

1 THE ROCK, BURY

POST FIRE DECONSTRUCTION - SITE VISIT 3

Friday, 30 January 2026

Prepared For Broad Property Ltd

16 Observations Identified

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Consulting Engineers

Overview

The initial phase of demolition is largely complete, although there still remains loose elements of brickwork and timber around the eaves that needs to be removed.

The next phase is to remove debris internally. Due to the amount of debris on the upper floors, this should be done in a bottom-up sequencing, allowing propping of the floors and central staircase to be installed as the clean-up progresses upwards. Propping should extend through the ground floor and into the basement.

Consideration should also be given to removing damaged fixtures, fittings and partitions at this stage in addition to the debris.

M&G were asked to consider whether the brickwork above the rear right window (currently propped) could be removed to facilitate further debris removal activities – M&G to advise.



Observation 1

View On Rear Section

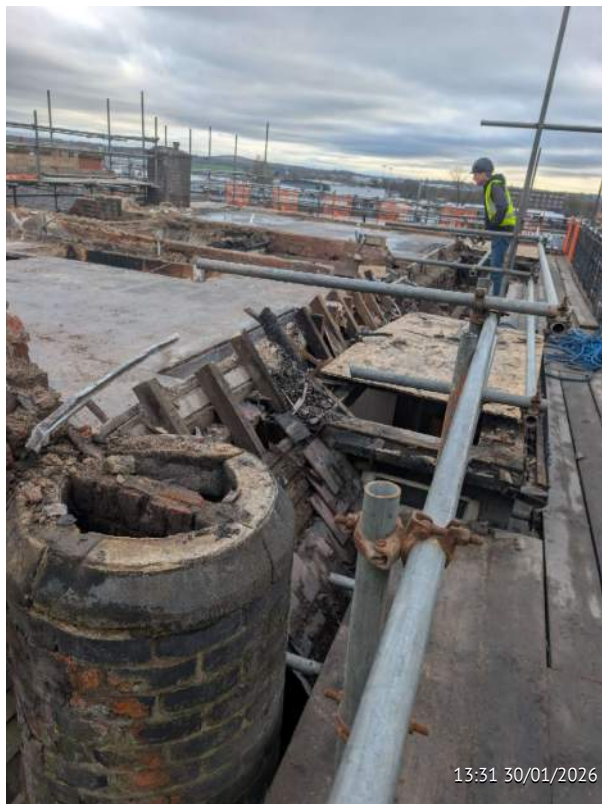


Observation 2

View From Rear Left Looking
Towards Front

Rafters and loose masonry yet to
be removed.

See also observation 3.



Observation 3

View Along Left Hand Eaves

See observation 2.



Observation 4

Central Left Section



Observation 5

View On Front Section



Observation 6

Rear Cross Wall

13:31 30/01/2026



Observation 7

View Towards Rear From Front
Left Corner

13:34 30/01/2026



Observation 8

View Towards Rear From Front
Left Corner



Observation 9

View On Front Section



Observation 10

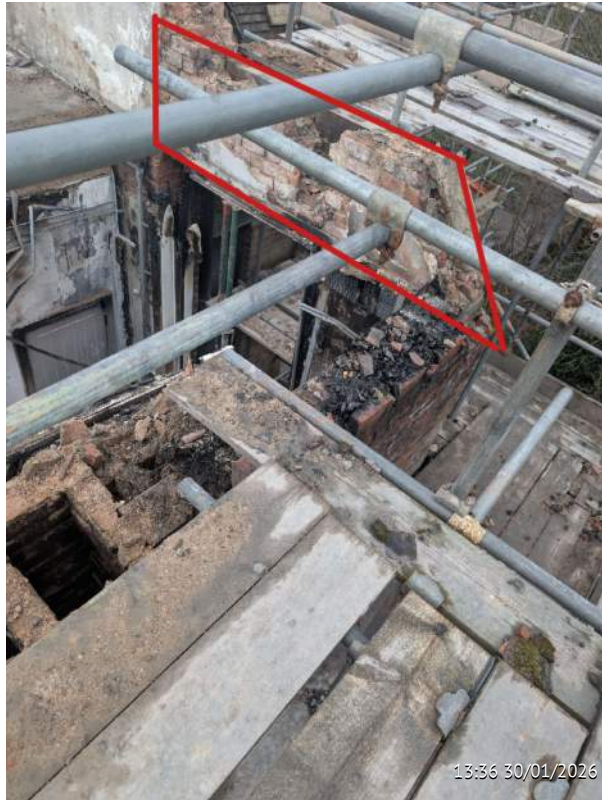
View On Front Section



Observation 11

View Towards Rear From Front
Right Corner

Stairs up from 3rd floor have
collapsed.



Observation 12

Rear Right Corner

M&G to advise if the section of brickwork highlighted can be removed to facilitate further clean up works.



Observation 13

Rear Right Section

Significant build up of debris on floor.

Contractor unable to remove with current demolition methods.



Observation 14

View On Rear Central Section

Significant build up



Observation 15

Central Staircase At 2nd Floor
Half Landing

Significant build up of debris on
stair - not considered to be safe to
walk on.