

POST FIRE PRELIMINARY INSPECTION REPORT

at

1 The Rock, Bury

for

Broad Property Ltd

Quality Management

Job No	14909		
Project	1 The Rock		
Location	Bury		
Title	Post Fire Preliminary Inspection Report		
Document Ref	1TR-MaG-ZZ-XX-RP-S-0001	Issue / Revision	01
Date	5 th December 2025		
Prepared by	R Andrew James MEng CEng MStructE	Signature (for file)	
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Revision History

Rev	Date	Issue / Purpose/ Comment	Prepared	Checked
01	05/12/25	First Issue	RAJ	MDB

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1. Introduction

- 1.1 Following a fire at 1 The Rock, in Bury town centre on the 23rd November 2025, Marston and Grundy LLP (M&G) were instructed by Broad Property Ltd (The Client) to undertake a preliminary structural inspection of the building and to provide advice on immediate structural concerns, along with any requirements to stabilise the building in the short term.
- 1.2 The site was visited on the 2nd of December 2025 and an inspection was carried out both from ground levels as well as from perimeter scaffolding that was insitu before the fire. In addition, an inspection was carried out internally as far as it was safe to do so.
- 1.3 Prior to the inspection the Client made available drone camera photos which were taken on the 25th of November 2025.
- 1.4 A selection of photographs can be found in Appendix A.
- 1.5 The report begins by providing some background information on the building which includes some basic history and an overview of the structural form which is summarised on the drawings which can be found in Appendix B.
- 1.6 An overview of the primary structural damage based on the drone photographs and the preliminary inspection is then presented.
- 1.7 Finally, a summary of recommended urgent structural stabilisation works is then set out, which is also provided in diagrammatic form on a series of sketches that can be found in Appendix C.

2. Background Information

2.1 History

- 2.1.1 It is understood that 1 The Rock (also known as The Union Club) was built in or around 1874 and was occupied by Martins Bank Ltd.



Figure 1 Martins Bank Ltd (Date Unknown)

- 2.1.2 It is a Grade II listed, Neo-gothic four storey (plus basement) building with red stone dressings and mock timber and plaster infills, particularly to the upper floors.
- 2.1.3 It is located on the corner of The Rock and North Back Rock in Bury Town centre.



Figure 2 Pre-fire View on The Building from The Rock (September 2024)

- 2.1.4 The ground floor is currently occupied by a retail unit and the upper floors have been partially converted into single dwelling flats.
- 2.1.5 A planning application was submitted and approved in 2015 to convert the upper floors from commercial usage to 5Nr flats.
- 2.1.6 A further planning application was submitted in or around 2022 for the change of use of the basement, rear of the ground floor, 1st, 2nd & 3rd floors from commercial usage to 7Nr flats, along with external alterations and the introduction of a mezzanine floor above 3rd floor. Work to implement this scheme was subsequently started but not complete.

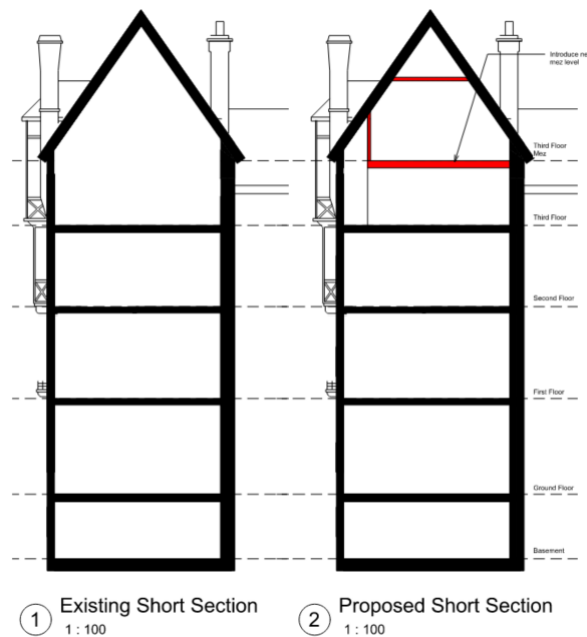


Figure 3 Section Through Building

- 2.1.7 M&G were commissioned in September 2024 by Broad Property to validate the structural works that had been undertaken as well as complete the design of the structural modifications and repairs.
- 2.1.8 Construction status drawings for this work along with calculations in response to Part A of the Building Regulations were issued by M&G in June 2025. A copy of the drawings can be found in Appendix B.

2.2 Overview of Structural Form

2.2.1 Based on the work undertaken by M&G between September 2024 and June 2025 the structural form of the building can be summarised as follows:

Element	Structural Description
Foundations	Corbelled brick footings founded on stiff CLAYS.
Ground Floor	Stone slabs supported on a mix of steel and cast-iron beams, which in turn are supported off load bearing masonry walls.
1 st , 2 nd & 3 rd Floors	Timber joisted floor supported off load bearing masonry walls.
4 th Floor (New)	Timber joisted floors supported on a grillage of steel beams and load bearing masonry walls.
Roof	Pitched timber rafters supported on timber purlins supported off load bearing masonry walls. The purlin support walls are the front and rear gables along with two transverse walls in the centre of the building forming the stair enclosure.

Figure 4 Overview of Structural Form

3. Overview of Major Structural Fire Damage

- 3.1 It is understood that the fire started on the 3rd floor in the rear right apartment which spread upwards to the 4th floor and finally into the roof.
- 3.2 Firstly, it should be noted that this is not an exhaustive list of all the structural damage as a result of the fire. It is intended to provide an overview of the major damage such that the building can be stabilised and debris removed. Once this has been carried out a more detailed condition survey of all elements of the building should be undertaken.
- 3.3 The roof timbers have, in the most part, been destroyed with only larger sections (predominantly purlins) remaining insitu but these are heavily charred and considered to be structurally unsound.
- 3.4 There are possibly some purlins above the front section of the building (lower down the pitch) that have been unaffected, but it has not been possible to inspect these due to safety concerns.
- 3.5 The purlins extend through the front and rear gables and provide support to the roof overhangs, barge and soffit boards. Consequently, the structural stability of these elements is now compromised and indeed the front timber panelling appears to be displaced outwards and its integrity of significant concern.
- 3.6 There is also a slight inwards lean of the front gable wall towards the peak.
- 3.7 The internal cross walls at roof level are in very poor condition and could collapse without warning, particularly if wind speeds become elevated.
- 3.8 The rear left chimney stack is damaged and the others are considered to be in poor condition. Whilst the damage on the rear left stack is as result of the fire, the condition of the others cannot be attributed to this cause. They do however rely, partially, towards their base, on restraint from the roof which has now been compromised.
- 3.9 The 4th floor in the rear right section of the building has collapsed, and whilst the rear left section is still in place, it has not been possible to inspect this area due to unsafe access conditions. Until this can be done the floor should be considered unsafe to access.
- 3.10 The 4th floor in the front section only appears to have been affected by smoke and fire fighting activities.
- 3.11 There is localised damaged to the 3rd floor, particularly in the rear section of the building. Floor boarding has locally burned away and supporting joists are heavily charred,
- 3.12 Below the 3rd floor the damage is primarily as a result of smoke and fire fighting activities.
- 3.13 Finally, there is a fractured lintel above a 3rd floor rear window, possibly due to thermal effects and could collapse without warning.

4. Discussion

- 4.1 In normal circumstances the roof acts as a diaphragm tying the supporting walls together. Now that this diaphragm action is no longer there, the stability of the walls is compromised.
- 4.2 Once the remaining roof structure has been removed the stability of the front and rear gable walls, and internal transverse purlin support walls cannot be guaranteed which represents a significant risk to life should they collapse.
- 4.3 As the internal transverse walls at roof level are in poor condition there is no other option but to take these down to approximately eaves level.
- 4.4 Whilst in theory it may be possible to provide temporary lateral support to the front and rear gables, there will be a period of time during removal of fire damage structures when they will be unrestrained. As the structural stability of these gables can not be guaranteed, even in the short term, and given the consequence of collapse would be catastrophic, we are of the opinion that the gables should also be dismantled down to approximately eaves level as well.
- 4.5 Finally, due to the restraint to the chimney stacks being compromised, and due to their poor condition, we are also of the opinion that these should be dismantled down to eaves level.

5. Summary of Urgent Structural Stabilisation Works

- 5.1. Based on the drone footage, visual inspection and knowledge of the building the following is a summary list of urgent structural stabilisation works that, in our opinion are required.
1. Remove the timber roof overhangs on the front and rear elevations.
 2. Take the remainder of the roof structure down to eaves level.
 3. Dismantle the gables and transvers cross walls down to eaves level.
 4. Dismantle chimney stacks down to eaves level.
 5. Prop fractured lintel on rear elevation.
 6. Prop remainder of 4th floor on the rear left section.
 7. Prop damaged areas of the 3rd floor in the rear section.
 8. Remove debris from floors.
- 5.2. This is not an exhaustive list and indeed there may be other areas that require urgent attention as the work progresses, and unseen areas of structure are uncovered and become safe to inspect.
- 5.3. Once safe to do so, consideration should also be given to providing temporary weather proofing to allow the lower sections of the lower sections of the building to dry out.
- 5.4. As this is a Listed Building any work needs to be approved by the Local Authority (LA) before starting on site. We would however point out that due to serious concerns over the structural stability, particularly of the gables, that the work should be carried out with some degree of urgency.
- 5.5. In addition, the work should be carried out in accordance with LA's requirements. The dismantling work should be comprehensively recorded and any elements salvaged, such that the building can be re-built, as far as reasonably practical, back to its pre-fire state.

