

CITY OF OXFORD

Town and Country Planning Act 1990

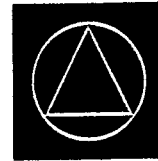
This drawing is approved in compliance with condition

.....<sup>5</sup>..... on planning  
permission ref. 05/287/KM granted

on.....24.5.05

Date.....11.10.07

PLANNING SERVICES



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## EXTERNAL FAÇADE CONDITION SURVEY

on

**THE PRIORY  
GRENOBLE ROAD, OXFORD**

for

**FIROKA (OXFORD LEISURE)  
LTD**

Job No 04315

Survey undertaken 6 February 2007.

## **EXTERNAL FAÇADE SURVEY**

**AT**

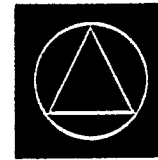
**THE PRIORY, GRENOBLE ROAD, OXFORD**

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**OXFORD**  
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## **1.0 INSTRUCTIONS**

To carry out a condition survey on the external façade of The Priory, Grenoble Road, Oxford, sufficient to determine the state of the building fabric.

The following survey report and associated photographic record has been produced A) to give a general overview of the external façade of the building, B) to identify any major defects and C) to highlight any areas below reasonable current standards.

Floor plans of the building are attached in Appendix B, however, these are indicative only and should not be scaled.

## **2.0 BACKGROUND**

The Priory of St. Nicholas, Littlemore, was originally constructed to house a small order of Benedictine nuns in the late 13<sup>th</sup> century. Subsequently suppressed by Cardinal Wolsey in 1525 part of the buildings became a farmhouse. Historical documents report that there were considerable remains of the original priory complex remaining in the early 18<sup>th</sup> century however by the time W. A Pantin wrote his historical report on the priory in 1970<sup>2</sup> the only building left above ground was that which we see today.

Since the late 19<sup>th</sup> century minor modifications have been made to the building including a change to its current use as a public house. At the northern end of the main building an adjoining single storey building has been converted to provide toilet accommodation at ground floor level and additional domestic accommodation has been introduced at first floor level.

The building was first given its current Grade 2\* Listing in 1963.

The weather on the day of the survey, 06 February 2007, was bright but very cold. Whilst individual windows were inspected they were not checked for operation.

<sup>2</sup> W.A Pantin 'Minchery Farm, Littlemore' published in Oxoniensia S5 (1970), pp.19-26.

### 3.0 THE PROPERTY

#### 3.1 WALLS GENERALLY

The external walls are of random stone rubble with ashlar stone quoins. Some areas indicate signs of minor structural movement, however, this is historical and has been previously filled with cement mortar (eg see photo nos 1-3, Appendix A). No new areas of movement were visible. Additional surface repairs have been carried out, presumably where stones were either missing or damaged, which have also been undertaken in a hard cement mortar. This can and is causing additional spalling and damage to adjacent soft stone which in many areas is now loose or missing.

- It is recommended that all areas where cement/sand mortar has been used for repair, re-facing and re-pointing are carefully raked out and replaced with a Type C Hydraulic Mortar (NHL5:Sand, 1:2 mix).

Surface discolouration due to polluted rain and from open joints with lime runs due to joint condition is visible, however, this is 'natural' staining and cleaning is not necessarily recommended as this may detract from the listed appearance. Severe staining to stonework on the east elevation has been caused by overflowing gutters and hoppers (eg see photo nos 4-7, Appendix A). At the south-western corner of the building there is a large growth of ivy which will damage to the stonework and mortar. This has grown up to gutter level and is causing the gutters to pull away from the building (eg see photo nos 8-9, Appendix A).

- Sensible and routine maintenance would reduce the necessity for future cleaning, repair and replacement. This should include cleaning out gutters and keeping gutters, downpipes, flashings and hoppers in good working order. Vegetation should be removed and controlled.
- Once above maintenance and repairs have been completed it is recommended that cleaning of badly stained stone is undertaken by specialist contractors.
- The ivy should be cut at base level and the roots chemically treated. The ivy itself should not be removed until completely dry and withered. It may then be carefully removed taking care to cause the least damage to the mortar as possible. Any loose or missing areas of mortar should be re-pointed as described above.

