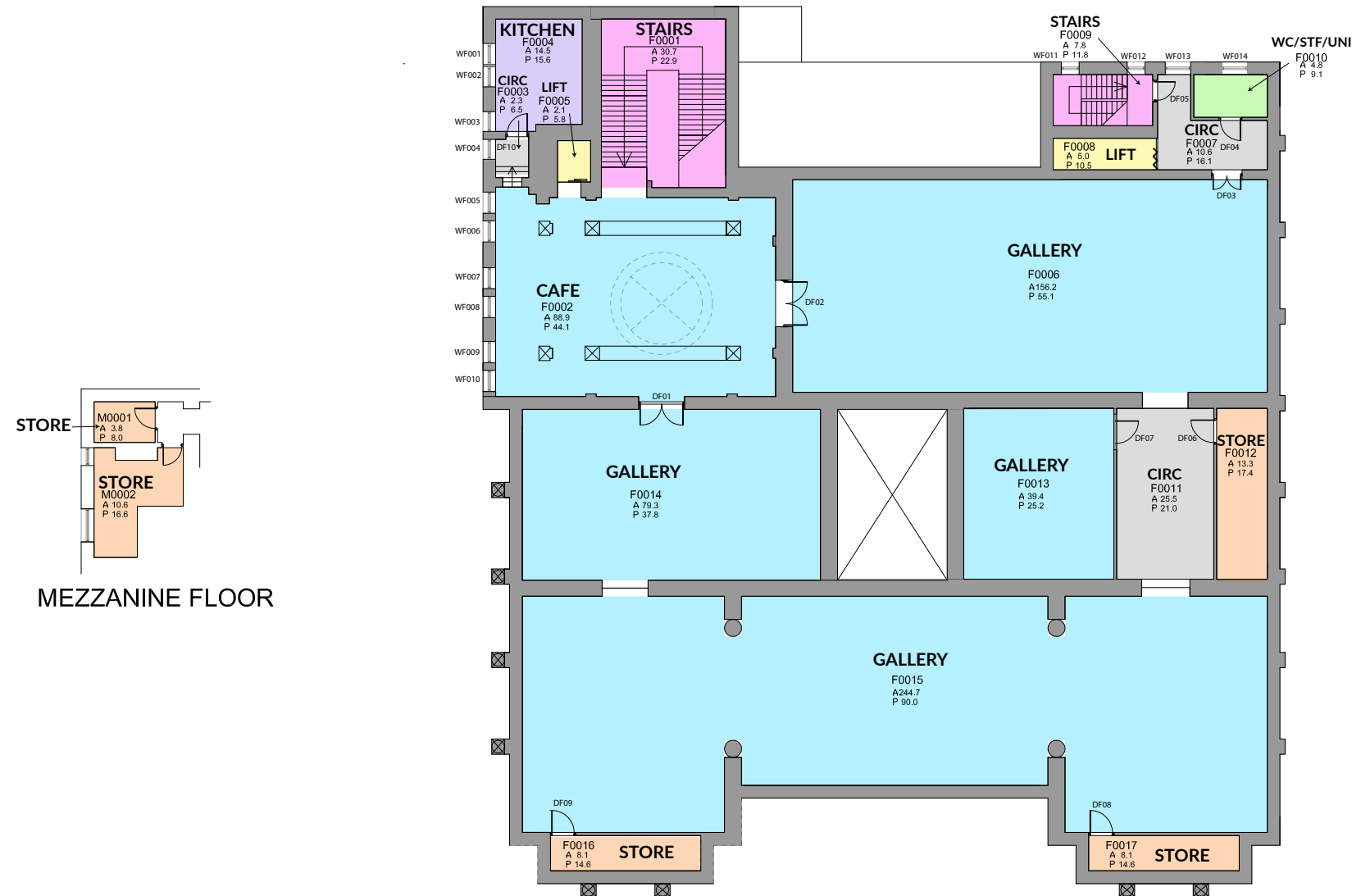




BURY ART GALLERY & MUSEUM, BURY

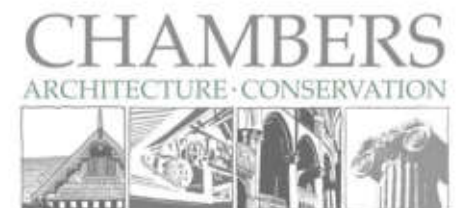
Existing Floor Plan, Ground Floor, Scale 1:200 @ A3 (NB drawings not based on measured survey)  
Original Drawings from Bury Council & all dimensions to be checked on site  
© Chambers Conservation Ltd. January 2023. Mercury House, High Street, Tattenhall, CH3 9PX

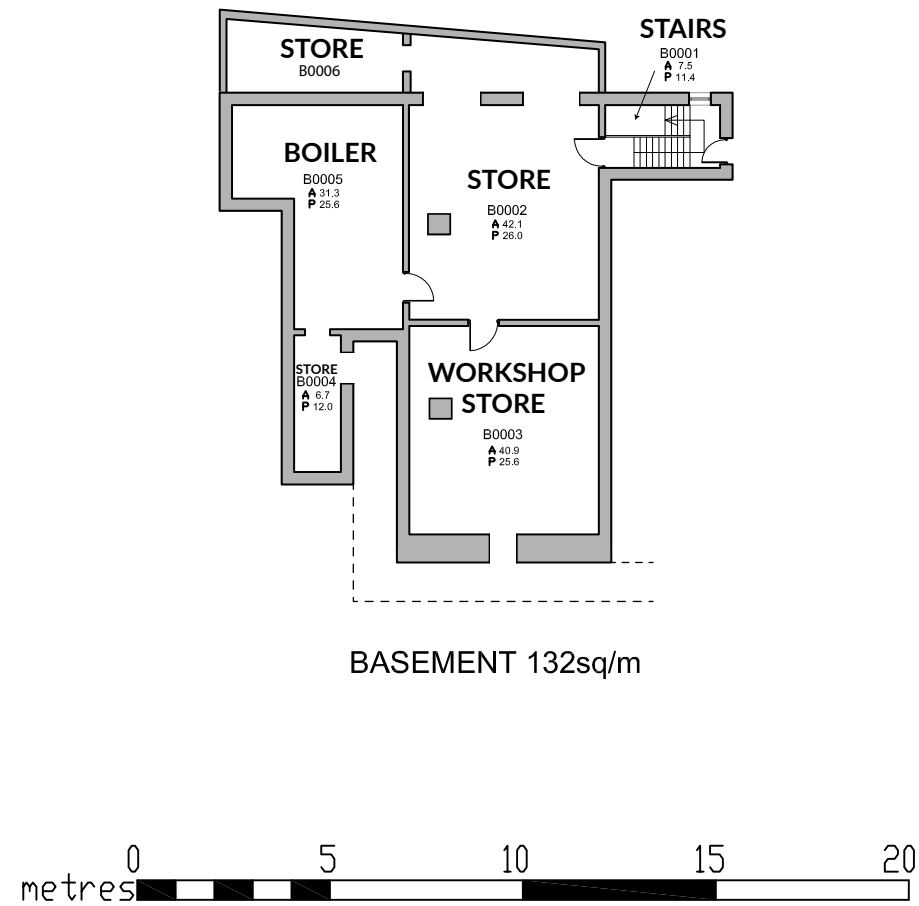




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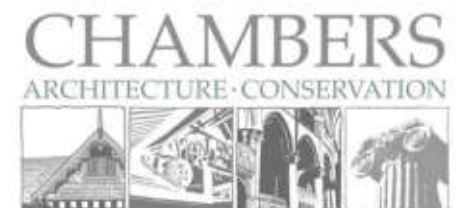
Existing Floor Plan, First Floor, Scale 1:200 @ A3 (NB drawings not based on measured survey)  
 Original Drawings from Bury Council & all dimensions to be checked on site  
 © Chambers Conservation Ltd. January 2023. Mercury House, High Street, Tattenhall, CH3 9PX

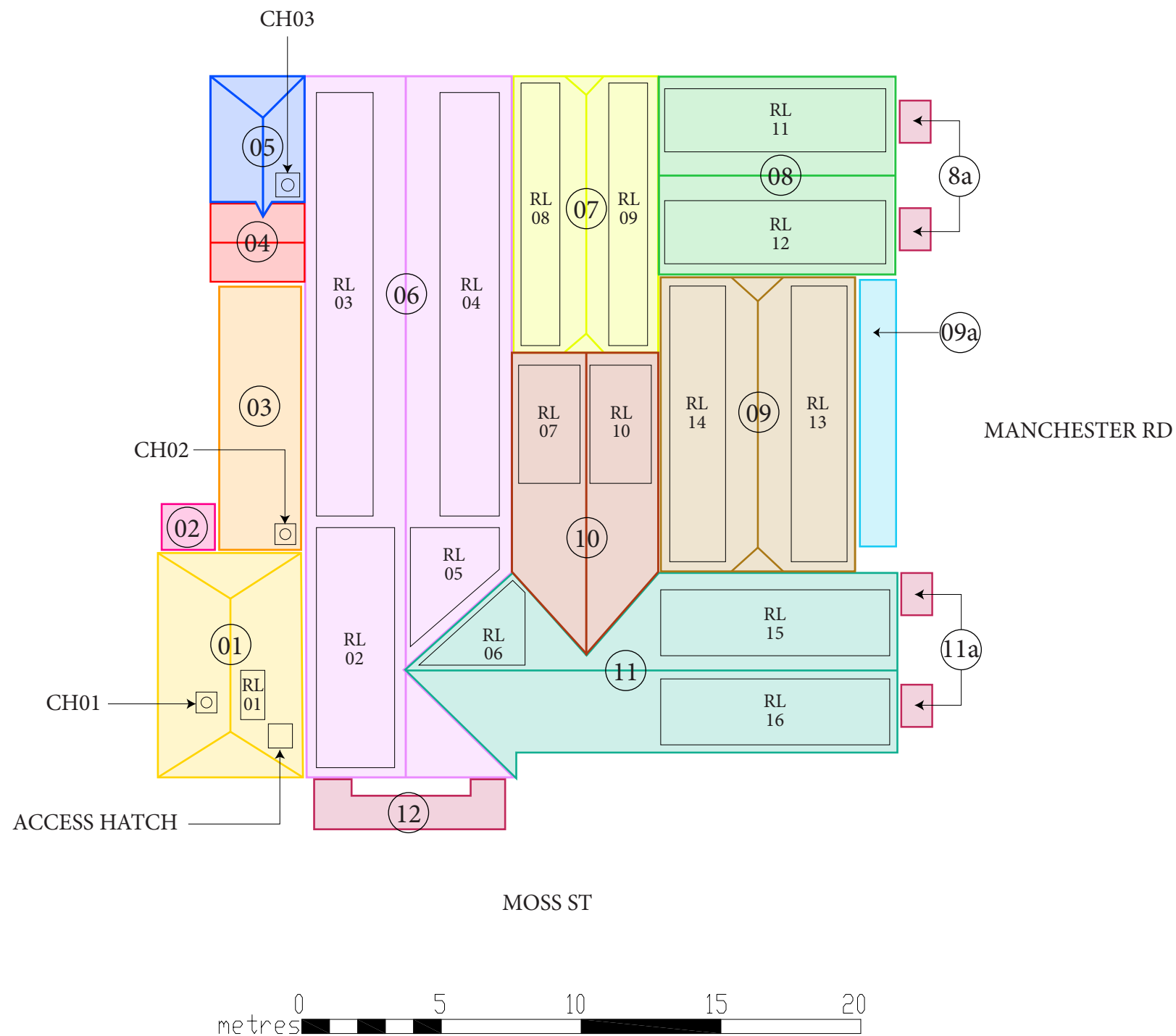




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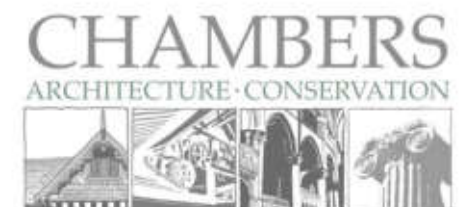
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 Original Drawings from Bury Council & all dimensions to be checked on site  
 © Chambers Conservation Ltd. January 2023. Mercury House, High Street, Tattenhall, CH3 9PX

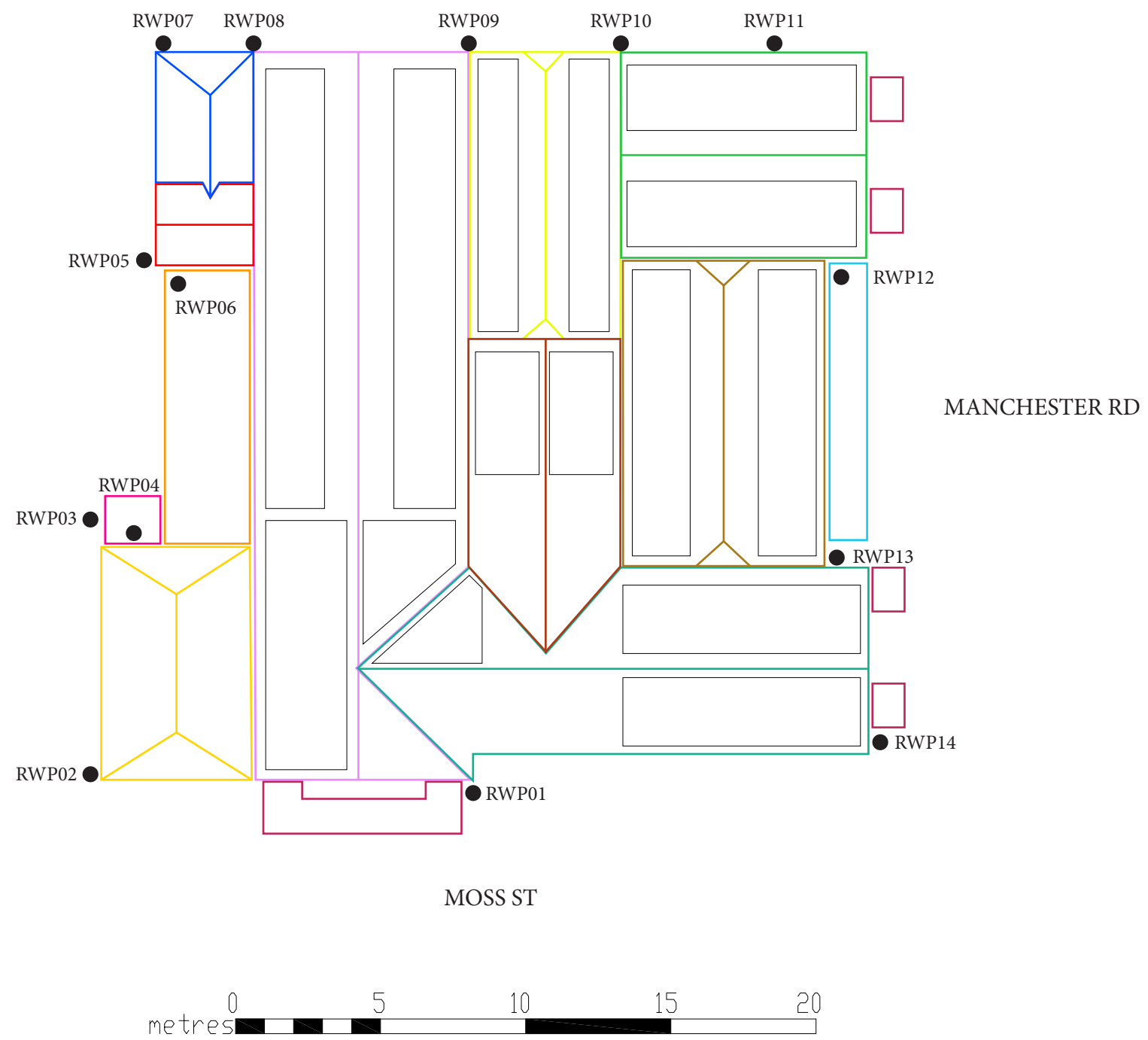




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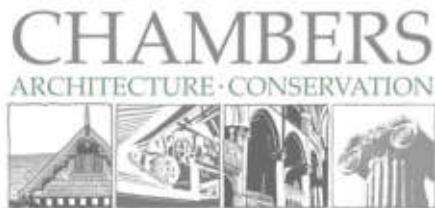
Existing Roof Plan, Scale 1:200 @ A3 (NB drawings not based on measured survey)  
 Original Drawings from Bury Council & all dimensions to be checked on site  
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BURY ART GALLERY & MUSEUM, BURY

Existing Roof Plan, Rain Water Pipes, Scale 1:200 @ A3 (NB drawings not based on measured survey)  
Original Drawings from Bury Council & all dimensions to be checked on site  
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Appendix C – Schedule

|                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------|----------|----------|-------------------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BART.01 Bury Art Museum, Outline Condition Schedule</b>                                                                                                                                                                                                                                                      |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| <b>Issue 3 23/7/31 Updated to Reflect MEND categories and Priorities Reviewed accordingly</b>                                                                                                                                                                                                                   |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| This schedule should be read in conjunction with the written report which it accompanies. It is not intended as a construction or tender schedule, but as an indication of the works required by order of priority, with the caveats and exclusions identified. Only items which require action are identified. |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| <b>NB</b> This document accompanies the condition survey and is not a cyclical maintenance schedule. Hence items such as periodic decoration or gutter clearance are not referred to unless required at the time of survey                                                                                      |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| <b>Priority/Category</b>                                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| Low (Yellow) - To be undertaken as part of a wider project or within the next 5 years.<br>Med (Orange) - To be undertaken during next 2 years.<br>High (Red) - To be undertaken as soon as possible.                                                                                                            |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| A re-assessment of the Medium category items has been undertaken following HE input, July 2023.                                                                                                                                                                                                                 |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| B - Backlog Maintenance or repair items.<br>IMP - Improvement to materials or details to enhance performance or address wider issues.                                                                                                                                                                           |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| This schedule identifies condition issues and items necessary to generally secure/protect the fabric of the buildings. It does not identify extended works which may become necessary beyond 5 years.                                                                                                           |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| The schedule is not intended for undertaking or commissioning works. Independent design and detailed assessment will be required before works are specified or commissioned.                                                                                                                                    |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| It is recommended that five-yearly inspections are undertaken to review any deterioration, capture repair works completed and to effectively monitor the condition of the site and buildings.                                                                                                                   |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| Drawing references refer to Bury Council drawings, as annotated by Chambers Conservation Ltd.                                                                                                                                                                                                                   |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| REF                                                                                                                                                                                                                                                                                                             |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.00                                                                                                                                                                                                                                                                                                            | EXTERIOR                                                                                                                                                    | Quantity                    | Report Ref | Category | Priority | Provisional Quant | DWG REF | Notes for pricing purposes only                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                 | ROOF                                                                                                                                                        |                             |            |          |          |                   |         |                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                 | Roof references as indicated in accompanying report document.                                                                                               |                             |            |          |          |                   |         |                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                 | Works to internal faces of parapet walls etc are included in the 'Roof' section. Refer to Elevations for outward facing masonry.                            |                             |            |          |          |                   |         |                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                             |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.1                                                                                                                                                                                                                                                                                                             | GENERAL REQUIREMENTS                                                                                                                                        |                             |            |          |          |                   |         |                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                 | Remove all                                                                                                                                                  |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.1.1                                                                                                                                                                                                                                                                                                           | Remove all timber 'duck' access boards (heavily decayed).                                                                                                   | Assume all gutters          |            | IMP      | High     |                   |         | all                                                                                                                                                                              |
| 1.1.2                                                                                                                                                                                                                                                                                                           | Remove some roof light sections to assess condition of frame.                                                                                               |                             |            | IMP      | High     |                   |         |                                                                                                                                                                                  |
| 1.1.3                                                                                                                                                                                                                                                                                                           | Full underground drainage survey and assessment of condition. Provision of CAD drawings of routing and sizing of underground drainage runs and connections. |                             |            | IMP      | High     |                   |         |                                                                                                                                                                                  |
| 1.1.4                                                                                                                                                                                                                                                                                                           | Sacrificial lead flashings to all run-off areas.                                                                                                            |                             |            | IMP      | Med      |                   |         |                                                                                                                                                                                  |
| 1.2                                                                                                                                                                                                                                                                                                             | ROOF ACCESS                                                                                                                                                 |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.2.1                                                                                                                                                                                                                                                                                                           | Provide new roof access hatch (sprung) and pull-down ladder with fall-arrest to gain access to roof.                                                        |                             |            | IMP      | Med      |                   |         |                                                                                                                                                                                  |