Appendix A – Photographs

1 The Rock, Bury
Appendix A - Photographs



Picture 1 View On Roof



Picture 2 View On Roof

1 The Rock, Bury
Appendix A - Photographs



Picture 3 View On Roof - Rear Section



Picture 4 View On Roof



Picture 5 View on Front Gable - Slight Inwards Lean at Peak – Localised Outwards Displacement of Roof Overhang



Picture 6 View on Front Left Chimney Stack - Slight Inwards Lean



Picture 7 View On Roof



Picture 8 View On Internal Transverse Cross Wall



Picture 9 View on Rear Gable - Restraint from 4th Floor Lost



Picture 10 Fractured Lintel On Rear Elevation at 3rd Floor



Picture 11 View Into 3rd Floor - 4th Floor Collapsed



Picture 12 Rear Roof Overhang



Picture 13 Soffit of 4th Floor In Front Section



Picture 14 Soffit of 4th Floor In Front Section



Picture 15 View In Roof From 4th Floor



Picture 16 3rd Floor Rear Right - Possible Seat of Fire

1 The Rock, Bury
Appendix A - Photographs

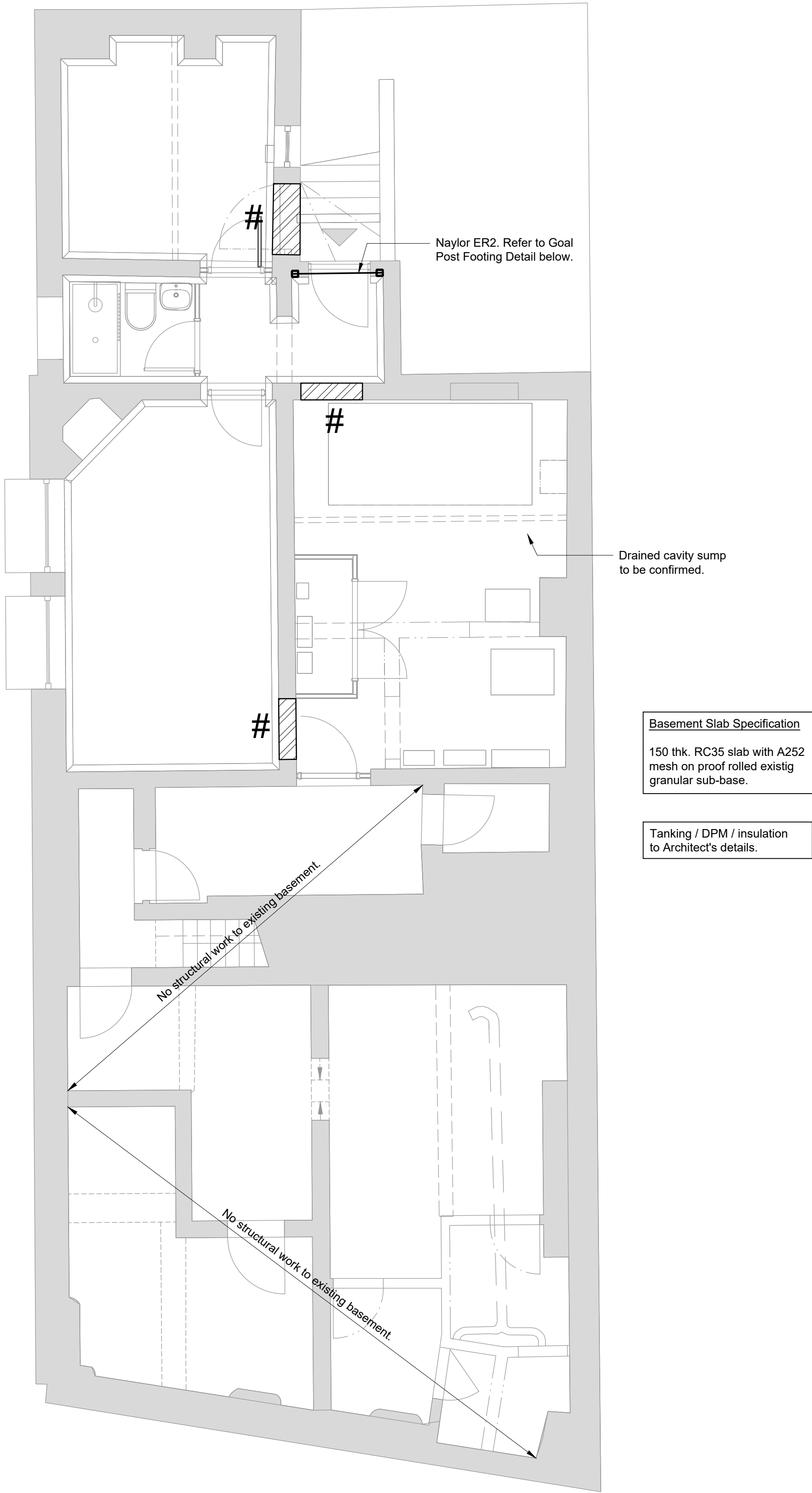


Picture 17 3rd Floor Rear Left Section

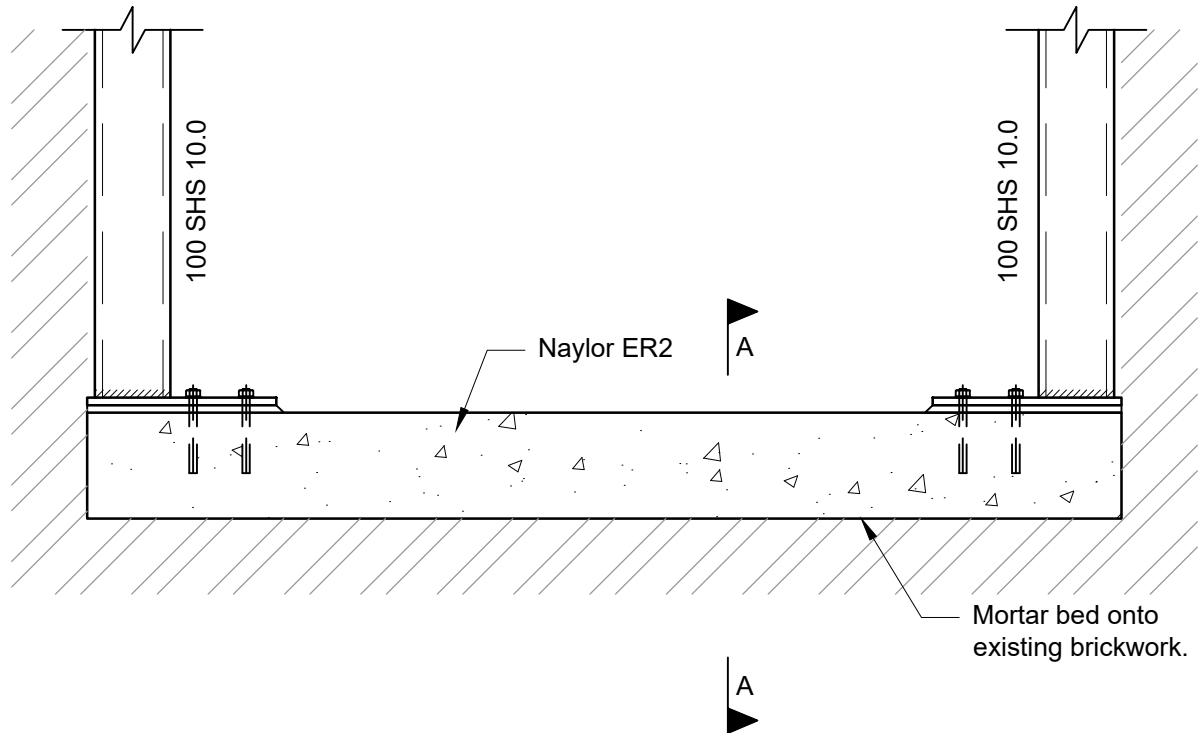


Picture 18 Soffit of 4th Floor Rear Left Section

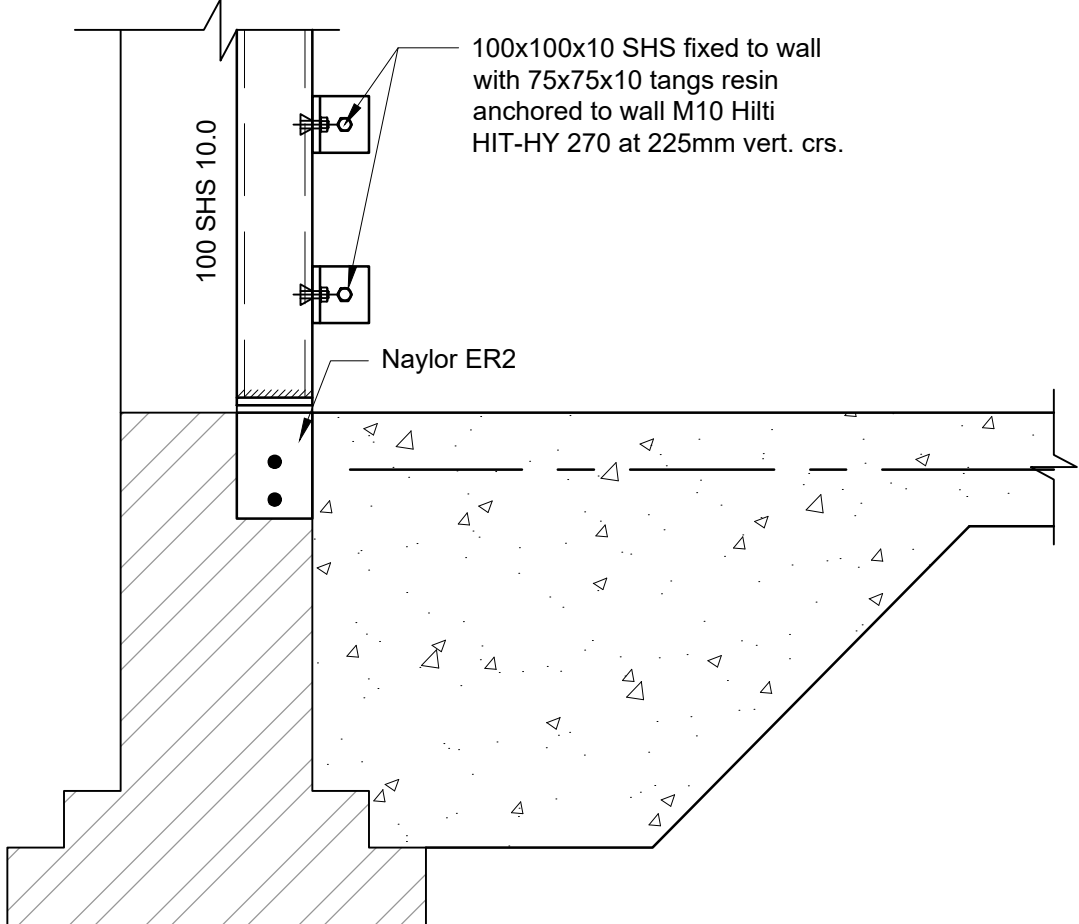
Appendix B – Record Drawings



FOUNDATION & BASEMENT SLAB G.A.
(SCALE 1:50)



GOAL POST FOOTING DETAIL
(SCALE 1:10)



SECTION A-A
(SCALE 1:10)