#### 3.2 ROOF GENERALLY

The main Priory building has a gable end pitched roof that is covered with plain clay tiles. The Western side is generally in good condition although there are a few loose and missing tiles that should be replaced (see photo no 10, Appendix A).

The Eastern side of the roof is, again, generally in good condition, however, there is indication of movement at the ridge towards the northern end of the roof. This may be historical or have been caused more recently by removal of an internal support. There is also movement visible around the central chimney where tiles are lifting and loose (see photo nos 11-13, Appendix A). An extensive area of moss has gathered at the lower slope below this level indicating possible damp penetration. It was not part of this investigation to inspect internally and therefore no comment can be made regarding ingress of damp or internal signs of movement within the structure.

The lower section of the building has a modern hipped roof, also covered with clay tiles, which is in good condition. A metal roof window has been installed which is incongruous to the structure and, if possible, would be better removed.

- Replace any loose and missing roof tiles.
- It is recommended that a structural engineer is employed to inspect and report on the northern end of the roof.

The original chimneys have been taken down at some time in the past. The present chimneys are of brick construction on the south gable wall with an ashlar stone faced central chimney. Both appear to be in a sound condition. Aerials are attached to the gable end chimney.



### 3.3 GUTTERS & EXTERNAL PIPEWORK

Generally all gutters and most of the external pipework is black cast iron. A small amount of black plastic wastes discharge over a cast iron hoppers on the east elevation. The hopper to the left of the entrance door is loose and requires fixing. Although not particularly aesthetic the pipework is in sound condition (see photo nos 14-15, Appendix A).

Photo no 16 (Appendix A) indicates two extract units and associated wiring serving the bar and cellar areas of the public house. Should these be removed in the future careful repairs will be necessary to both the wall and the window.

### 3.3 WEST ELEVATION

( To be read in conjunction with Record Floor Plans, Appendix B )

See general report on walls and roof above. There is an area of damp stone which has deteriorated below window 15. This should be investigated for leakage from inside the building and treated accordingly.

#### Ground Floor

- Door 1 18<sup>th</sup>/19<sup>th</sup> cent. oak door with wooden lintel
- Window 2 19<sup>th</sup>/20<sup>th</sup> cent. two-light metal window within wooden frame, secondary glazed with timber lintel.
- Window 3 18<sup>th</sup>/19<sup>th</sup> cent. two-light metal landing window in ashlar stone frame with segmental stone lintel, secondary glazed.
- Door 4 16<sup>th</sup> cent. oak door with four-centred arch, stop chamfer stone moulding and drip.
- Window 5 20<sup>th</sup> cent. ashlar stone framed, three-light metal window with secondary glazing.
- Window 6 16<sup>th</sup> cent. two-light metal window in ashlar stone frame with ovolo mould and drip mould.
- Window 14 19<sup>th</sup>/20<sup>th</sup> cent. louvered metal window within wooden frame, with timber lintel.

#### First Floor

- Window 15 18<sup>th</sup>/19<sup>th</sup> cent. two-light metal window in ashlar stone frame with segmental stone lintel, secondary glazed.
- Window 16 18<sup>th</sup>/19<sup>th</sup> cent. two-light metal landing window in ashlar stone frame with segmental stone lintel, secondary glazed.
- Window 17 16<sup>th</sup> cent. two-light metal window in ashlar stone frame with ovolo moulding
- Window 18 20<sup>th</sup> cent. three bay ashlar stone frame with metal sash windows.
- Window 19 16<sup>th</sup> cent. single-light metal landing window in ashlar stone frame with ovolo mouldings.
- Window 20 16<sup>th</sup> cent. two-light metal window in ashlar stone frame with ovolo mould and drip mould.
- Window 28 20<sup>th</sup> cent. full height timber window.

### 3.4 SOUTH ELEVATION

( To be read in conjunction with Record Floor Plans, Appendix B )

See general report on walls and roof above. High level openings have been boarded up but appear original to the building.