| 1.2.2                                                                                                                                                                                                                                                                                                           | Provide new fall-arrest access system across all roof areas, with stepped access across ridges of roof areas 06, 07 and 11.                                 |                             |            | IMP      | High     |                   |         | To all roof areas.                                                                                                                                                               |
| 1.2.3                                                                                                                                                                                                                                                                                                           | New door (intel, door, frame etc) to provide access to Void below roof 10. provide fall arrest system around lay-light.                                     |                             |            | IMP      | Med      |                   |         |                                                                                                                                                                                  |
| 1.3                                                                                                                                                                                                                                                                                                             | ROOF AREA 01 (Over Staircase)                                                                                                                               |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.3.1                                                                                                                                                                                                                                                                                                           | Remove all timber 'duck' access boards (heavily decayed).                                                                                                   | Assume all gutters          |            | IMP      | High     |                   |         |                                                                                                                                                                                  |
| 1.3.2                                                                                                                                                                                                                                                                                                           | Reinstate slipped slates                                                                                                                                    | 6                           | 5.1.15     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.3.3                                                                                                                                                                                                                                                                                                           | Carefully strip parapet gutter to south and . Reconfigure with new stepped lead parapet gutter, new sump, chute and overflow.                               | 5 lin m say 600 wide.       | 5.1.17     | IMP      | High     |                   |         |                                                                                                                                                                                  |
| 1.3.4                                                                                                                                                                                                                                                                                                           | Replace upstand. Increase height with treated timber framework. New lead upstand and capping                                                                | 600 x 250 x 300             | 5.1.18     | B        | Med      |                   |         |                                                                                                                                                                                  |
| 1.4                                                                                                                                                                                                                                                                                                             | ROOF AREA 02 (Over ventilation shaft)                                                                                                                       |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.4.1                                                                                                                                                                                                                                                                                                           | Assume new lead flashings                                                                                                                                   |                             | 5.1.21     | IMP      | Low      |                   |         |                                                                                                                                                                                  |
| 1.4.2                                                                                                                                                                                                                                                                                                           | Renew lead chute with overflow into RWP 03.                                                                                                                 |                             | 5.1.21     | IMP      | Low      |                   |         |                                                                                                                                                                                  |