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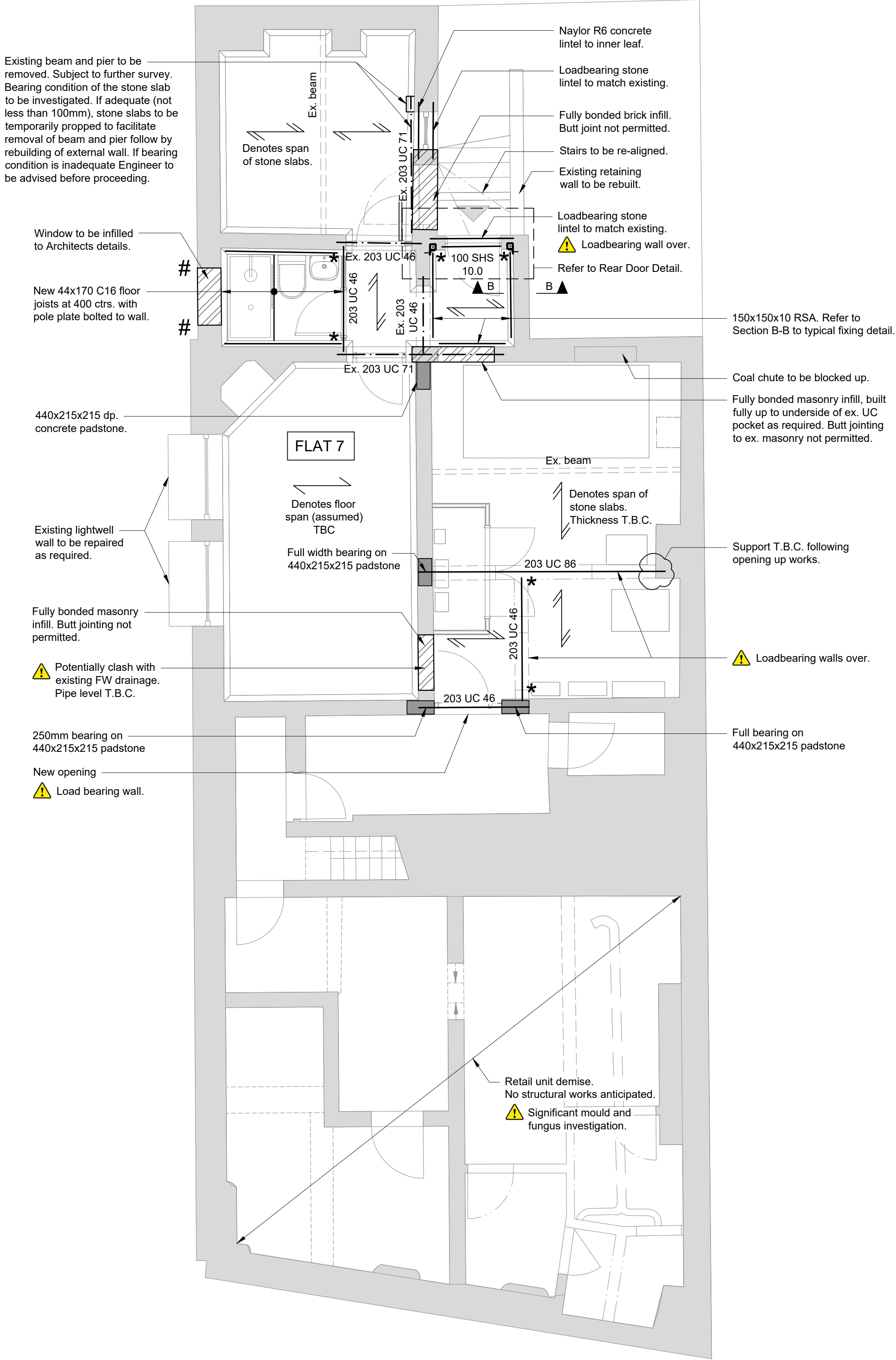
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- NOTE:**
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 - Where existing elements have not been exposed, qualitative analysis and engineering judgement have demonstrated their structural adequacy to perform under the proposed loading.

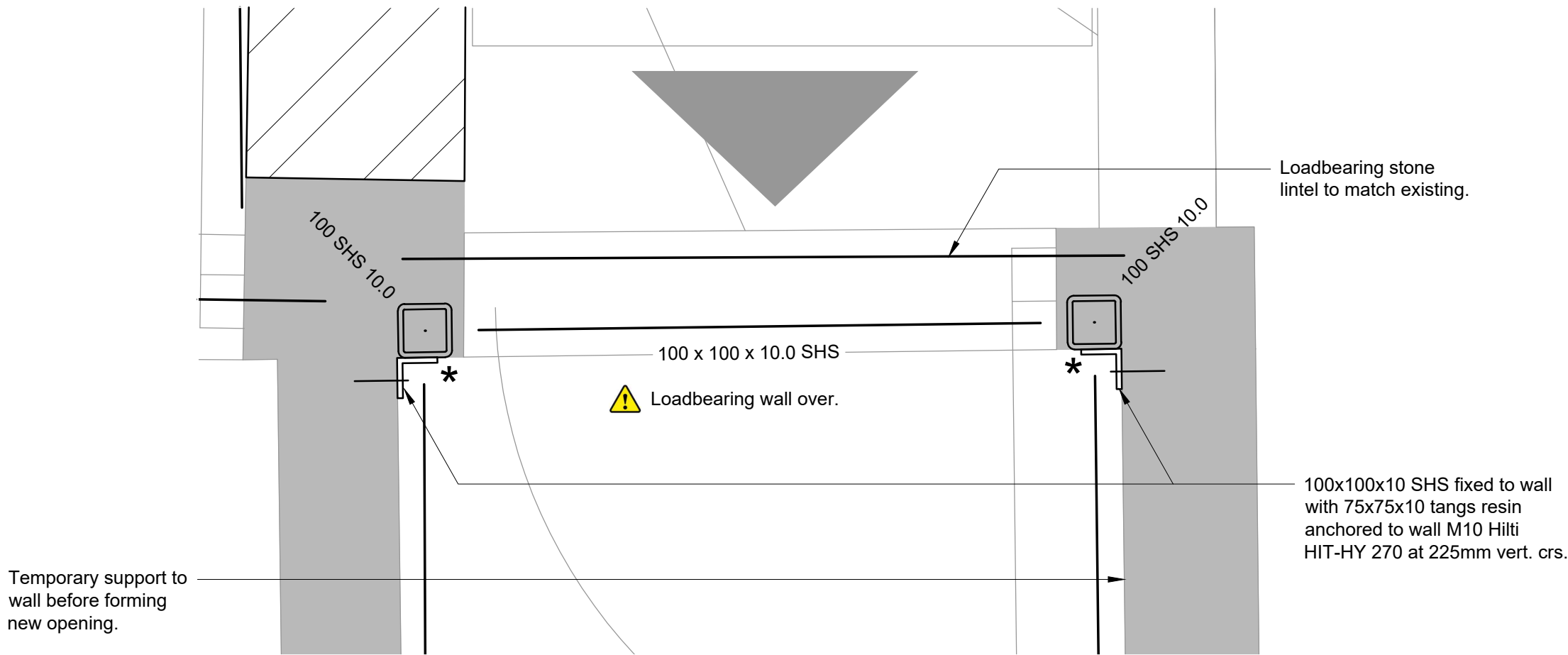
KEY:

Allow for mass concrete strip footing (ST3 concrete). Size and depth to match existing brick corbell footing.

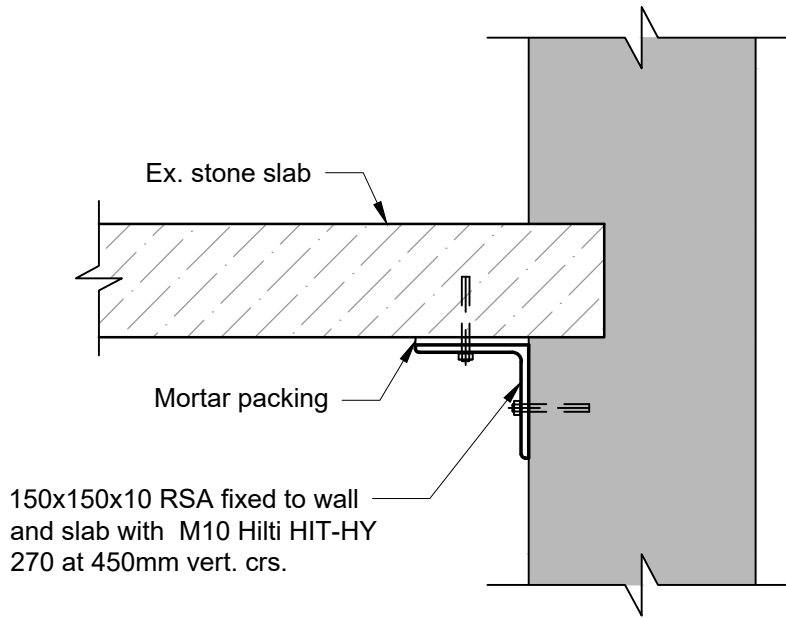
C1	CONSTRUCTION ISSUE	DB	AJ	06.06.2025
P2	WIP STAGE 4 UPDATE	DB	AJ	22.05.2025
P1	PRELIMINARY ISSUE	DB	AJ	16.05.2025
Rev	Description	By	Ch'd	Date
Marston & Grundy LLP Consulting Engineers Priory House, Ellesmere Ave Marple, Stockport, SK6 7AN Telephone: 0161 427 7231 Email: mail@marstonandgrundy.com				
Client BROAD PROPERTY LTD.				
Project 1 THE ROCK, BURY				
Drawing FOUNDATION & BASEMENT SLAB G.A.				
Purpose of issue CONSTRUCTION			Status D4	
Scale at A1 1:50	Date MAY'25	Drawn DB	Checked AJ	
Project No. 14414	Drawing No. 100			Revision C1



BASEMENT G.A. SHOWING STRUCTURE OVER
(SCALE 1:50)



REAR DOOR DETAIL
(SCALE 1:10)



SECTION B-B
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GENERAL SHE MATTERS:

- Construction loading to be limited to 1.5kN/m².
- No percussive drilling into stone slab soffits permitted.
- No temporary propping onto stone slabs without back propping in basement.

SCOPE OF WORK GENERALLY:

- (Subject to strip out of finishes)
- All structural elements to be fire protected to Architect's details.
 - Replace all timber lintels with concrete lintel of equivalent size u.n.o.
 - Masonry repairs to all damaged areas.
 - Existing steelwork to be cleaned and painted with internal grade paint specification.
 - Repairs / patressing to stone slab soffits.

KEY:

- EXL - Existing opening. Timber lintel type unknown.
- * - Connection details to be developed.
- # - Ancon Staifix Wall Tie Starter

C1	CONSTRUCTION ISSUE	DB	AJ	06.06.2025
P3	WIP STAGE 4 UPDATE	DB	AJ	22.05.2025
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Client

BROAD PROPERTY LTD.