#### Ground Floor

Door 7 20<sup>th</sup> century timber door with concrete lintel dressed over with render drip. Render has broken away and requires re-dressing or alternatively, lintel cut back and faced with either stone or timber.

### 3.5 EAST ELEVATION

( To be read in conjunction with Record Floor Plans, Appendix B )

See general report on walls and roof above.

#### Ground Floor

Window 8 20<sup>th</sup> century two light metal window with secondary glazing and central concrete mullion below concrete lintel dressed over with render drip. This is a particularly poor modern addition to the original elevation and consideration should be made to replacing it with an opening of more sympathetic design and detail.

Window 8A 16<sup>th</sup> cent. single light window, removed and blocked, with plain chamfered stone head and cut stone frame.

Window 9 15<sup>th</sup>/16<sup>th</sup> cent. two light window with ashlar stone frame having trefoil heads and ovolo mouldings.

Door 10 16<sup>th</sup> cent. oak door within stone frame having a four-centred arched head and stop-chamfer mouldings.

Window 11 20<sup>th</sup> century two light metal window in chamfered stone frame with secondary glazing and central stone chamfered mullion below square stone lintel.

Window 12 15<sup>th</sup>/16<sup>th</sup> cent. two light window with ashlar stone frame having trefoil heads and ovolo mouldings.

Window 13 20<sup>th</sup> century metal two light obscure glazed window with timber lintel. Heavily made good with cement based mortar. The areas of wall adjacent to this window are in particularly poor condition and require previous areas of cement pointing to be remove and the wall re-pointed as recommended above.

#### First Floor

Window 21 20<sup>th</sup> century two light metal window below concrete lintel dressed over with render drip. This is another particularly poor modern addition to the original elevation and consideration should be made to replacing it with an opening of more sympathetic design and detail.

Window 22 15<sup>th</sup>/16<sup>th</sup> cent. single light window, removed and blocked, with trefoil head and cut stone frame.

Window 23 15<sup>th</sup> cent. single light window with trefoil head and cut stone frame.

Window 24 20<sup>th</sup> cent. single light metal window with original cut stone frame cut to allow fitting.

Window 25 & 26 15<sup>th</sup> cent. single light windows with trefoil heads and cut stone frames.

Window 27 15<sup>th</sup>/16<sup>th</sup> cent. four light window with ashlar chamfered stone mullion and frame with ovolo mouldings.

## **GENERAL CONDITIONS TO CARRYING OUT PROPERTY SURVEY**

1. The survey is for the express purpose of reporting on the condition of the external façade of the existing building and does not include a valuation.
2. With regard to the external foul and surface water drainage visible above ground, we endeavour to inspect this from ground level, however, the efficiency of the drainage systems have not been inspected and it is recommended that a full test is carried out.
3. We cannot inspect parts of the structure that are unexposed or inaccessible and cannot therefore report to you on their condition. If there are any fixed coverings, these cannot be lifted without the vendor's written consent and in the presence of a skilled tradesman to remove and refix.

Even where we find timber defects such as beetle infestation, it is not possible to give a firm indication as to the extent, without fully exposing the affected areas.