| 1.5                                                                                                                                                                                                                                                                                                             | ROOF AREA 03 (Over stores/offices)                                                                                                                          |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.5.1                                                                                                                                                                                                                                                                                                           | Renew roof in slate in place of concrete tiles                                                                                                              |                             | 5.1.22     | IMP      | Low      |                   |         |                                                                                                                                                                                  |
| 1.5.2                                                                                                                                                                                                                                                                                                           | Reinstate missing section of lead cover flashing (remove flashband)                                                                                         | say 4 lin.m                 | 5.1.23     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.5.3                                                                                                                                                                                                                                                                                                           | Re-lay back gutter behind projecting ventilation shaft (back of roof area 02)                                                                               | say 5 lin m x 300           | 5.1.24     | B        | Med      |                   |         |                                                                                                                                                                                  |
| 1.5.4                                                                                                                                                                                                                                                                                                           | Renew capping to CH02, repoint stack                                                                                                                        | Allow 15 sq.m lime pointing | 5.1.25     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.5.5                                                                                                                                                                                                                                                                                                           | Provide sacrificial flashing below RWP04                                                                                                                    |                             | 5.1.26     | B        | Med      |                   |         |                                                                                                                                                                                  |
| 1.6                                                                                                                                                                                                                                                                                                             | ROOF AREA 04 & 05 (Over stair/stores etc)                                                                                                                   |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.6.1                                                                                                                                                                                                                                                                                                           | Reinstate slipped slates                                                                                                                                    | 5                           | 5.1.30     | B        |          |                   |         |                                                                                                                                                                                  |
| 1.6.2                                                                                                                                                                                                                                                                                                           | Re-lay back gutter behind CH03 and roof areas 04 & 05.                                                                                                      | say 5 lin m x 500           | 5.1.29     | B        | Med      |                   |         |                                                                                                                                                                                  |