Project
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Drawing
BASEMENT G.A.
SHOWING STRUCTURE OVER

Purpose of issue
CONSTRUCTION

Status
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Scale at A1
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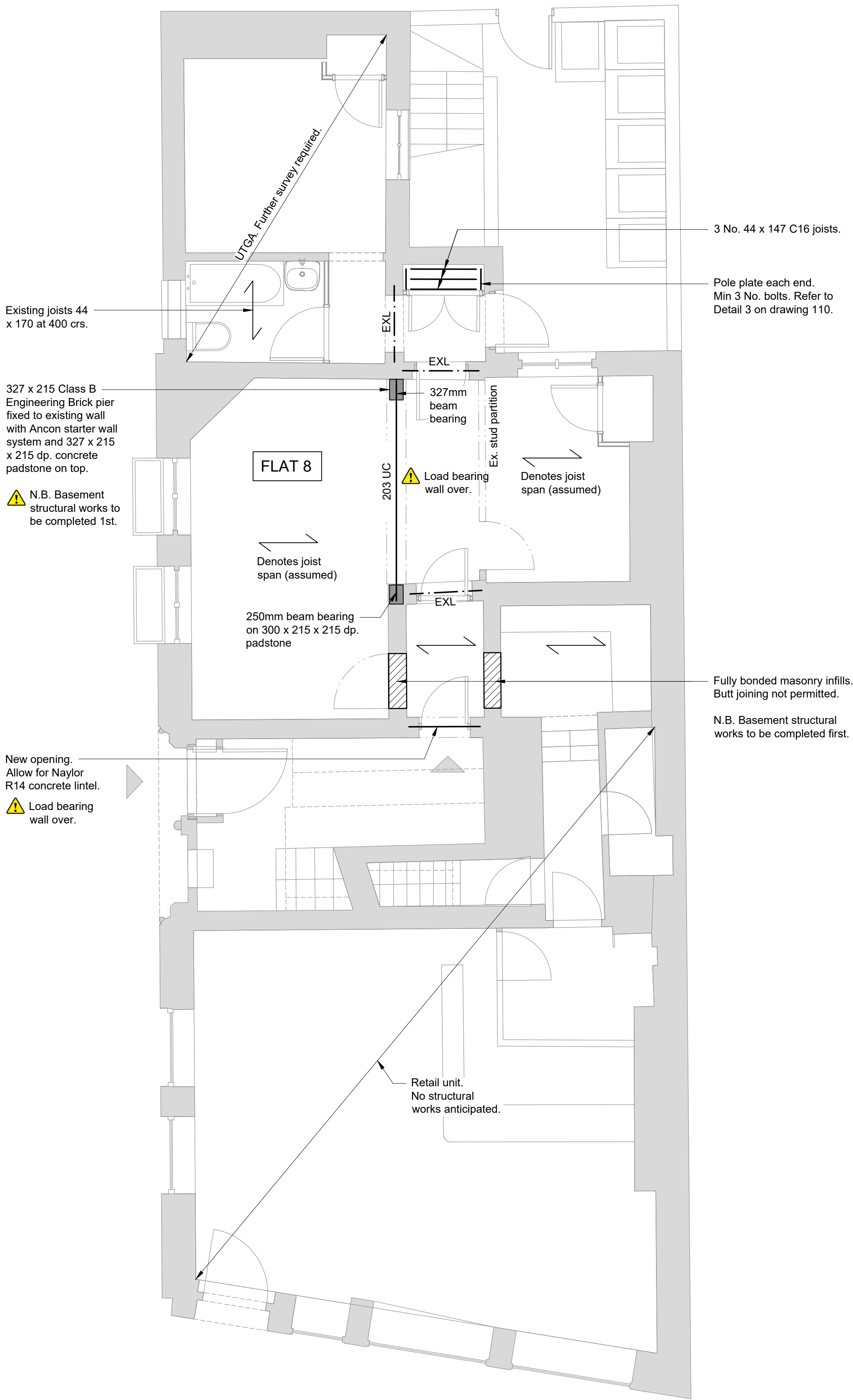
Drawn
DB

Checked
AJ

Project No.
14414

Drawing No.
101

Revision
C1



GROUND FLOOR G.A. SHOWING STRUCTURE OVER
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NOTE:

- BWIC routes to be agreed with Engineer before construction.
- Where existing elements have not been exposed, qualitative analysis and engineering judgement have demonstrated their structural adequacy to perform under the proposed loading.

GENERAL SHE MATTERS:

⚠ Construction loading to be limited to 1.5kN/m² on all floors.

SCOPE OF WORK GENERALLY:

- (Subject to strip out of finishes)
- All structural elements to be fire protected to Architect's details.
 - Replace all timber lintels with concrete lintel of equivalent size u.n.o.

KEY:

EXL - Existing opening. Timber lintel type unknown.

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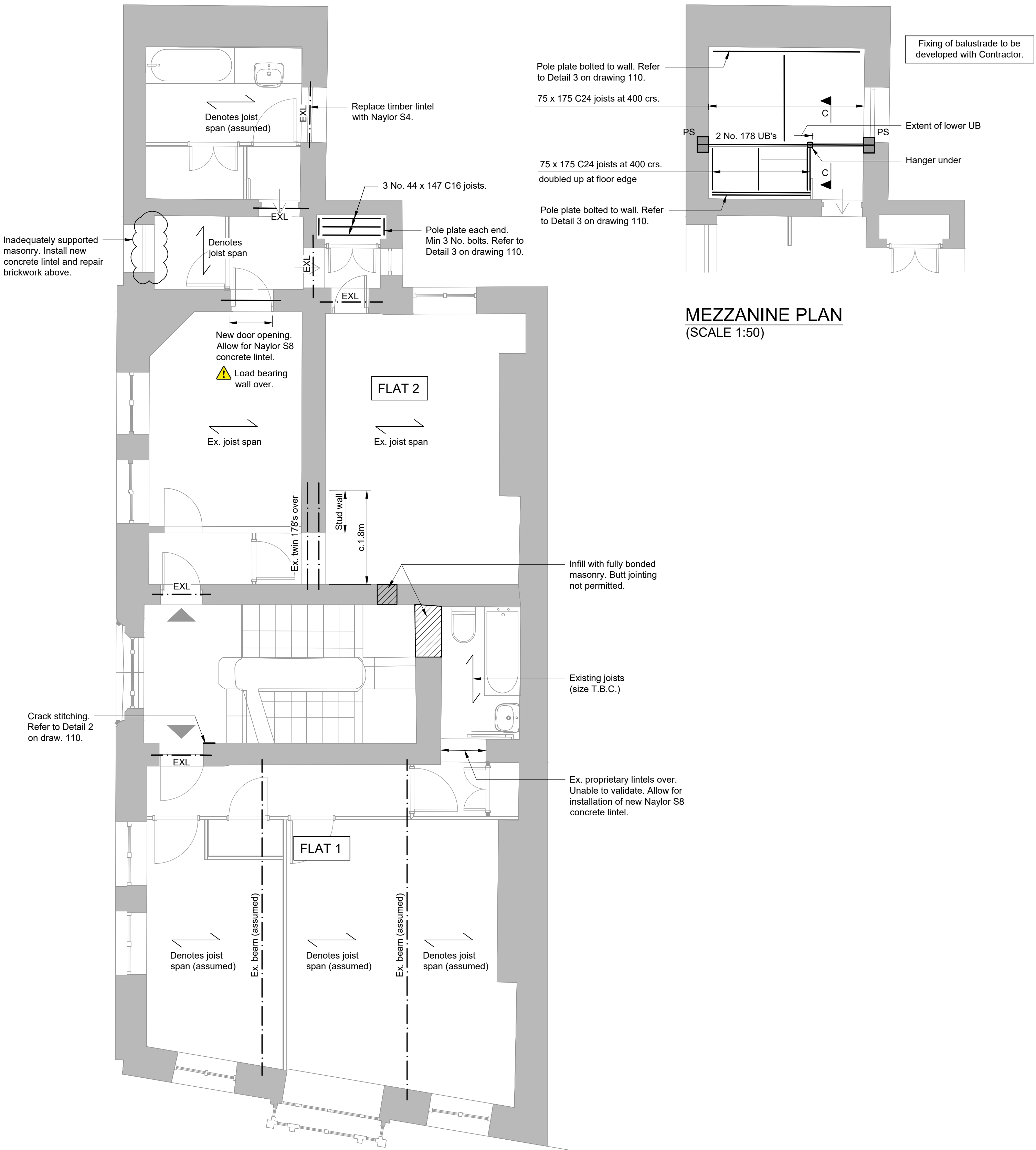
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1 THE ROCK, BURY

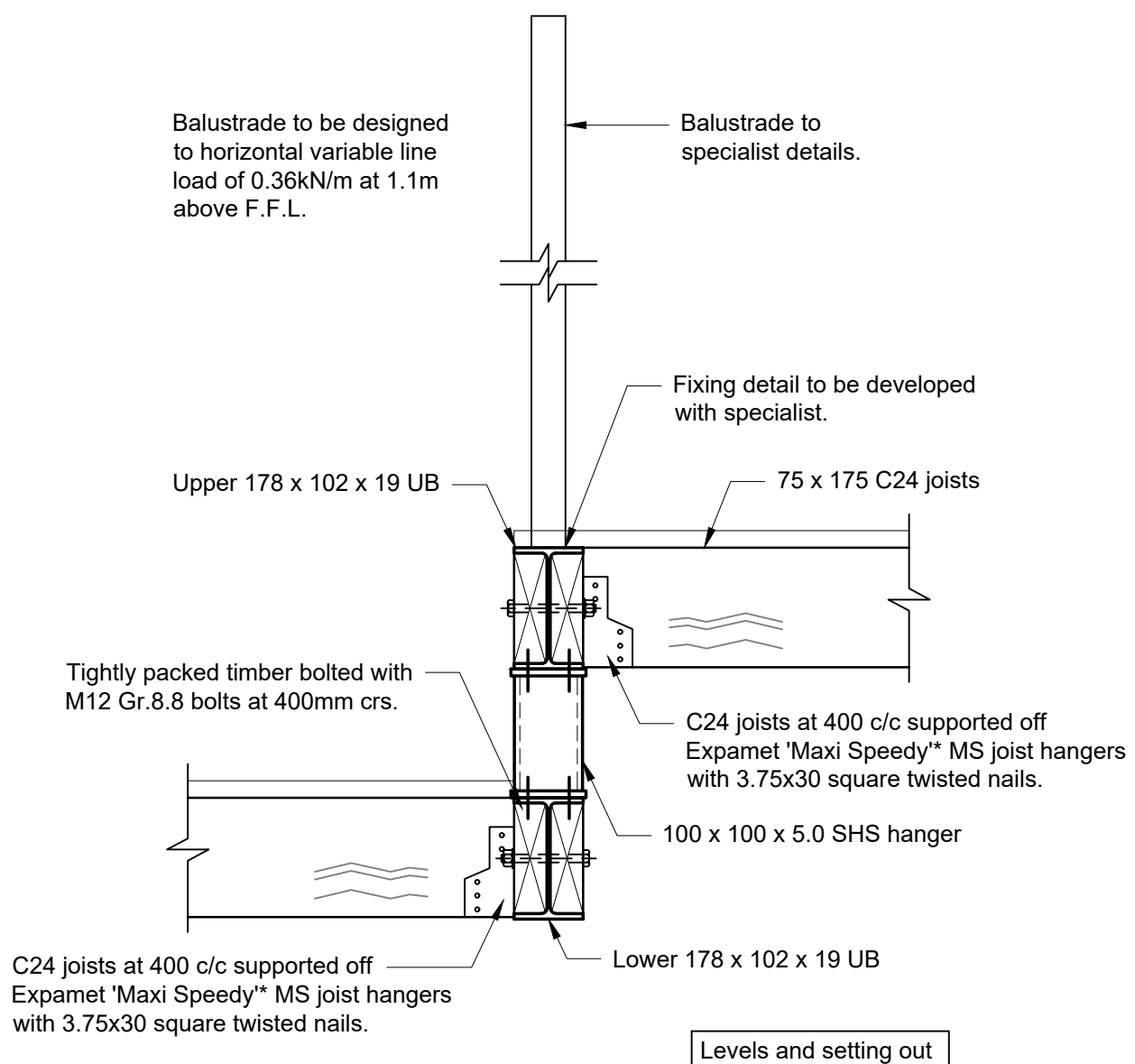
Drawing
GROUND FLOOR G.A.
SHOWING STRUCTURE OVER