No trial holes will be made in respect of the foundations

4. The report will not purport to express an opinion about, or to advise on the condition of unforeseen part/s, and should not be taken as making an implied representation or statement about such part/s. No opening up will be attempted as to do so would cause damage to the property.
5. The report is to be regarded as confidential to the party to whom it is addressed and it is intended for the use of that party only. Consequently, in accordance with current practice, no responsibility is accepted to any third party in respect of the whole or part of its' contents. Before the report, or any part of it is reproduced, our written approval as to the form and context of such publication must be obtained.
6. In making our report, the following assumptions will be made:
  - That no high alumina cement or calcium chloride additives or other deleterious materials have been used in the construction of the property (such as calcium silicate bricks, permanent woodwool shuttering, asbestos etc) unless specifically noted.
  - The property is not subject to unusual or specifically onerous restrictions, encumbrances or outgoings and that a good title can be shown.
  - That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by statutory notice, and that neither the property nor it's conditions, nor it's use or intended use is or will be unlawful.
  - That inspection of those parts which were not inspected would neither reveal material defects, nor cause the Surveyor to alter the survey report.
7. The report will not comment on the nature or condition of the trees and gardens generally or outbuildings not forming part of the structure.
8. The report will be confined to the condition of the subject property and no guarantee or implied comment can be given as to the structural condition of adjoining or abutting properties
9. No enquiries will be made about statutory or other legal restrictions or liabilities affecting ownership or occupation of the building, nor will we enquire about planning schemes and other works in the vicinity which might affect the property as these matters should be revealed by your solicitors enquiries.
10. The report will be based on the condition of the property at the time of inspection and no liability can be accepted for any damage or deterioration in the condition of the property after that date.
11. The report will be prepared to comment on the overall condition of the property and the nature of it's structure.
12. Where the report makes recommendation to tests, specialist's reports or further investigations, should the client proceed to purchase without following up these recommendations, he does so at his own risk.

# APPENDIX A

## PHOTOGRAPHIC RECORD

( Based on external survey taken 06 February 2007 )





SOUTH EAST CORNER

PHOTO No 1.

