



Conservation Method Statement for Emergency Dismantling and Stabilisation Works

Dangerous Building Notice Ref: DS/25/0047

Site Address: 1 The Rock, Bury, BL9 0JP

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1. Introduction and Background

The property at the above address is a Grade II listed building which has suffered significant fire damage, resulting in structural instability and an immediate risk to public safety.

As a consequence of the fire, Dangerous Building Notice reference DS/25/0047 has been served under Section 78 of the Building Act 1984. This document has been prepared as a Conservation Method Statement and sets out the procedural and heritage-led approach to the emergency works required to address the identified dangers, while ensuring that the building's special architectural and historic interest is preserved wherever reasonably practicable.

This document is not a health and safety risk assessment or RAMS document. Health and safety matters are addressed separately. The purpose of this statement is to define the methodology, sequencing, recording, and conservation principles governing the emergency works to the listed building.

The scope and extent of the works are directly informed by the post-fire structural inspection and recommendations prepared by Marston Grundy Consulting Engineers.

2. Statutory and Heritage Context

The emergency works are undertaken in accordance with:

Section 78 of the Building Act 1984 (Dangerous Buildings)

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Consent is required for the works described herein. However, there is a statutory defence for emergency works under Section 9(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which allows works to be carried out without prior consent where they are urgently necessary in the interests of safety or health, or for the preservation of the building.

The works set out in this Conservation Method Statement are being undertaken on this basis, in direct response to the Dangerous Building Notice and the immediate risks arising from the post-fire condition of the structure.

3. Basis of the Proposed Works

The proposed works are defined by the findings of the initial Marston Grundy post-fire structural inspection, which identifies:

- Elements that are structurally unsafe as a result of fire damage
- Areas at risk of progressive or sudden collapse
- Fabric that cannot be reasonably stabilised or retained in situ

No demolition, dismantling, or removal of fabric will be undertaken beyond that recommended within the structural engineer's report and required to comply with Dangerous Building Notice DS/25/004 at this stage.

4. Principles Governing the Works

All emergency works will be guided by the following principles:

- Public safety as the overriding priority
- Minimum intervention necessary to remove the identified danger
- Retention of historic fabric wherever structurally feasible

- Preference for temporary stabilisation over demolition
- Reversibility of works where practicable
- Comprehensive recording of affected listed fabric

5. Identification of Fire-Damaged and Dangerous Elements

Prior to and during the works:

Fire-damaged elements will be identified in accordance with the Marston Grundy report

Particular attention will be given to:

- Charred or weakened timber members
- Fire-cracked or displaced masonry
- Distorted or heat-affected structural components
- Areas subject to water saturation and secondary damage

Only elements confirmed as structurally unsafe and beyond reasonable stabilisation will be removed.

6. Pre-Works Recording

Before any dismantling or removal takes place:

A photographic record will be made of:

- Areas affected by the fire
- Elements identified for removal
- Adjacent retained historic fabric
- Construction details and junctions

Where access is restricted for safety reasons, recording will be undertaken as soon as it is reasonably practicable to do so.

7. Methodology for Emergency Works

7.1 Access and Lifting Strategy

The adopted methodology is driven by the current unsafe condition of the building following the fire. At this stage, it is not safe to enter the building internally due to the condition of the fire-damaged roof structure and the risk of collapse.

Accordingly, initial works will be undertaken externally using two mobile cranes, allowing the removal of unstable roof sections without requiring internal access:

Crane 1: Fitted with a man basket to allow controlled external access to fire-damaged and unstable roof elements for inspection and dismantling.

Crane 2: Fitted with a bucket to allow the careful lowering of removed elements to ground level.

This approach enables the unsafe roof elements to be removed in a controlled, top-down manner, reducing the risk of uncontrolled collapse and creating the conditions necessary for any subsequent internal inspection or review, while minimising disturbance to the

7.2 Dismantling and Removal Procedure

Elements identified within the structural inspection as unsafe will be carefully dismantled

Removal will be undertaken incrementally, prioritising loose and unstable fabric

Where practicable, elements will be removed intact rather than broken, to allow for recording, assessment, and potential reuse

7.3 Recording, Labelling, and Location Tracking

During removal works:

Operatives at ground level will:

- Photograph each element prior to and following removal

- Label each item with a unique reference number
- The original location of each removed element will be recorded using:
 - Annotated elevation and plan drawings, and/or
 - A digital field-recording platform such as Fieldwire (or similar application)

Where a digital platform is used, elevation drawings will be uploaded and individual pins will be placed at the point of removal. Each pin will be logged with:

- Photographic records
- Item reference numbers
- Descriptive notes

This approach will provide a clear, accessible audit trail linking each removed element to its original location within the building and the circumstances of its removal, supporting both conservation review, structural review and potential future reinstatement.

7.4 Salvage, Storage, and Segregation

Following removal and recording:

- Materials will be segregated by type and location.
- Masonry and smaller architectural elements will be stored in labelled crates
- Timber elements will be stored separately within a dedicated container for inspection.

All salvaged materials will be stored securely and in a manner that prevents further deterioration and allows future inspection and potential reuse. This will be on site for the moment and a location for these to be stored off site may need to be looked at.

7.5 Ongoing Review During Works

The dismantling sequence will be continuously reviewed against the structural engineer's recommendations

If additional historic fabric is uncovered or conditions change:

- Works will pause where practicable
- Further professional advice will be sought
- The Local Authority will be informed as appropriate

8. Extent of the Works

The extent of the works at this stage is limited to those areas identified within the Marston Grundy structural inspection and required to address the risks identified.

At this stage, the works are confined to emergency dismantling and stabilisation up to eaves level only. In accordance with the structural report, the remainder of the structure will be subject to further review and assessment. No works below eaves level or beyond this extent are proposed unless subsequent inspection identifies additional immediate risks.

9. Post-Works Recording and Documentation

Upon completion of the emergency works:

- A final photographic record will be produced
- A schedule of removed, retained, and salvaged elements will be prepared
- All salvaged materials will remain stored pending future assessment and consented repair works

10. Conclusion

This method statement demonstrates that the emergency works undertaken following fire damage and under Dangerous Building Notice DS/25/0047 will be carried out in a controlled, proportionate, and conservation-led manner, ensuring public safety while minimising further harm where possible to the significance of the Grade II listed building.