Purpose of issue CONSTRUCTION			Status D4
Scale at A1 1:50	Date FEB'25	Drawn DB	Checked AJ

Project No. 14414	Drawing No. 102	Revision C1
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FIRST FLOOR G.A. SHOWING STRUCTURE OVER
(SCALE 1:50)



SECTION C-C
(SCALE 1:10)

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- NOTE:**
- BWIC routes to be agreed with Engineer before construction.
 - Where existing elements have not been exposed, qualitative analysis and engineering judgement have demonstrated their structural adequacy to perform under the proposed loading.

GENERAL SHE MATTERS:

⚠ Construction loading to be limited to 1.5kN/m² on all floors.

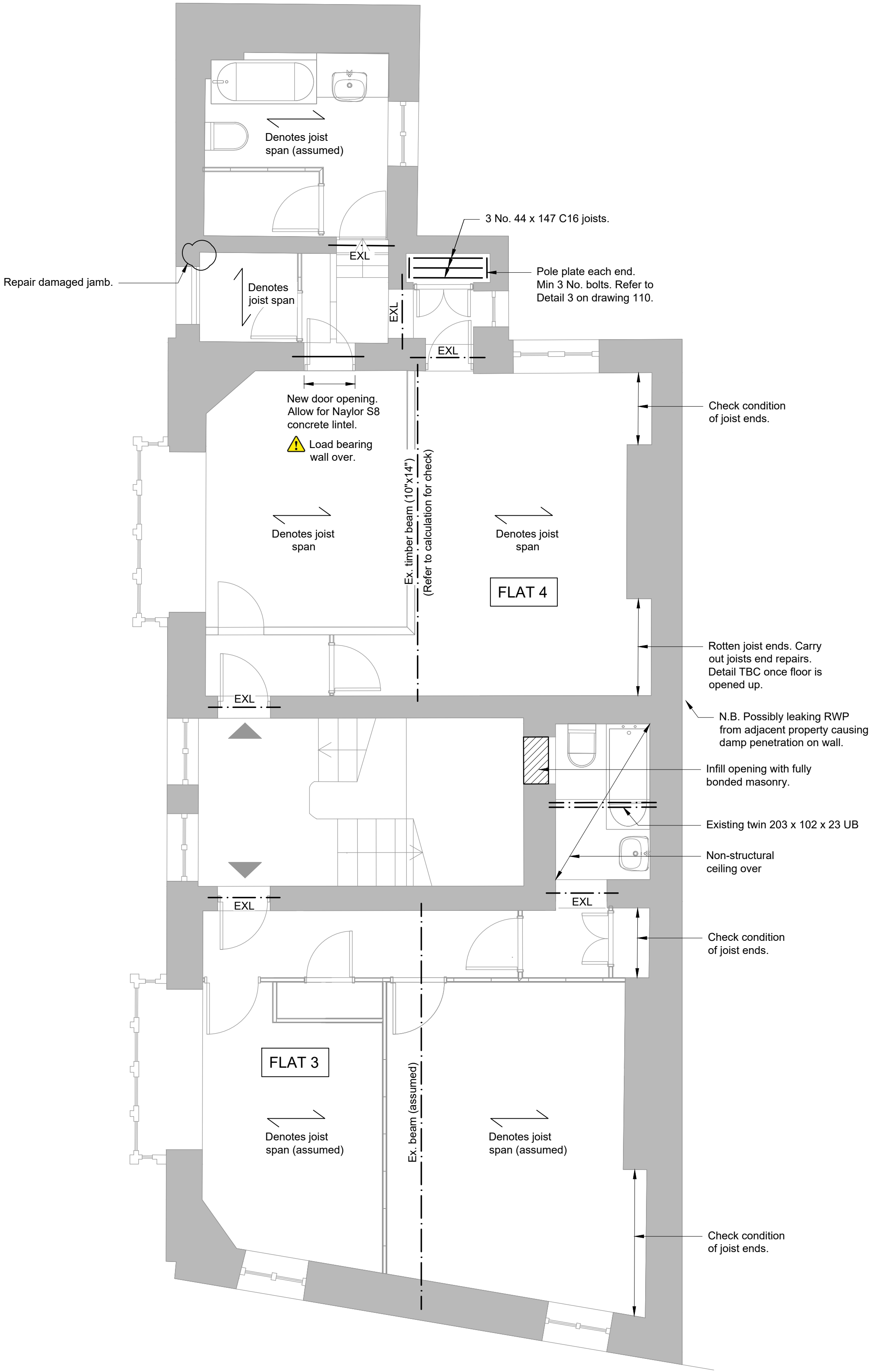
- SCOPE OF WORK GENERALLY:**
(Subject to strip out of finishes)
- All structural elements to be fire protected to Architect's details.
 - Replace all timber lintels with concrete lintel of equivalent size u.n.o.

KEY:

EXL - Existing opening. Timber lintel over.

PS - 300 x 215 x 100 dp, padstone

C1	CONSTRUCTION ISSUE	DB	AJ	06.06.2025
P3	WIP STAGE 4 UPDATE	DB	AJ	22.05.2025
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Client BROAD PROPERTY LTD.				
Project 1 THE ROCK, BURY				
Drawing FIRST FLOOR G.A. SHOWING STRUCTURE OVER				
Purpose of issue CONSTRUCTION			Status D4	
Scale at A1 1:50	Date FEB'25	Drawn DB	Checked AJ	
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SECOND FLOOR G.A. SHOWING STRUCTURE OVER
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GENERAL SHE MATTERS:

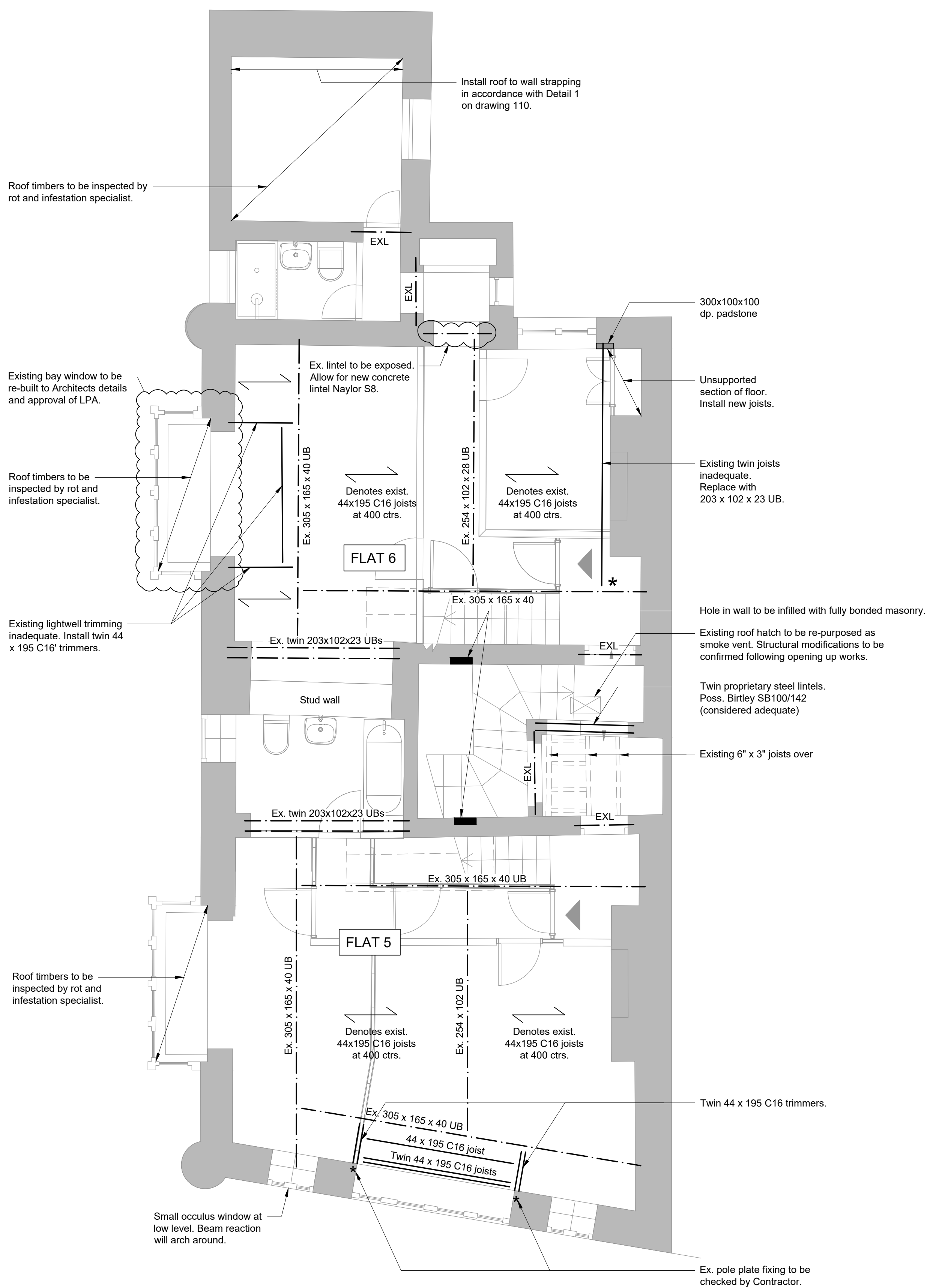
⚠ Construction loading to be limited to 1.5kN/m² on all floors.

