

Site Inspection Record

Address: The Rock, Bury

Project Ref: MJC25/11/449

Issue Date: 25/11/2025

Site Inspection Record

Site Address : The Rock, Bury

Date of Site Inspection : 25/11/2025

1. Brief

- 1.1 We attended the site to carry out a visual, non-intrusive inspection. Our observations and relevant photographs are recorded in Appendix A.
- 1.2 Unless specifically noted otherwise, our inspection focused solely on structural aspects relevant to the purpose of this report.
- 1.3 This report should not be considered a comprehensive record of every visible element or condition on site. We typically document those aspects that are relevant to the brief or appear to be of structural significance. The absence of comment on any particular item does not imply that it was either inspected or not inspected, nor does it imply that it was found to be satisfactory or otherwise.
- 1.4 We do not accept responsibility for the overall condition of the site, property, or any ongoing works. This report does not constitute a Health & Safety assessment.

2. Summary of Observations

- 2.1 The building has suffered extensive fire damage to the upper levels, resulting in the significant damage and loss of the rafters, purlins and significant portions of the upper floor structures. As a consequence, the front and rear gable elevations and internal gables are now unrestrained, with only severely fire damaged remnants of the original roof structure providing any residual lateral support. Drone imagery clearly shows large areas where roof timbers are completely destroyed, leaving the masonry effectively freestanding.
- 2.2 The existing scaffold is not designed as a façade retention system. It has been erected for access only and is currently overstressed by debris loading, with visible distortion at the upper levels. Loose masonry, slate and timber are resting on the scaffold and neighbouring roofs.
- 2.3 Internally, the third floor and the areas above the fire origin point are extensively fire damaged. Floor joists and ceiling joists appear to have been severely compromised above Level 4 and can no longer provide diaphragm action or tying restraint to the perimeter masonry. Internal inspection was limited from safe thresholds only, and higher levels could not be accessed.

- 2.4 Lower floors (basement, ground and first floors) remain structurally intact but are affected by water ingress from firefighting operations and debris overload. No immediate risk of collapse exists at these levels; however, finishes are saturated and require renewal. Underlying structures should also be inspected at such a time.
- 2.5 Collectively, the building is structurally unsafe in its current state, and urgent stabilisation measures are required before any further works, public highway access or debris clearance can proceed.

3. Recommendations

- 3.1 The following measures should be implemented as a priority in order to make the structure safe and prevent further deterioration:

3.2 Scaffold Safety and Debris Removal

- Use a MEWP to clear all debris resting on scaffold lifts and neighbouring roofs.
- A scaffold engineer must assess and reinforce or partially reconfigure the scaffold to ensure stability in the short term.

3.3 Façade and Gable Stabilisation

- Install an independent façade retention system to perimeter of the building.
- This system must be structurally independent from the building and designed to restrain lateral loads on the gables and perimeter masonry.
- Incorporate a crash deck at ground level to allow safe public passage outside the adjacent shop and to facilitate public access to the rear of the building (if required).

3.4 Internal Gable Propping

- Once façade retention is installed, install internal shoring between the front, rear and all internal gables.
- Props should span from front to rear gable to restrain internal masonry until permanent works are undertaken.

3.5 Public Safety Measures

- Maintain closure of the public highway and rear-access routes until stabilisation is complete.
- Install site hoarding to prevent unauthorised access.

3.6 Debris Removal and Removal of Damaged Structures

- Following stabilisation, undertake a top-down controlled removal of internal debris, fire-damaged floors, ceilings and roof structures.
- Once the building cleared, a permanent works solution can be installed to restore long-term structural stability.

4. Conclusion

- 4.1 The inspection confirms that the upper floors and roof structure have suffered significant fire damage and that the front, rear and internal gables along are currently unstable and unrestrained. The building envelope at the upper levels are also considered to be partially unrestrained due to the damage sustained to the floor structures, although the critical element at this moment in time are the gables which are essentially freestanding.
- 4.2 The building is unsafe in its present condition, and no further access or works should be undertaken until the recommended stabilisation measures are in place. These include debris removal, scaffold strengthening, installation of a full façade retention system and internal propping between gables. Once stabilised, controlled removal of fire-damaged materials and detailed permanent works design can safely proceed.
- 4.3 The highway should remain closed until such a time when the gables have been stabilised and site hoarding is installed, furthermore it is recommended that a crash desk is to be installed for public access as required to neighbouring businesses and potential access requirements to the side and rear of the property.