| 1.7                                                                                                                                                                                                                                                                                                             | ROOF AREA 06                                                                                                                                                |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.7.1                                                                                                                                                                                                                                                                                                           | Renew polycarbonate roof lights in entirety (existing flashings etc to remain and be re-dressed)                                                            | ALL                         | 5.1.30     | IMP      | Med      |                   |         | Alternative.                                                                                                                                                                     |
| 1.7.2                                                                                                                                                                                                                                                                                                           | Replace polycarbonate only (not frame) and make good                                                                                                        | ALL                         | 5.1.31     | B        | High     |                   |         | Alternative.                                                                                                                                                                     |
| 1.7.3                                                                                                                                                                                                                                                                                                           | New sump, chute and overflow to outfall into RWP 08                                                                                                         |                             | 5.1.38     | B        | High     |                   |         | Will include forming sump etc.                                                                                                                                                   |
| 1.7.4                                                                                                                                                                                                                                                                                                           | Renew lead cover flashings                                                                                                                                  | say 10 lin m                | 5.1.39     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.7.5                                                                                                                                                                                                                                                                                                           | Allowance for repairs to gutter where concealed by duck-boards                                                                                              |                             |            | B        | High     | £3,500.00         |         |                                                                                                                                                                                  |
| 1.7.6                                                                                                                                                                                                                                                                                                           | Re-configure step in gutter around gable to roof 10                                                                                                         |                             | 5.1.40     | B        | High     |                   |         | New leadwork, dressed over existing (say 4 sq. m, flashings and forming around end of gable. Allow for new boarding to revised configuration.                                    |
| 1.7.7                                                                                                                                                                                                                                                                                                           | Renew angled valley gutter and upper end of valley to roof between 06 and 10.                                                                               |                             | 5.1.41     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.8                                                                                                                                                                                                                                                                                                             | ROOF AREA 07                                                                                                                                                |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.8.1                                                                                                                                                                                                                                                                                                           | Renew polycarbonate roof lights in entirety (existing flashings etc to remain and be re-dressed)                                                            | ALL                         | 5.1.60     | IMP      | Med      |                   |         | Alternative.                                                                                                                                                                     |
| 1.8.2                                                                                                                                                                                                                                                                                                           | Replace polycarbonate only (not frame) and make good                                                                                                        | ALL                         | 5.1.60     | B        | High     |                   |         | Alternative.                                                                                                                                                                     |