SOUTH EAST CORNER

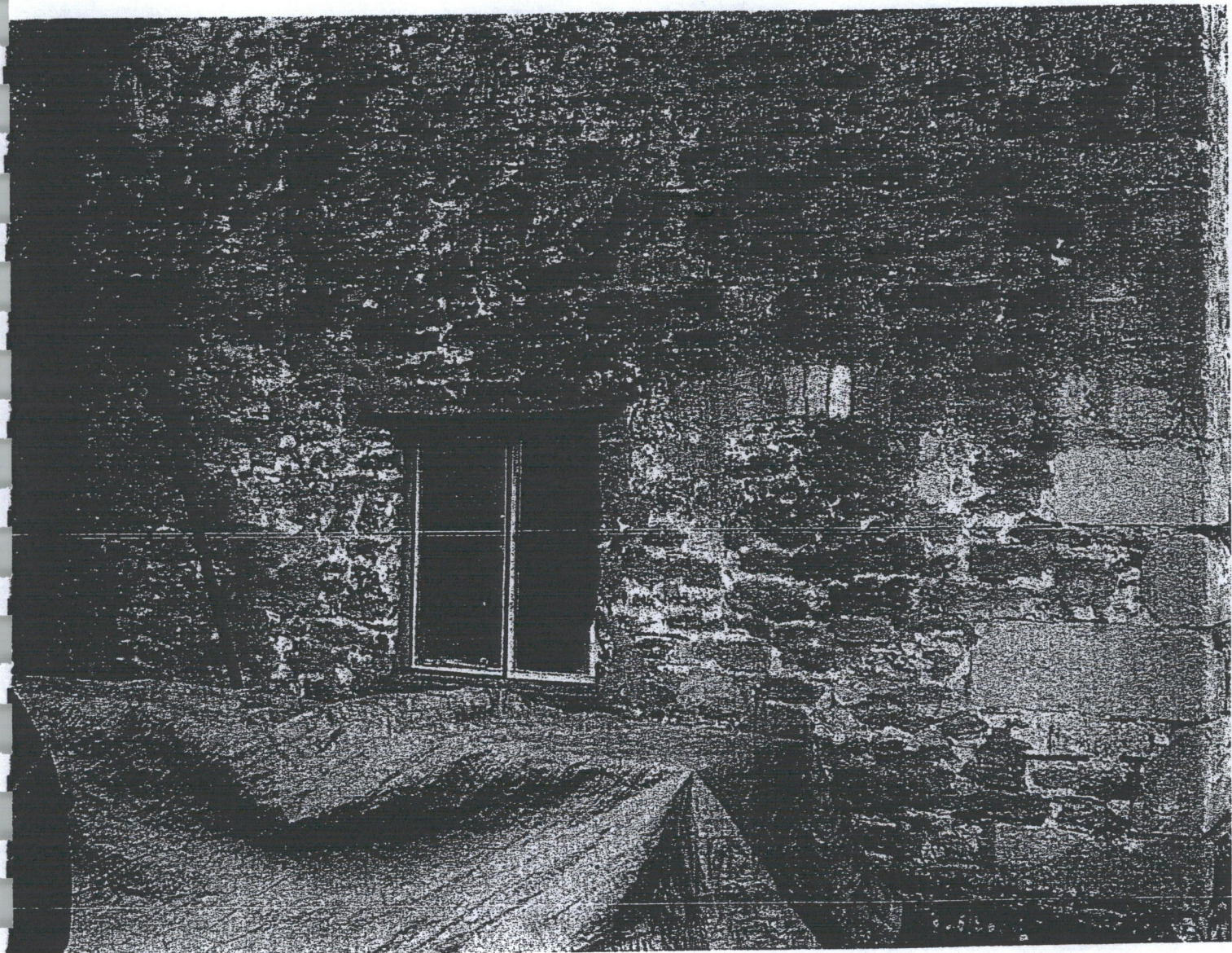




WEST ELEVATION

WEST ELEVATION





NORTH END WALL





EAST ELEVATION

EAST ELEVATION





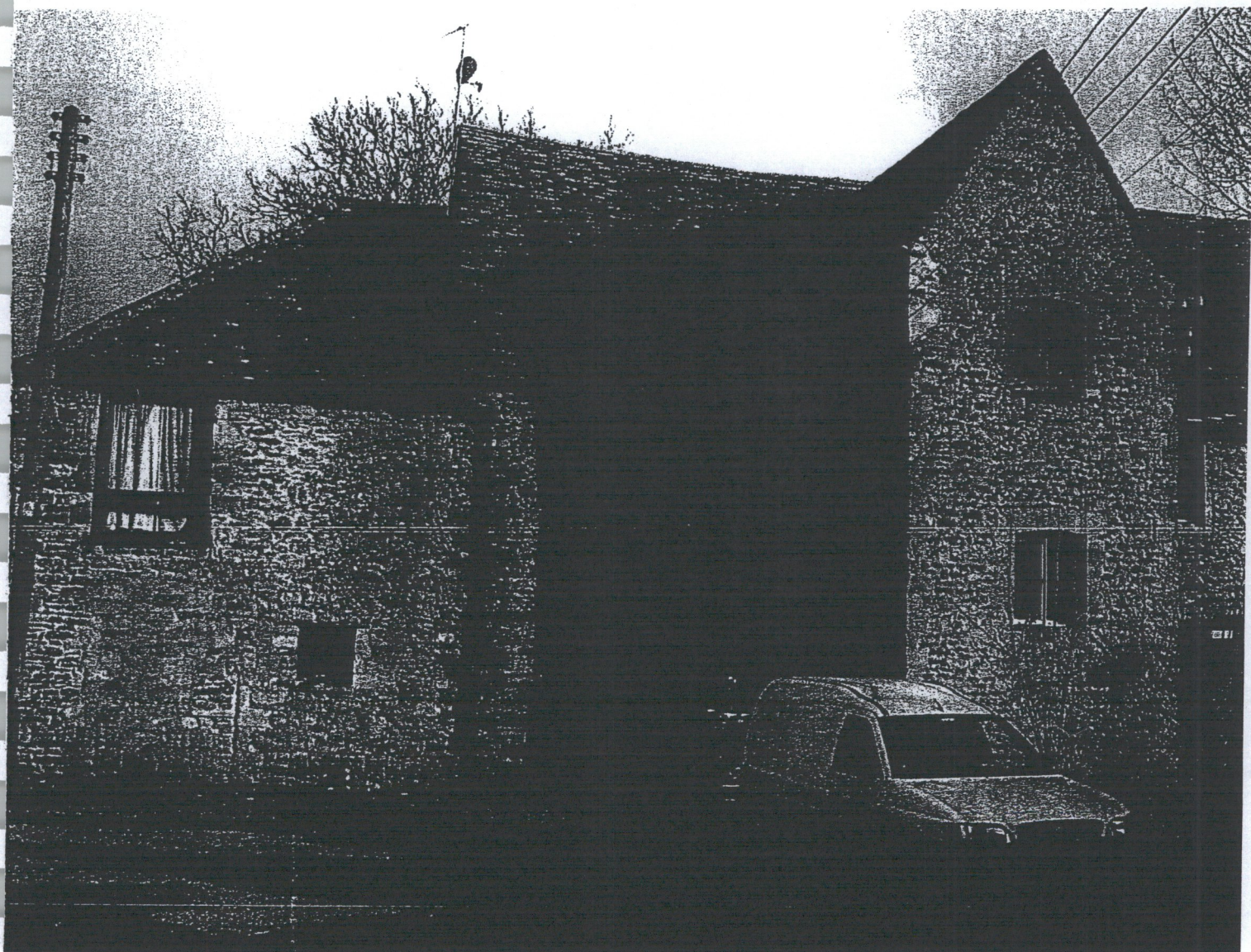
EAST ELEVATION





EAST ELEVATION