Yours sincerely For and on behalf of **MJ Consulting Engineers Ltd**



Wes Payne BEng(Hons)

Reviewed and approved on behalf of **MJ Consulting Engineers Ltd**



D J Staines BEng(Hons) MStructE CEng

APPENDIX 'A'

Defect Sheets

MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

External - Front Elevation

Specific Area/Item:

General

Description of Item:

A fire has recently occurred to the upper levels of the structure. The roof structure is almost completely burnt out leaving unrestrained gable masonry, the gable masonry is currently restrained by remaining purling and ridge members which are severely charred.

This is applicable to the front gable, the rear gable and internal gables.

Proposed Action/Recommendation(s)

The gable masonry should be secured as soon as possible; this could be achieved by either dismantling the gable masonry or providing shoring to restrain the gable masonry in position. The property is Grade II listed and demolition of gables may require consent prior to undertaking, therefore shoring is likely the most suitable option, at least in the short term to secure the structure.

By review of drone imagery the front gable appears to be leaning inwards significantly and may require rebuilding under the permanent works. The extent of the lean should be fully surveyed once safe access is available.

On Behalf of

JMS Group Ltd

MJ Consulting Engineers Ltd

<https://www.mjconsulting.co.uk/>

Location Of Inspection/site:

25/11/2025

External - Front Elevation (General)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

External - Front Elevation

Specific Area/Item:

Front corner chimney stack

Description of Item:

The circular chimney stack to the front corner appears to be leaning away from the building as viewed from ground level at the front of the property. It is unclear whether this observed movement is historic or recent, it was reported that some lean had been observed prior to the fire although it is unclear if this has been exasperated due to the fire event.

Proposed Action/Recommendation(s)

The chimney masonry should be secured as soon as possible; this could be achieved by either dismantling the gable masonry or providing shoring to restrain the gable masonry in position.

The property is Grade II listed and demolition of the chimney may require consent prior to undertaking, therefore shoring is likely the most suitable option, at least in the short term to secure the structure.

On Behalf of

JMS Group Ltd

MJ Consulting Engineers Ltd

<https://www.mjconsulting.co.uk/>

Location Of Inspection/site:

25/11/2025

External - Front Elevation (Front corner chimney stack)



MJC Ref: MJC25/11/449**Site Address:** The Rock, Bury**Date of inspection:** 25/11/2025, submitted: 10:10**Engineer undertaking Inspection:** Wes Payne**Summary:***Note: To be read in conjunction with images attached as appropriate***Area of Site/Property Being Inspected**Level/Position within Building:

External - Other

Specific Area/Item:

Scaffolding

Description of Item:

The existing scaffolding appears to be designed for access only and has not to provide restraint to the structure, the scaffold appears to be tied to the masonry façade of the main structure with the main structure providing lateral restraint to the scaffold.

Due to the fire, which has burnt out the upper floor and roof structures the masonry façade is now partially unrestrained and therefore unsuitable to provide support to the scaffold structure.

Masonry and roofing slate debris has fallen onto the scaffold as part of the fire event, this appears to be beyond the scaffolding design allowances. The scaffold appears to have a visible twist within its arrangement to the upper levels front corner of the building; it is in this general area where debris has accumulated. It is unclear if this twist is a result of the recent removal of the upper level of scaffolding above, overloading due to accumulated debris or interaction with the fire event (thermal loading or water pressure). One or more of these factors may have/be impacting the scaffold in its current condition.

Proposed Action/Recommendation(s)

1. Remove accumulated debris from the scaffold structure using a MEWP to provide safe access.
2. Scaffolding contractor/engineer to review scaffold and make any required improvements to ensure stability in the short term.

On Behalf of

JMS Group Ltd**MJ Consulting Engineers Ltd**<https://www.mjconsulting.co.uk/>

Location Of Inspection/site:

25/11/2025

External - Other (Scaffolding)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

Internal – Basement/Ground Floor/First Floor

Specific Area/Item:

General Overview

Description of Item:

These levels appear to be unaffected by fire damage. Water has penetrated through these levels and caused damage to finishes.

Proposed Action/Recommendation(s)

No immediate actions required for short term stability.