| 1.8.3                                                                                                                                                                                                                                                                                                           | New sump, chute and overflow to outfall into RWP 10                                                                                                         |                             | 5.1.57     | B        | High     |                   |         | Will include forming sump etc.                                                                                                                                                   |
| 1.8.4                                                                                                                                                                                                                                                                                                           | Repoint parapet, and molten lead to coping stones                                                                                                           | say 5 sq.m                  | 5.1.58     | B        | High     |                   |         | Hot lime pointing and molten lead to copings.                                                                                                                                    |
| 1.8.5                                                                                                                                                                                                                                                                                                           | Allowance for repairs to gutter where concealed by duck-boards                                                                                              |                             |            | B        | High     | £1,500.00         |         |                                                                                                                                                                                  |
| 1.8.6                                                                                                                                                                                                                                                                                                           | Re-configure step in gutter around gable to roof 10                                                                                                         |                             | 5.1.56     | B        | High     |                   |         | (to west - east in Roof 06, above) New leadwork, dressed over existing (say 4 sq. m, flashings and forming around end of gable. Allow for new boarding to revised configuration. |
| 1.9                                                                                                                                                                                                                                                                                                             | ROOF AREA 08                                                                                                                                                |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.9.1                                                                                                                                                                                                                                                                                                           | Renew polycarbonate roof lights in entirety (existing flashings etc to remain and be re-dressed)                                                            | ALL                         |            | IMP      | Med      |                   |         | Alternative.                                                                                                                                                                     |
| 1.9.2                                                                                                                                                                                                                                                                                                           | Replace polycarbonate only (not frame) and make good                                                                                                        | ALL                         |            | B        | High     |                   |         | Alternative.                                                                                                                                                                     |
| 1.9.3                                                                                                                                                                                                                                                                                                           | Reconfigure end of gutter (in lead) to new falls to improve flow                                                                                            | 3 lin m x 450               | 5.1.66     | B        | Med      |                   |         |                                                                                                                                                                                  |
| 1.9.4                                                                                                                                                                                                                                                                                                           | New sump, chute and overflow to outfall into RWP 09                                                                                                         |                             | 5.1.68     | B        | High     |                   |         | Will include forming sump etc.                                                                                                                                                   |
