

1 THE ROCK, BURY

POST FIRE DECONSTRUCTION - SITE VISIT 1

Friday, 16 January 2026

Prepared For Broad Property Ltd

48 Observations Identified

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Overview

1. The deconstruction work appeared to be progressing in a safe and methodical manner.
2. Salvageable structural elements were being segregated and recorded as to where they had come from.
3. The next stage of selection for re-use is to be considered by M&G.
4. We were led to believe comprehensive photographic records were being kept by the Contractor.
5. The contractor advised us that they were in the process of investigating roof tent options.
6. M&G advised the demolition contractor that the new floor covering at the 4th floor was of chipboard type construction and may now be unsafe to walk on due to exposure to the elements and previous fire fighting activities.



Observation 1

View On Rear Left



Observation 2

View On Rear Left

Lower sections of rafters yet to be removed.



Observation 3

View On Rear Gable



Observation 4

View On Rear Left Section



Observation 5

View On Rear Left Section



Observation 6

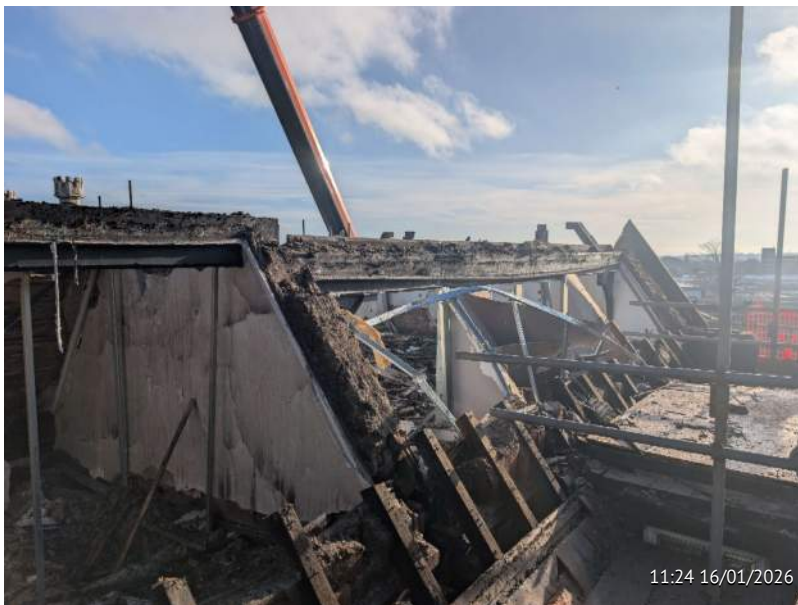
View On Rear Left Section



Observation 7

View On Rear Gable

To be taken down to just above
outrigger roof level.



Observation 8

View On Front Left Section



Observation 9

View On Central Left Section



Observation 10

View On Peak Between Left
Central And Rear Sections



Observation 11

Front Elevation



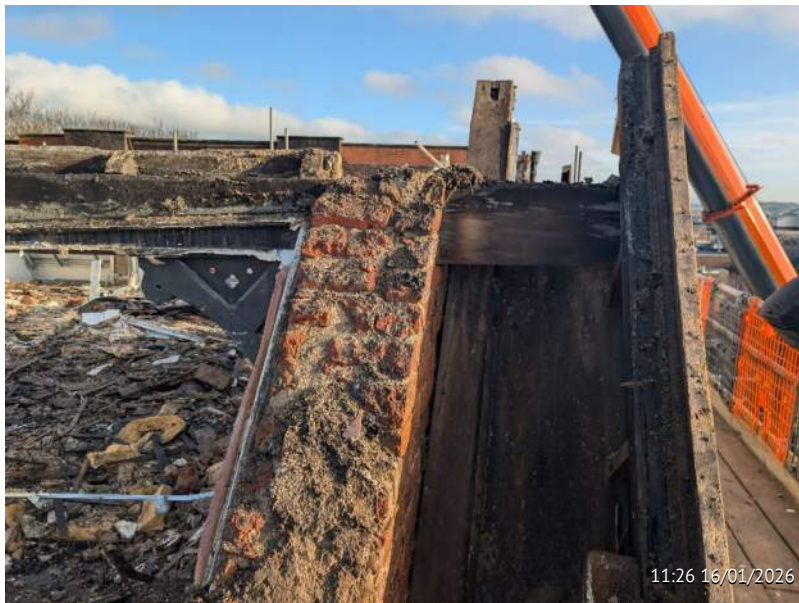
Observation 12

Front Elevation



Observation 13

Front Elevation



Observation 14

View On Front Gable

Purlin extends through gable wall to support timber panelling on front elevation.



Observation 15

Bottom Of Front Left Chimney
Stack



Observation 16

View On Front Left Corner



Observation 17

Front Elevation



Observation 18

Oculus Window On Front
Elevation

Appears to be segmental.