Remove finishes and inspect underlying structures for water damage / allow to dry out in long term.

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Location Of Inspection/site:

25/11/2025

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Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

Internal - Second Floor

Specific Area/Item:

General Overview

Description of Item:

Structures appear to be generally unaffected by the fire at Second Floor Level. Standing water was present to the floor structure underfoot and a slight slope is observed to the floor structure within the front of the property.

Overhead, the Third-Floor structure to the rear of the building appears to have been fire damaged above the fire compartmentation as seen via a penetration that has been formed in the boarding likely due to water damage.

Proposed Action/Recommendation(s)

No actions required for short term stability.

On Behalf of

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Location Of Inspection/site:

25/11/2025

Internal - Second Floor (General)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

Internal - Third Floor

Specific Area/Item:

Rear of Building

Description of Item:

Significant damage has occurred to the rear of the building which appears to be the primary location of the fire. The floor structure underfoot was significantly charred with penetrations through, and similarly structures overhead were in the same condition.

It was not deemed to be safe to enter this area of the structure at this level or above in its current condition.

Inspection was limited from the threshold of the hallway doorway but based on observations from this area and from drone imagery it is expected that floor structures have been significantly damaged in this area so as that they no longer provide sufficient restraint to the perimeter masonry.

Proposed Action/Recommendation(s)

Implement temporary shoring by the installation of dedicated façade retention system.

On Behalf of

JMS Group Ltd

MJ Consulting Engineers Ltd

<https://www.mjconsulting.co.uk/>

Location Of Inspection/site:

25/11/2025

Internal - Third Floor (Rear of structure)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

Internal - Third Floor

Specific Area/Item:

Front of Building

Description of Item:

The Fourth Floor over appears to be in a good condition (from the underside) and does not appear to be impacted by the fire. It appears that the fire at this level was generally to the rear of the building.

Proposed Action/Recommendation(s)

No actions required for short term stability.

The façade retention system described elsewhere will provide restraint to this level and above.

On Behalf of

JMS Group Ltd

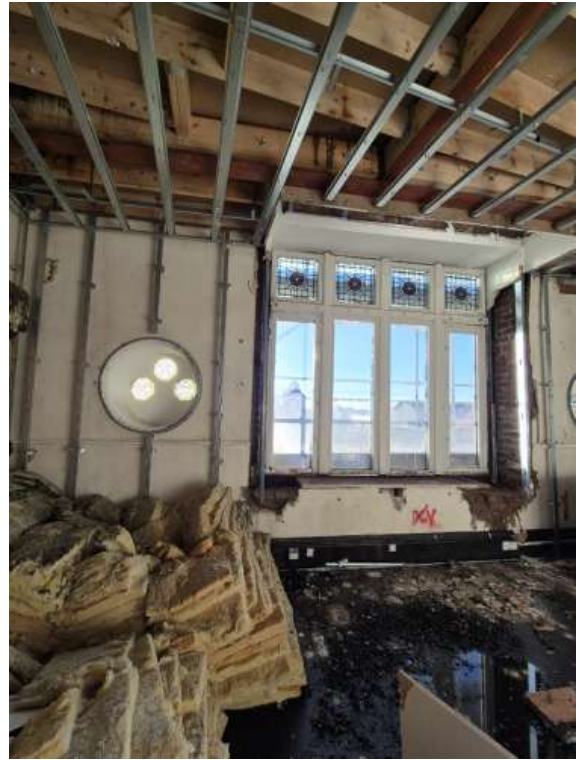
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Location Of Inspection/site:

25/11/2025

Internal - Third Floor (Front of building)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

Internal – Fourth Floor and Above

Specific Area/Item:

General

Description of Item:

Access to the Fourth Floor and above was not deemed to be safe at the time of inspection and was not surveyed. It is assumed, based on observations and drone footage, that the upper levels are significantly fire damaged and no longer provide sufficient restraint to the perimeter masonry.

Proposed Action/Recommendation(s)

Implement temporary shoring by the installation of a dedicated façade retention system.

On Behalf of

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Location Of Inspection/site:

25/11/2025

MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

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Area of Site/Property Being Inspected

Level/Position within Building:

Internal - Roof Void

Specific Area/Item:

Internal Gables

Description of Item:

An internal gable was viewed from below by a penetration over the stairwell, it could be seen that the internal gable was unrestrained due to the combustion of the original timber roof structure.