- SCOPE OF WORK GENERALLY:**
(Subject to strip out of finishes)
- All structural elements to be fire protected to Architect's details.
 - Replace all timber lintels with concrete lintel of equivalent size u.n.o.

KEY:

EXL - Existing opening. Timber lintel over.

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P2	WIP STAGE 4	DB	AJ	16.05.2025
P1	PRELIMINARY ISSUE	DB	AJ	12.02.2025
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Client BROAD PROPERTY LTD.				
Project 1 THE ROCK, BURY				
Drawing SECOND FLOOR G.A. SHOWING STRUCTURE OVER				
Purpose of issue CONSTRUCTION			Status D4	
Scale at A1 1:50	Date FEB'25	Drawn DB	Checked AJ	
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THIRD FLOOR G.A.SHOWING STRUCTURE OVER
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NOTE:

1. BWIC routes to be agreed with Engineer before construction.
2. Where existing elements have not been exposed, qualitative analysis and engineering judgement have demonstrated their structural adequacy to perform under the proposed loading.

GENERAL SHE MATTERS:

 Construction loading to be limited to 1.5kN/m² on all floors

SCOPE OF WORK GENERALLY:

(Subject to strip out of finishes)

1. All structural elements to be fire protected to Architect's details.
2. Replace all timber lintels with concrete lintel of equivalent size u.n.o.
3. Any single joist trimmers to be doubled up.
4. Install joist hangers where missing.
5. Where joists run parallel with wall, install floor to wall strapping in accordance with Detail 2 on drawing 110.
6. Check for suitable padstones under end of all steel beams.

KEY:

EXL - Existing opening. Timber lintel over.

* - Connection details to be developed.

C1	CONSTRUCTION ISSUE	DB	AJ	06.06.2025
P3	WIP STAGE 4 UPDATE	DB	AJ	22.05.2025
P2	WIP STAGE 4	DB	AJ	16.05.2025
P1	PRELIMINARY ISSUE	DB	AJ	12.02.2025
Rev	Description	By	Ch'd	Date

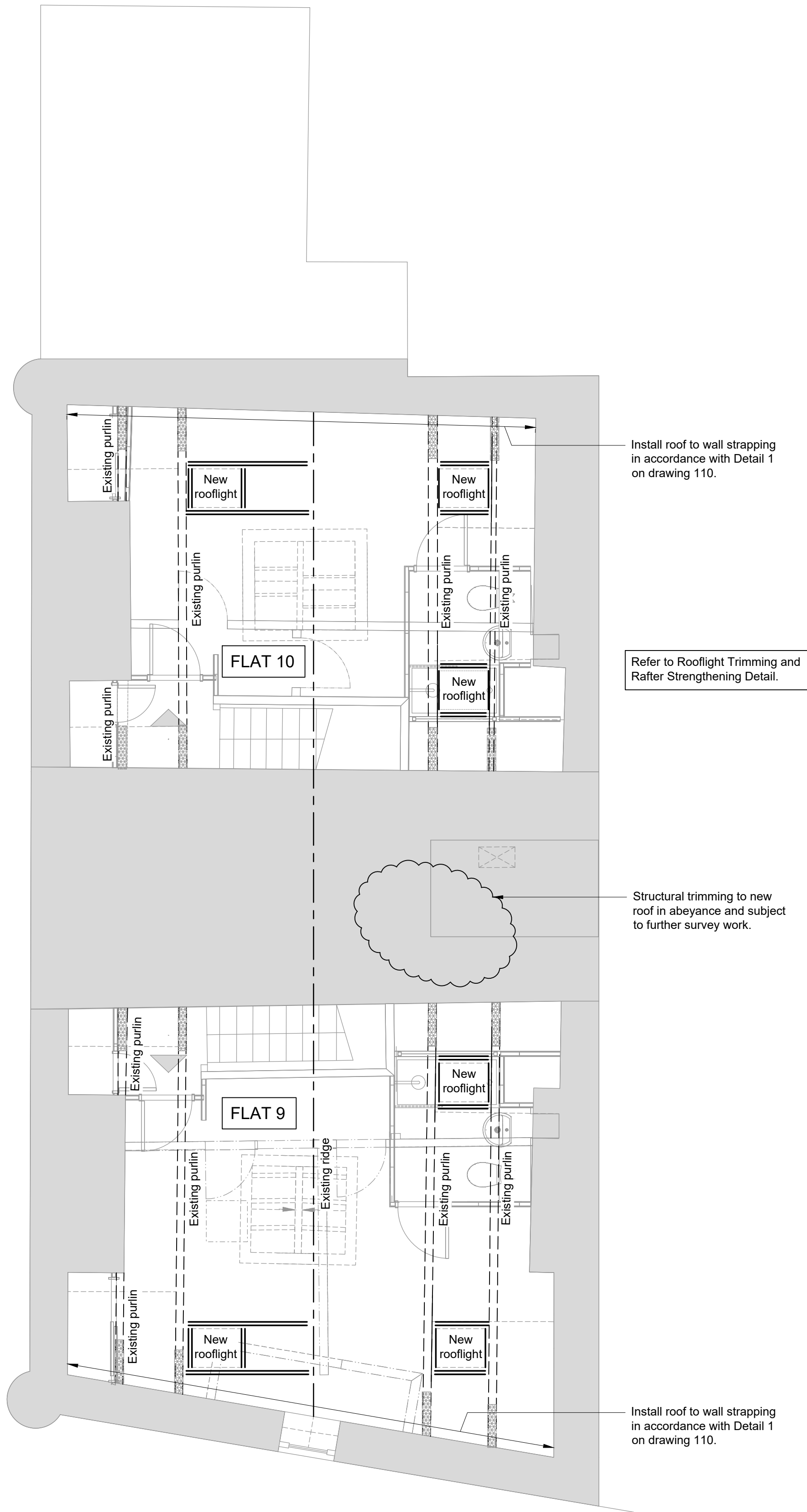
Marston & Grundy LLP
Consulting Engineers
Priory House, Ellesmere Ave
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Telephone: 0161 427 7231
Email: mail@marstonandgrundy.com

Client
BROAD PROPERTY LTD.

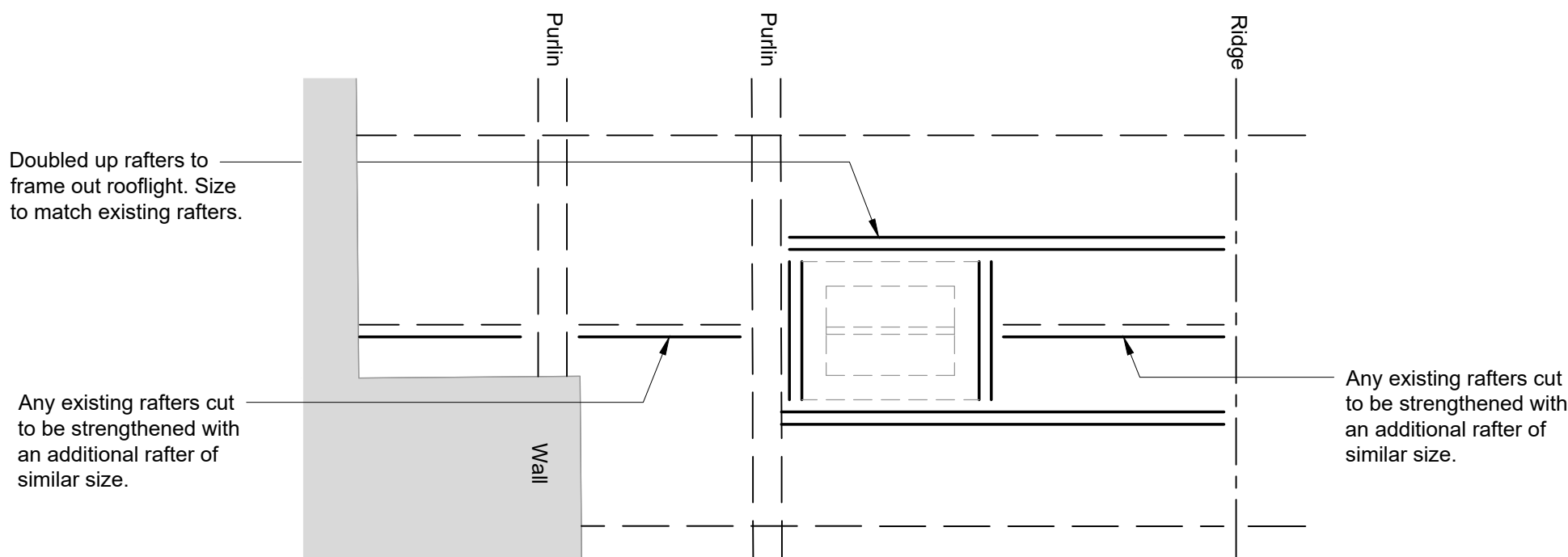
Project
1 THE ROCK, BURY

Drawing
THIRD FLOOR G.A.
SHOWING STRUCTURE OVER

Purpose of Issue CONSTRUCTION		Status D4
Scale at A1 1:50	Date FEB'25	Drawn DB
Project No. 14414	Drawing No. 105	Checked AJ
		Revision C1



FOURTH FLOOR G.A. SHOWING ROOF STRUCTURE OVER
(SCALE 1:50)



INDICATIVE PLAN ON RAFTER TRIMMING AND
STRENGTHENING TO NEW ROOFLIGHTS
(Subject to confirmation of existing rafter sizes)
(SCALE 1:25)