| 1.9.5                                                                                                                                                                                                                                                                                                           | Repoint parapet including re-bedding copings to ventilation shafts and localised reconstruction (see report)                                                | 15 sq.m                     | 5.1.58     | B        | High     |                   |         | Hot lime pointing and molten lead to copings.                                                                                                                                    |
| 1.9.6                                                                                                                                                                                                                                                                                                           | Allowance for repairs to gutter where concealed by duck-boards                                                                                              |                             |            | B        | High     | £1,000.00         |         |                                                                                                                                                                                  |
| 1.9.7                                                                                                                                                                                                                                                                                                           | Reinstate missing slate                                                                                                                                     | 1                           | 5.1.70     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.9.8                                                                                                                                                                                                                                                                                                           | Renew two sections of lead weathering where cracked (to parapet set-back)                                                                                   | 1m x 600                    | 5.1.71     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.9.9                                                                                                                                                                                                                                                                                                           | Molten lead to parapet coping joints                                                                                                                        |                             | 5.1.73     | IMP      | Med      |                   |         |                                                                                                                                                                                  |
| 1.9.10                                                                                                                                                                                                                                                                                                          | Replace flashing to back of stone gable in lead                                                                                                             |                             | 5.1.74     | IMP      | Med      |                   |         |                                                                                                                                                                                  |
| 1.10                                                                                                                                                                                                                                                                                                            | ROOF AREA 08A                                                                                                                                               |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.10.1                                                                                                                                                                                                                                                                                                          | Clear sump of debris and test.                                                                                                                              |                             | 5.1.78     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.11                                                                                                                                                                                                                                                                                                            | ROOF AREA 09                                                                                                                                                |                             |            |          |          |                   |         |                                                                                                                                                                                  |
| 1.11.1                                                                                                                                                                                                                                                                                                          | Renew polycarbonate roof lights in entirety (existing flashings etc to remain and be re-dressed)                                                            | ALL                         |            | IMP      | Med      |                   |         | Alternative.                                                                                                                                                                     |