Observation 19

Front Elevation



Observation 20

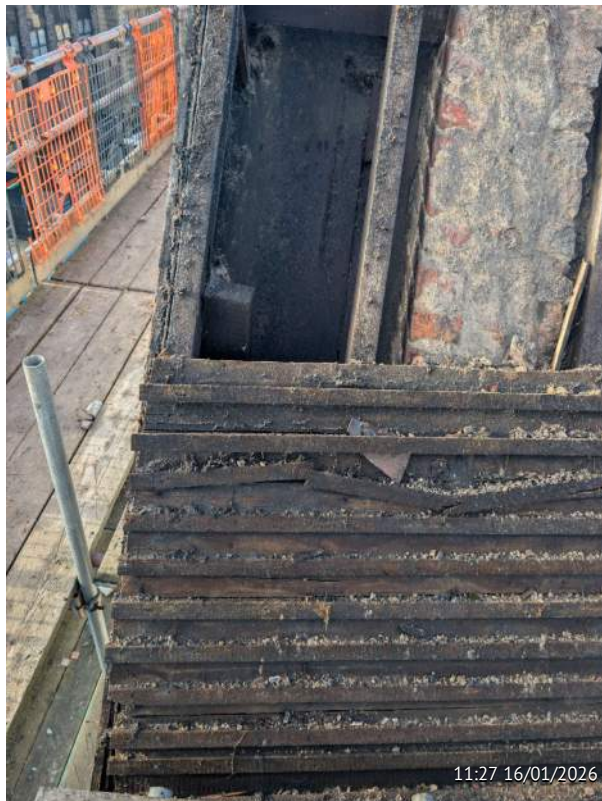
Front Elevation



Observation 21

View On Front Gable Wall

Purlin extends through gable wall to support timber panelling on front elevation.



Observation 22

View On Front Gable Wall



Observation 23

View On Front Gable Wall

11:27 16/01/2026



Observation 24

View Along Right Side

11:28 16/01/2026



Observation 25

View On Front Gable Wall



Observation 26

View On Front Section

Several loose bricks at bottom of chimney stack.



Observation 27

View On Front Section

Floor boarding may now be unsafe to walk on due to exposure to the elements and previous fire fighting activities - Contractor to consider in floor debris removal methodology.



Observation 28

View On Front And Central Section



Observation 29

View On Front And Central Section



Observation 30

View On Rear Right Section



Observation 31

View On Rear Right Section



Observation 32

View On Rear Right Section



Observation 33

View On Rear Right Corner Of Building

Stability of corner to be monitored and assessed when safe to do so.



Observation 34

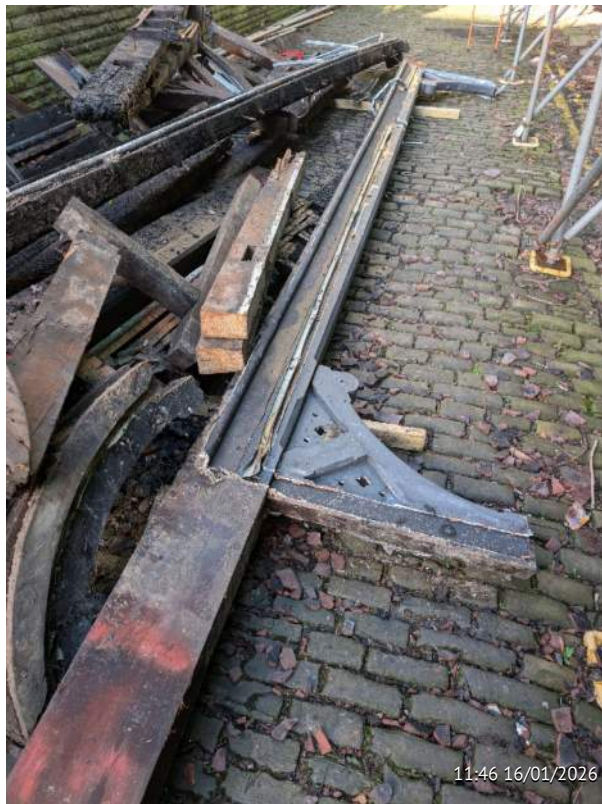
View On Rear Gable

To be taken down to just above outrigger ridge line.



Observation 35

View On Rear Right Corner Of Building



Observation 36

Salvaged Purlin
Gallows brackets appear to be non-structural.



Observation 37

Salvaged Timber Elements

All timber elements will require inspection by a rot and infestation specialist before re-use.



Observation 38

Salvaged Timber Elements

Some are heavily charred and may be unsuitable for reuse in current form.

Undamaged timber beneath the charring may be salvageable and re-used elsewhere in the reconstruction.



Observation 39

Salvaged Timbers

See previous comments.



Observation 40

Salvaged Timber Elements



Observation 41

Reclaimed Tiles And Bricks

Further consideration required by M&G of the next stages of selection of suitable bricks for reuse.



Observation 42

Reclaimed Tiles And Bricks



Observation 43

Tile Manufacturer Stamp



Observation 44

Reclaimed Bricks

Sorted into areas that they were reclaimed from and recorded by Contractor.



Observation 45

Reclaimed Masonry



Observation 46

Reclaimed Bricks



Observation 47

Damaged Elements Not Salvageable