

1 THE ROCK, BURY

POST FIRE DECONSTRUCTION - SITE VISIT 2

Thursday, 22 January 2026

Prepared For Broad Property Ltd

21 Observations Identified

Andy James

MEng CEng MIStructE

 **Marston & Grundy LLP**
Consulting Engineers

Overview

1. The deconstruction work appeared to be progressing in a safe and methodical manner.
2. Gables and cross walls were still to be demolished down to floor level.
3. The demolition contractor advised that it was becoming impractical with the current methodology to remove the debris from the floors. They agreed to work on a revised safe method as M&G advised that the debris needed to be removed as part of this phase.
4. Loose masonry and other elements of structure at eaves level had still to be removed.
5. We were advised by the contractor that frequent updates on progress were being issued to Bury Council with no adverse comments received to date.
6. M&G to advise on strategy for timber reuse.



Observation 1

View On Rear Left



Observation 2

View On Rear Left

The demolition contractor is to develop a safe method of work to facilitate removal of debris on the floor.

They advised that they had reached the limit of what was feasible using the current baskets.



Observation 3

View On Rear Cross Wall

The demolition contractor reported that the masonry was very loose.

Deconstruction to continue down to floor level as planned.



Observation 4

Central Stairwell Area

See observation 3.



Observation 5

Front Section

See observation 3.



Observation 6

Eaves At Front Cross Wall
Interface On West Elevation

Brickwork in poor condition under
wall plate.



Observation 7

Front Gable

Still to be demolished down to floor level.



Observation 8

Front Left Chimney Stack

Stringer course loose.



Observation 9

Front Gable



Observation 10

Front Section

See observation 3.



Observation 11

Front Section



Observation 12

Central Stairwell



Observation 13

Rear Central Cross Wall

See observation 4.



Observation 14

Rear Section

See observation 3.



Observation 15

Rear Section



Observation 16

Rear Left Corner

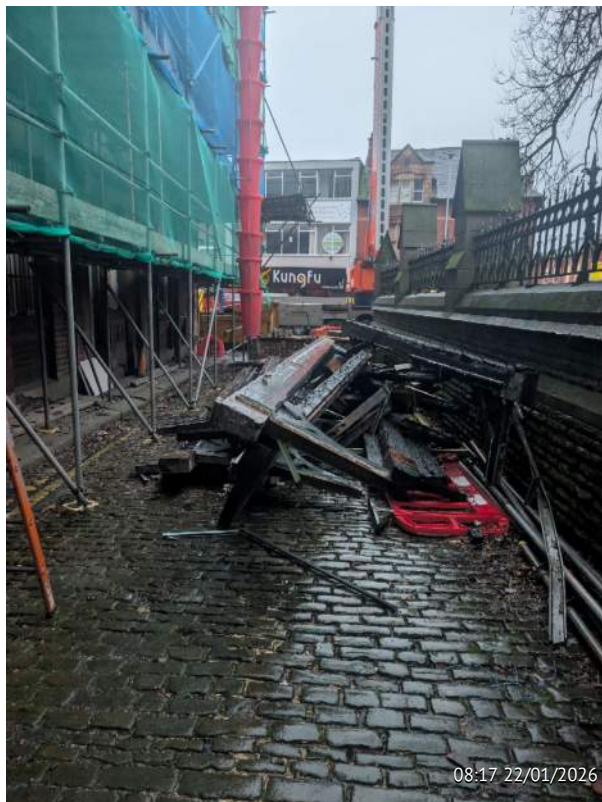
Closer inspection required to assess structural integrity of the rear left corner.



Observation 17

Rear Section

See observation 3.



Observation 18

Salvaged Timbers

M&G to consider next stage of assessment for reuse.



Observation 19

Salvaged Timbers



Observation 20

Salvaged Timbers

End of purlin highlighted in poor condition.