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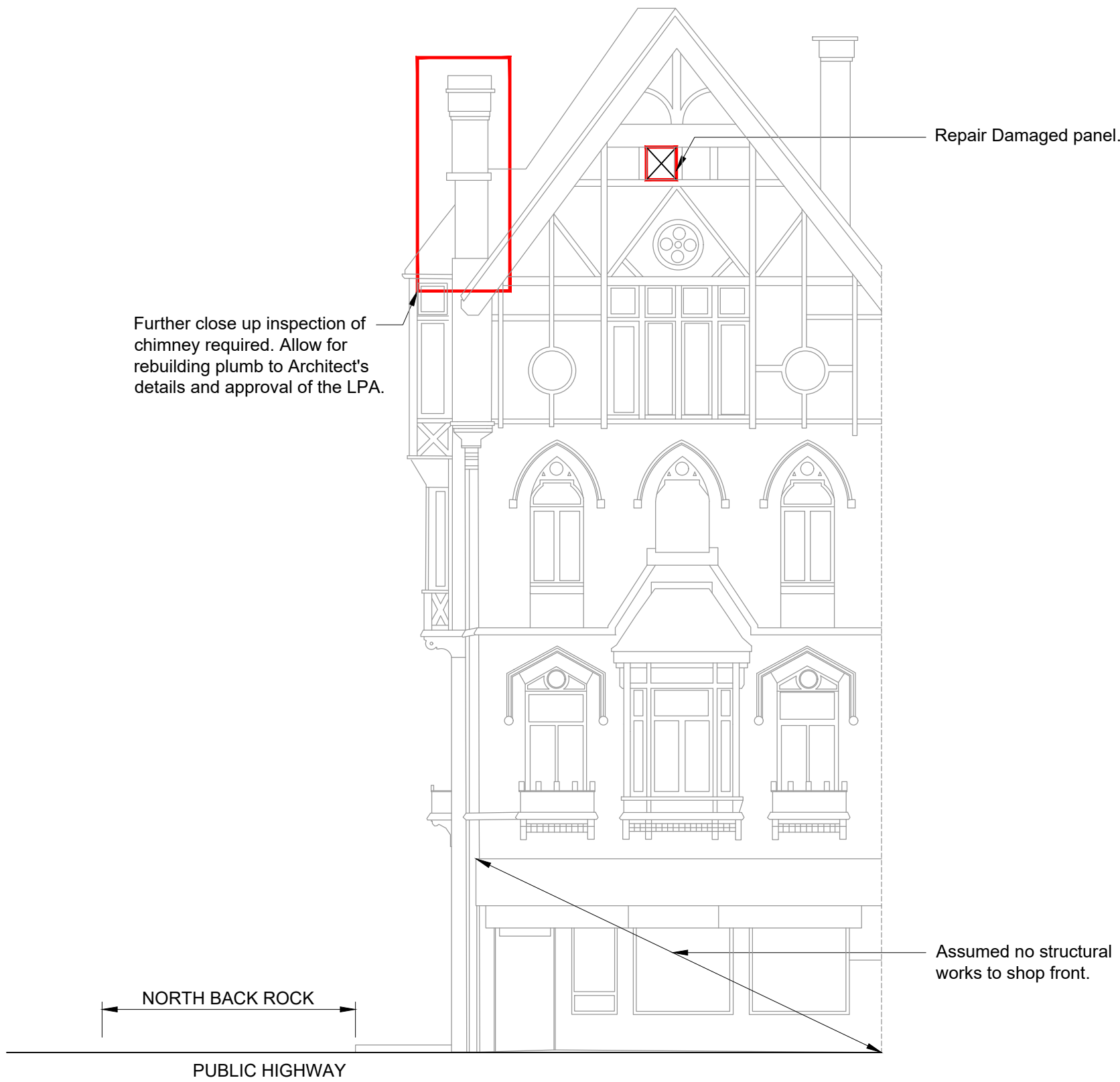
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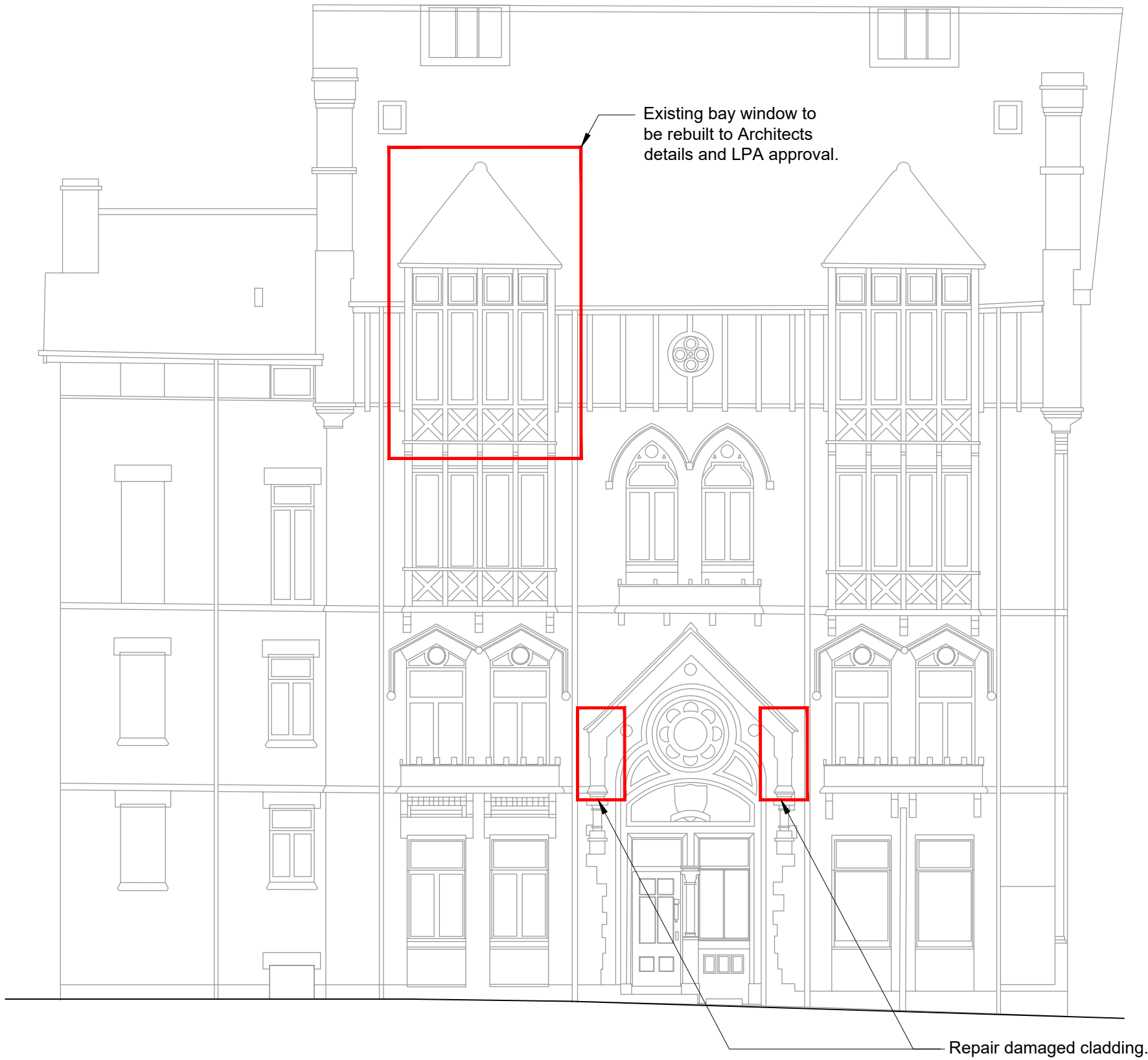
- NOTE:**
- BWIC routes to be agreed with Engineer before construction.
 - Where existing elements have not been exposed, qualitative analysis and engineering judgement have demonstrated their structural adequacy to perform under the proposed loading.

- ADDITIONAL WORK :**
- Close up inspection of roof timbers by rot and infestation specialist. Timber repairs as required. (Without inspection condition of timbers cannot be guaranteed. Note however there was no apparent evidence to suggest timbers were rot in reasonable condition based a visual inspection in Nov'2024.

C1	CONSTRUCTION ISSUE	DB	AJ	06.06.2025
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P1	PRELIMINARY ISSUE	DB	AJ	12.02.2025
Rev	Description	By	Ch'd	Date
Marston & Grundy LLP Consulting Engineers Priory House, Ellesmere Ave Marple, Stockport, SK6 7AN Telephone: 0161 427 7231 Email: mail@marstonandgrundy.com				
Client BROAD PROPERTY LTD.				
Project 1 THE ROCK, BURY				
Drawing FOURTH FLOOR G.A. SHOWING ROOF STRUCT. OVER				
Purpose of issue CONSTRUCTION			Status D4	
Scale at A1 1:50	Date FEB'25	Drawn DB	Checked AJ	
Project No. 14414	Drawing No. 106			Revision C1



PROPOSED SOUTH ELEVATION
(SCALE 1:100)



PROPOSED SOUTH WEST ELEVATION
(SCALE 1:100)



EXISTING NORTH ELEVATION
(SCALE 1:100)

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- NOTE:**
- BWIC routes to be agreed with Engineer before construction.
 - Where existing elements have not been exposed, qualitative analysis and engineering judgement have demonstrated their structural adequacy to perform under the proposed loading.

- SCOPE OF WORK GENERALLY:**
(Subject to close up inspection from scaffolding)
- Clean friable stonework.
 - Exposed timber elements to be inspected by suitably qualified timber rot and infestation specialist.
 - Repointing as necessary.
 - Refer to Architects drawings and details.

Based on visual survey carried out on 01/11/24.

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Rev	Description	By	Ch'd	Date
Marston & Grundy LLP Consulting Engineers Priory House, Ellesmere Ave Marple, Stockport, SK6 7AN Telephone: 0161 427 7231 Email: mail@marstonandgrundy.com				
Client BROAD PROPERTY LTD.				
Project 1 THE ROCK, BURY				
Drawing STRUCTURAL REPAIRS TO ELEVATIONS				
Purpose of issue CONSTRUCTION				Status D4
Scale at A1 1:50	Date MAY'25	Drawn DB	Checked AJ	
Project No. 14414	Drawing No. 150			Revision C1

Appendix C – Urgent Structural Stabilisation Works Sketches

1 THE ROCK, BURY
URGENT STRUCTURAL STABILISATION WORKS
3rd December 2025

Purlin at this level
possibly
salvageable.

- 1. Remove timber
barge boards and
supporting structure.
- 2. Remove gable
down 5th floor
window head.

Purlin at this level
possibly
salvageable.



Existing 6th Floor.
Tied to wall via wall
plate.

Scaffolding tied at
this level.
Cantilevered above.

- Notes
- 1. Based on visual inspection undertaken on the 02/12/25.
 - 2. Other areas may need stabilisation once fire debris can be safely removed and building cleaned.
 - 3. Subject to Approval by the LPA.
 - 4. Sequencing and safe methods of work to be agreed with suitably qualified and experienced demolition contractor.

1 THE ROCK, BURY
URGENT STRUCTURAL STABILISATION WORKS
3rd December 2025

Localised outwards
displacement of
barge boards.

