



The fabric

This chapter outlines the condition of the building fabric. This is based on the findings of the 1990 *survey of the fabric*, updated to take account of recent adaptation work, and the 1998 *gardens conservation study*.

The roof

The roof, throughout the life of the building, has been sheeted with corrugated iron or steel sheeting. The large gable roofs of the two wings meet with a pair of valleys, and drain to box gutters behind brick parapets.

The towers that flank the entrances to concert hall and exhibition hall are topped with domes sheeted with flat galvanised steel panels.

During the 1899 museum conversion, the roof of the exhibition hall was altered to accommodate clerestory windows. Dormer ventilators were added at the same time.

During the 1930 art gallery conversion, the roof of the concert hall was altered by adding large dormer windows.

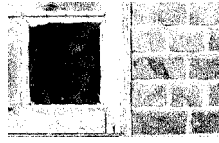
In the 1960s the roof sheeting was replaced with colour coated steel sheeting. The 1899 dormer ventilators were removed.

The whole of the roof sheeting, gutters and accessories are in deteriorated condition and the roof is not reliably watertight.

Masonry

The walls of the building are of face brickwork in three colours – dark glazed bricks form a plinth at the base, red bricks are used in the majority of the work, and cream bricks are used to accent and articulate the design. There are many specially shaped bricks. There are stucco string courses, copings and other details, and terracotta elements are used to form balustrades.

The brickwork is generally sound, although there are many local instances of deteriorated or damaged bricks, fretted mortar joints and missing balustrades. Much of the stucco is cracked, drummy or incomplete.



Joinery

The building is lit by glazed, timber framed windows. The largest of these lights the western end of the exhibition hall – this window is glazed with coloured glass. The other windows are generally fixed or opening clear-glazed sashes, although some of them have been painted inside.

Some of the doors and windows in the concert hall wing were repaired during the recent adaptation work – the rest of the joinery is generally deteriorated. Painted finishes have failed, putty is loose, glass broken or missing, timber work and hardware broken or missing.

Interiors

The interior of the concert hall and its foyer, backstage and other ancillary spaces, is generally in sound condition following the recent adaptation work.

In the concert hall, the recent works has included refurbishment of the backstage space behind the concert hall stage, the central music studio, and a range of offices and ancillary rooms.

Elsewhere in the building, the interiors are generally in a shabby and run-down condition.

Grounds and outbuildings

The garden plantings are well maintained, but the structures are generally run down.