| 1.11.2                                                                                                                                                                                                                                                                                                          | Replace polycarbonate only (not frame) and make good                                                                                                        | ALL                         |            | B        | High     |                   |         | Alternative.                                                                                                                                                                     |
| 1.11.3                                                                                                                                                                                                                                                                                                          | Renew front parapet gutter, full length, in entirety including all flashings.                                                                               |                             | 5.1.82     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.11.4                                                                                                                                                                                                                                                                                                          | Renew chutes into adjoining gutters                                                                                                                         |                             | 5.1.83     | B        | High     |                   |         | New lead chutes into gutters to Area 08 and 11.                                                                                                                                  |
| 1.11.5                                                                                                                                                                                                                                                                                                          | Repoint parapet including renewal of some balusters (see elevations for stonework)                                                                          | full width                  | 5.1.86     | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.11.6                                                                                                                                                                                                                                                                                                          | Allowance for repairs to gutter where concealed by duck-boards (to east side)                                                                               |                             |            | B        | High     | £1,000.00         |         |                                                                                                                                                                                  |
| 1.11.7                                                                                                                                                                                                                                                                                                          | Reinstate missing slate                                                                                                                                     | 1                           |            | B        | High     |                   |         |                                                                                                                                                                                  |
| 1.12                                                                                                                                                                                                                                                                                                            | ROOF AREA 9A                                                                                                                                                |                             |            |          |          |                   |         |                                                                                                                                                                                  |



|         |                                              |  |        |   |      |  |  |  |
|---------|----------------------------------------------|--|--------|---|------|--|--|--|
| 1.22.38 | Decorate WG037                               |  | 5.4.50 | B | Med  |  |  |  |
| 1.22.39 | Repolish Entrance Door DG01                  |  | 5.4.56 | B | Med  |  |  |  |
| 1.22.40 | Decorate protective gates to DG01            |  | 5.4.57 | B | High |  |  |  |
|         |                                              |  |        |   |      |  |  |  |
|         | <b>First Floor</b>                           |  |        |   |      |  |  |  |
|         |                                              |  |        |   |      |  |  |  |
| 1.22.41 | Decorate WF01-04                             |  | 5.4.61 | B | Med  |  |  |  |
| 1.22.42 | Repair leaded lights to WF05-10              |  | 5.4.63 | B | Low  |  |  |  |
| 1.22.43 | Decorate WF05-10                             |  | 5.4.64 | B | Med  |  |  |  |
| 1.22.44 | Renew glass to WF13                          |  | 5.4.65 | B | Med  |  |  |  |
| 1.22.45 | Decorate WF13                                |  | 5.4.65 | B | Med  |  |  |  |
| 1.22.46 | WF14 remove inner louvred window. Make good. |  | 5.4.66 | B | Med  |  |  |  |
| 1.22.47 | Decorate WF14                                |  | 5.4.66 | B | Med  |  |  |  |
|         |                                              |  |        |   |      |  |  |  |
| 1.23    | <b>EXTERNAL WORKS</b>                        |  |        |   |      |  |  |  |