Gable appears to
lean inwards slightly.

Purlins and ridge
board not
salvageable.



Notes
1. Based on visual inspection undertaken on the 02/12/25.
2. Other areas may need stabilisation once fire debris can be safely removed and building cleaned.
3. Subject to Approval by the LPA.
4. Sequencing and safe methods of work to be agreed with suitably qualified and experienced demolition contractor.

1 THE ROCK, BURY
URGENT STRUCTURAL STABILISATION WORKS
3rd December 2025

Take cantilevered
barge boards and
gable down as noted
earlier.

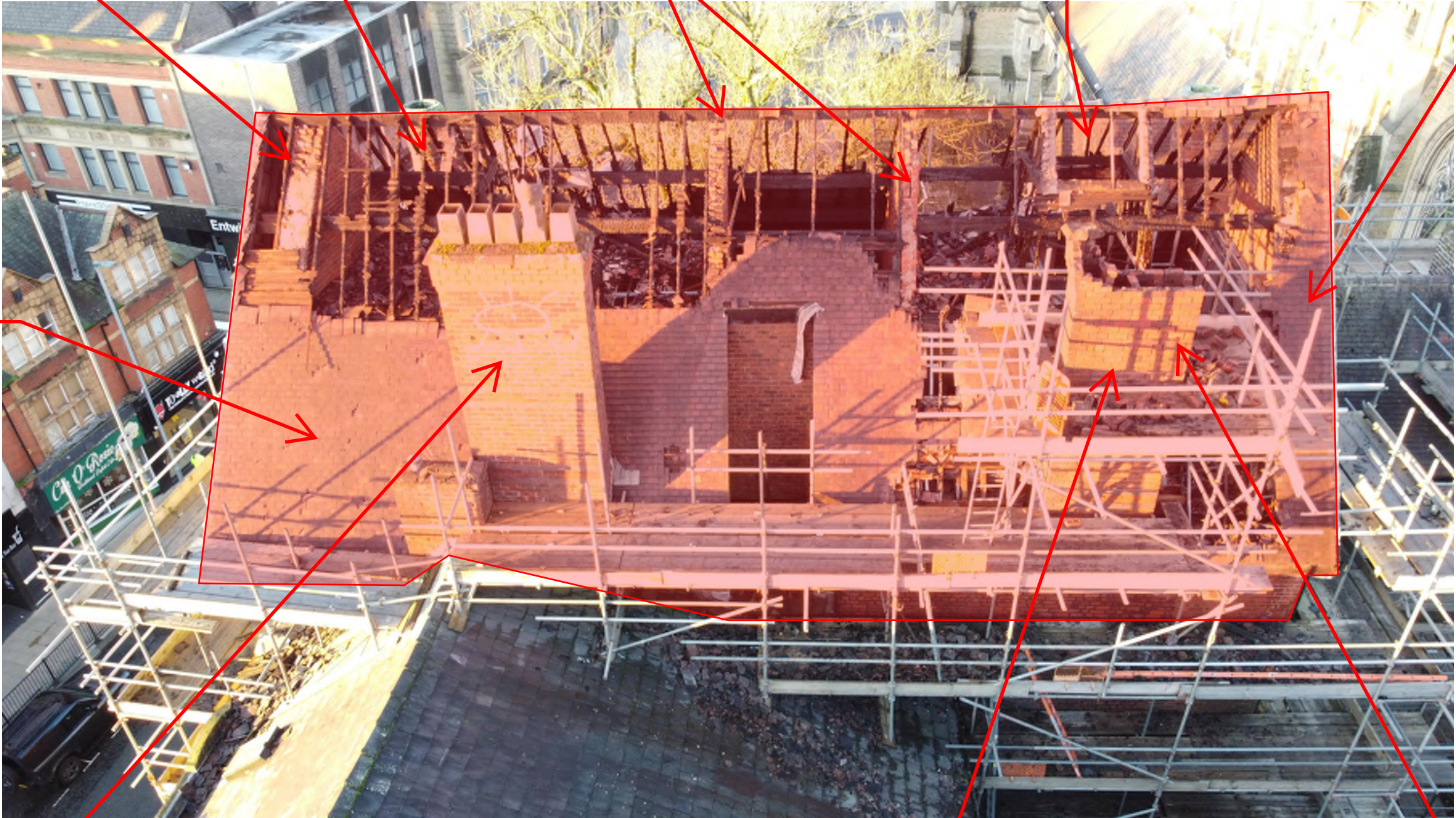
Remove roof timbers
and 6th floor ceiling

Take peaks down
sound restrained
brickwork. Possibly
6th floor.

Remove roof timbers
and 6th floor ceiling
& 6th floor. Lateral
restraint to remaining
walls may be required.

Take cantilevered
barge boards and
gable down.

Strip roof



Take chimney breast
down.

Take chimney breast
down.

Temporary propping
of fire damaged 3rd
floor in rear section
of building.

Notes
1. Based on visual inspection undertaken on the 02/12/25.
2. Other areas may need stabilisation once fire debris can be safely removed and building cleaned.
3. Subject to Approval by the LPA.
4. Sequencing and safe methods of work to be agreed with suitably qualified and experienced demolition contractor.

1 THE ROCK, BURY
URGENT STRUCTURAL STABILISATION WORKS
3rd December 2025

Take cantilevered
barge boards and
gable down.

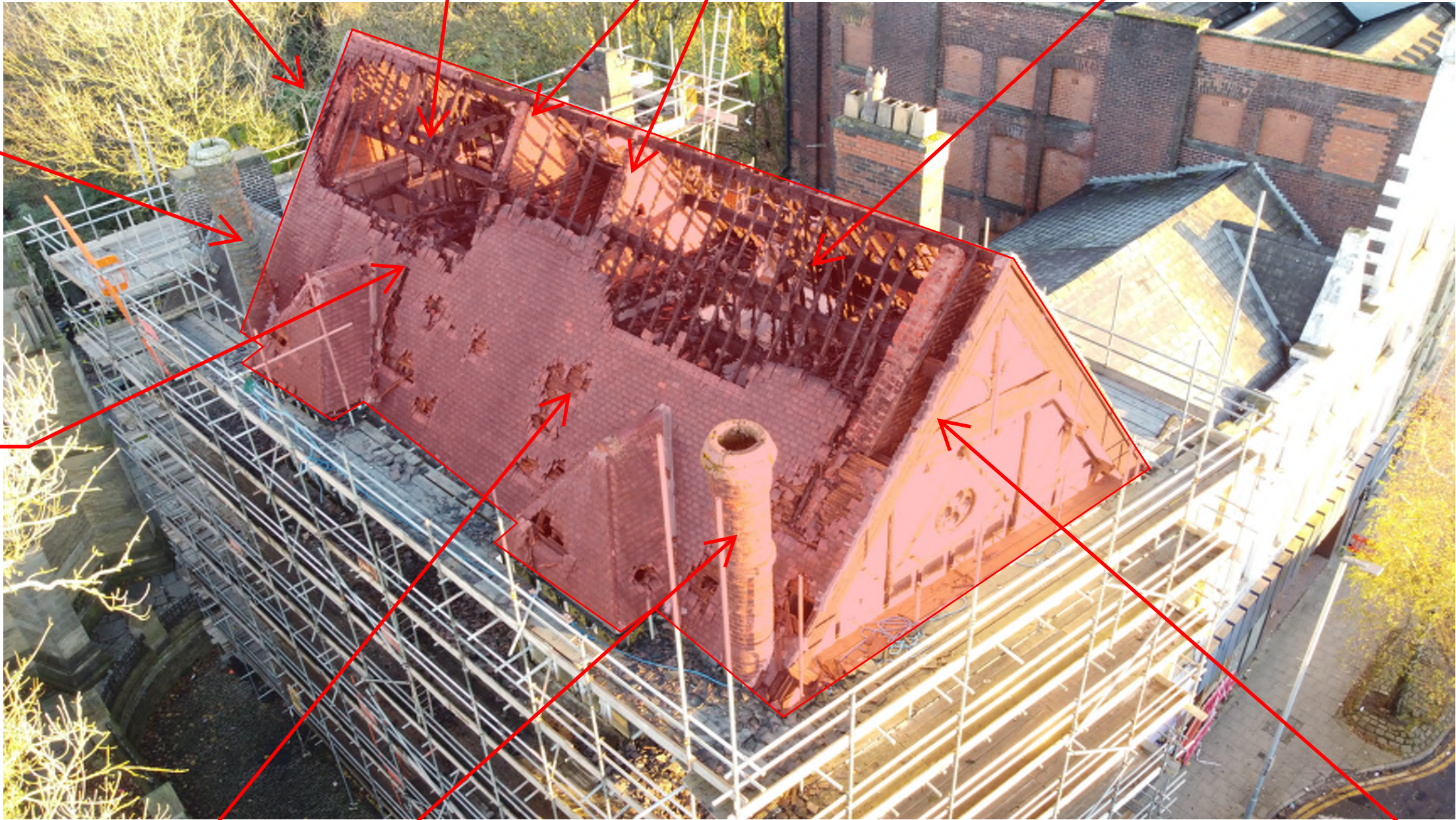
Remove roof timbers
and 6th floor ceiling
& 6th floor. Lateral
restraint to remaining
walls may be required.

Take peaks down
sound restrained
brickwork. Possibly
6th floor.

Remove roof timbers
and 6th floor ceiling

Take down
chimney
stack.

Temporary propping
of fire damaged 3rd
floor in rear section
of building.



Strip roof

Take down
chimney
stack.

Take cantilevered
barge boards and
gable down as noted
earlier.

Notes
1. Based on visual inspection undertaken on the 02/12/25.
2. Other areas may need stabilisation once fire debris can be safely removed and building cleaned.
3. Subject to Approval by the LPA.
4. Sequencing and safe methods of work to be agreed with suitably qualified and experience demolition contractor.

Take cantilevered
barge boards and
gable down.



Fractured stone
lintel.
To be propped ASAP

Notes
1. Based on visual inspection undertaken on the 02/12/25.
2. Other areas may need stabilisation once fire debris can be safely removed and building cleaned.
3. Subject to Approval by the LPA.
4. Sequencing and safe methods of work to be agreed with suitably qualified and experienced demolition contractor.

1 THE ROCK, BURY
URGENT STRUCTURAL STABILISATION WORKS
3rd December 2025

Take cantilevered
barge boards and
gable down.



Fractured stone
lintel.
To be propped ASAP

Install temporary
strapping to corner.

Notes

1. Based on visual inspection undertaken on the 02/12/25.
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3. Subject to Approval by the LPA.
4. Sequencing and safe methods of work to be agreed with suitably qualified and experience demolition contractor.

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