Proposed Action/Recommendation(s)

The internal gable masonry should be secured as soon as possible.

It has been previously recommended that a façade retention system is installed to the perimeter of the building to secure the perimeter masonry and the front and rear gables, once this system is in place the internal gables can be shored internally against the front and rear gables by shoring props spanning between the gables from front to back.

On Behalf of

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Location Of Inspection/site:

25/11/2025

Internal - Roof Void (Internal gables)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025, submitted: 10:10

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

External – Public Highways and Access

Specific Area/Item:

General

Description of Item:

A public highway is present to the front of the building which is currently closed off for access.

Access is required to the side of the structure to access properties to the rear.

Proposed Action/Recommendation(s)

These areas should remain closed off to the public until such a time that the building is deemed to be secure. In order for the building to be deemed secure, the façade retention system and internal propping between gables must be installed.

A crash deck should be installed above areas where the public will need to access following the stabilisation works. This would generally be expected to be along the side elevation if rear access is required and outside of the neighbouring commercial premises.

On Behalf of

JMS Group Ltd

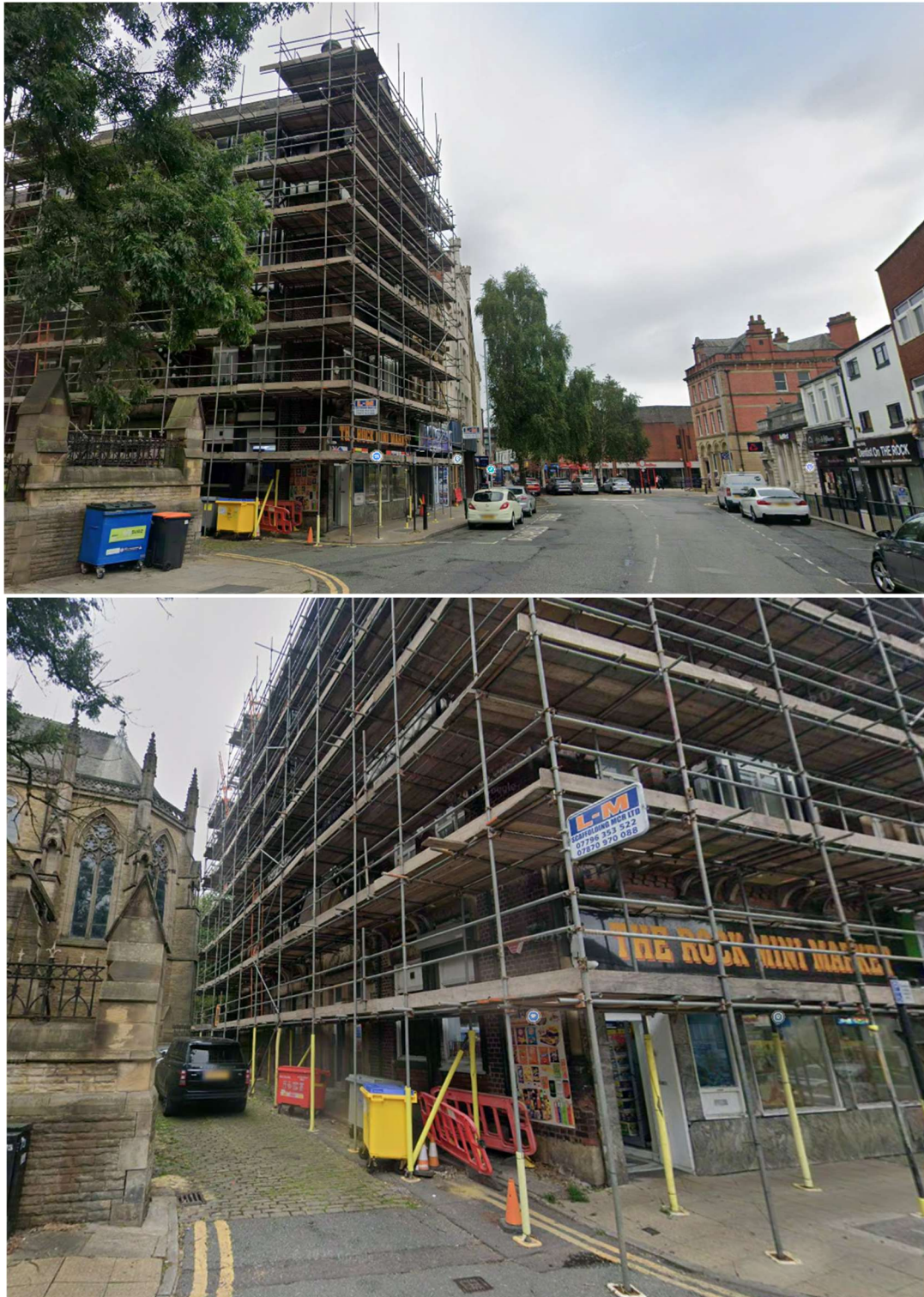
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Location Of Inspection/site:

25/11/2025

External – Public Highways and Access
(Historic Images)



MJC Ref: MJC25/11/449**Site Address:** The Rock, Bury**Date of inspection:** 25/11/2025**Engineer undertaking Inspection:** Wes Payne**Summary:***Note: To be read in conjunction with images attached as appropriate***Area of Site/Property Being Inspected**Level/Position within Building:

External – Upper Levels by Drone Survey

Specific Area/Item:

Roof Structure and Gables

Description of Item:

The drone survey shows the extent of the damage to the roof structure. The fire damage has caused extensive damage to the whole roof structure, the fire appears to have been concentrated to the rear where in some areas the roof rafters are completely absent. Elsewhere the roof structure is fire damaged beyond repair and provides very little in way of lateral restraint to the gable masonry as it once did. This essentially renders the gable masonry as freestanding structures, as the remaining timber purlins and rafters cannot be relied upon to provide effective tie in the long term, which leaves the gables at risk of future collapse due to lateral forces imposed by wind.

The front elevation gable appears to be leaning inwards as can be observed when comparing it to the remaining rafters to its rear.

Proposed Action/Recommendation(s)

Restrain masonry gables by temporary shoring as previously described.

On Behalf of

JMS Group Ltd**MJ Consulting Engineers Ltd**<https://www.mjconsulting.co.uk/>

Location Of Inspection/site:

25/11/2025

External – Upper Levels by Drone Survey
(Images provided by Dewsridge)



MJC Ref: MJC25/11/449

Site Address: The Rock, Bury

Date of inspection: 25/11/2025

Engineer undertaking Inspection: Wes Payne

Summary:

Note: To be read in conjunction with images attached as appropriate

Area of Site/Property Being Inspected

Level/Position within Building:

External – Upper Levels by Drone Survey

Specific Area/Item:

Upper Floor and Ceiling Structures

Description of Item:

The drone survey shows the extent of the damage to the upper floor and ceiling structures. Suspended timber floor and ceiling structures are partially collapsed, overloaded with debris and subject to extensive fire damage that leaves them at risk of collapse where overloaded and leaves masonry elevations unrestrained.

Proposed Action/Recommendation(s)

External façade to be shored by independent scaffold and internal gables to be shored internally as previously described. Once this has been undertaken then removal of fallen debris overloading remaining floor structures should be undertaken and removal of the floor structures themselves should follow. This should be undertaken from top down as the risk of falling debris from above is high.

On Behalf of

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Location Of Inspection/site:

25/11/2025

External – Upper Levels by Drone Survey
(Images provided by Dewesridge)



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Site Address: The Rock, Bury

Date of inspection: 25/11/2025

Engineer undertaking Inspection: Wes Payne

Summary:

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Area of Site/Property Being Inspected

Level/Position within Building:

External – Upper Levels by Drone Survey

Specific Area/Item:

Scaffold and Adjacent Structures

Description of Item:

The drone survey shows that debris has fallen onto the scaffold structure which is likely overloading the scaffold beyond its current design limits. Similarly, debris has fallen onto the roofs of neighbouring structures.

Proposed Action/Recommendation(s)

Removal all fallen debris from scaffold structures and neighbouring roof structures as soon as possible, access should be undertaken by MEWP until such a time that the scaffold structure is deemed to be secure by the scaffolding designer.

Structures and finishes to roofs should be inspected for damage following removal of debris and repairs undertaken immediately to prevent water ingress.

On Behalf of

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<https://www.mjconsulting.co.uk/>

Location Of Inspection/site:

25/11/2025

External – Upper Levels by Drone Survey
(Images provided by Dewstridge)