WEST ELEVATION





South West Corner





Ivy growth - South West Corner





WEST ELEVATION





EAST ELEVATION





NORTHER END OF ROOF - EAST ELEVATION





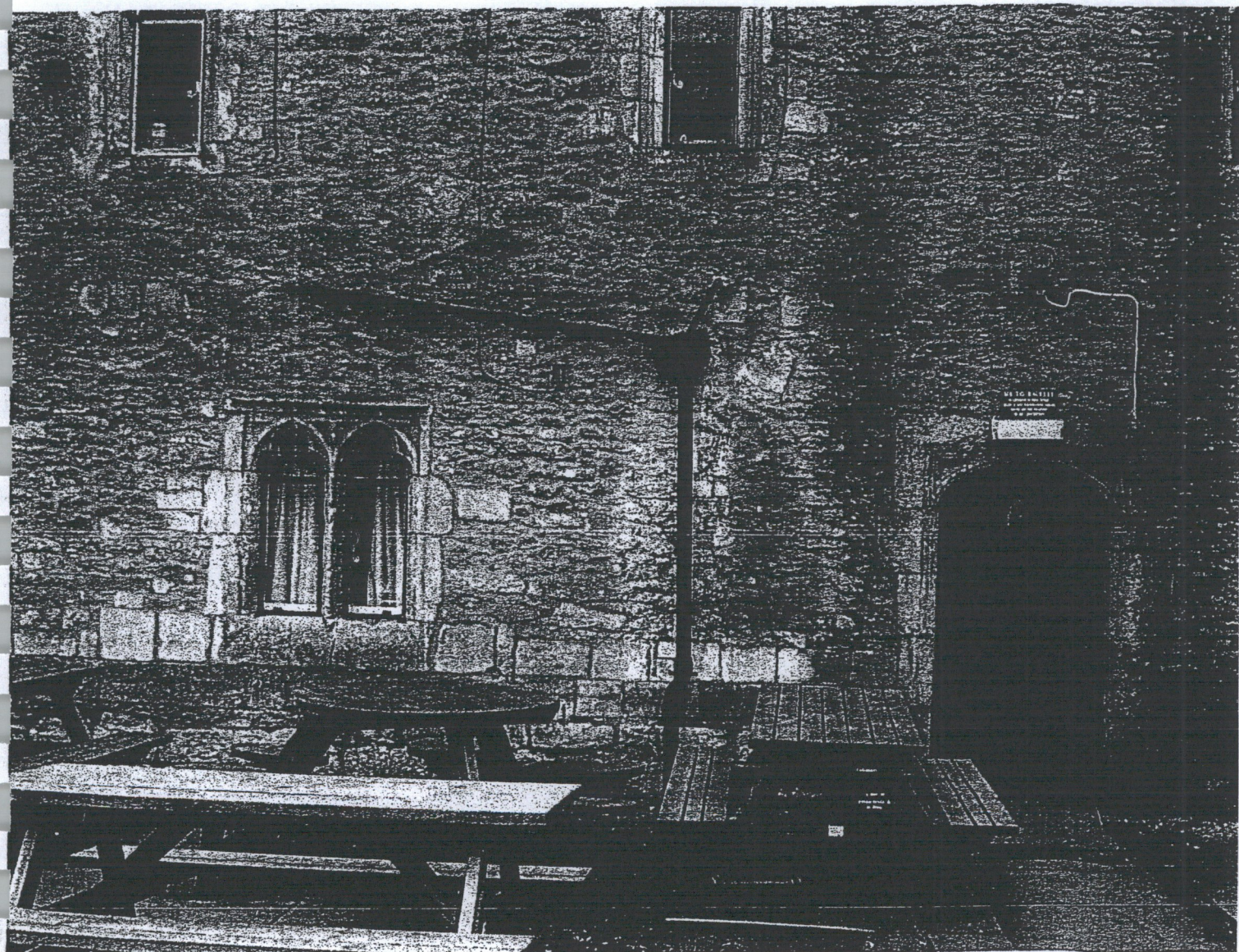
CENTRAL CHIMNEY - FROM EAST





External pipework - East Elevation (1)





External pipework - East Elevation (2)





EXTRACT UNITS - EAST ELEVATION



# APPENDIX B

## RECORD PLANS

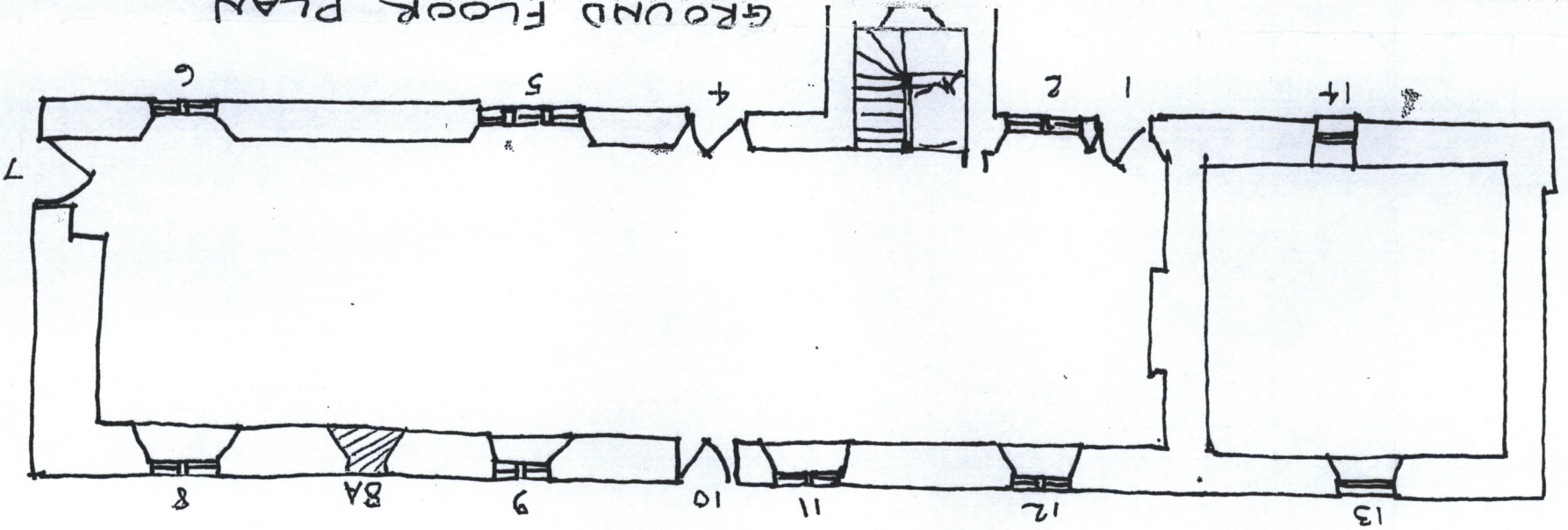
( Based on external survey taken 06 February 2007 )



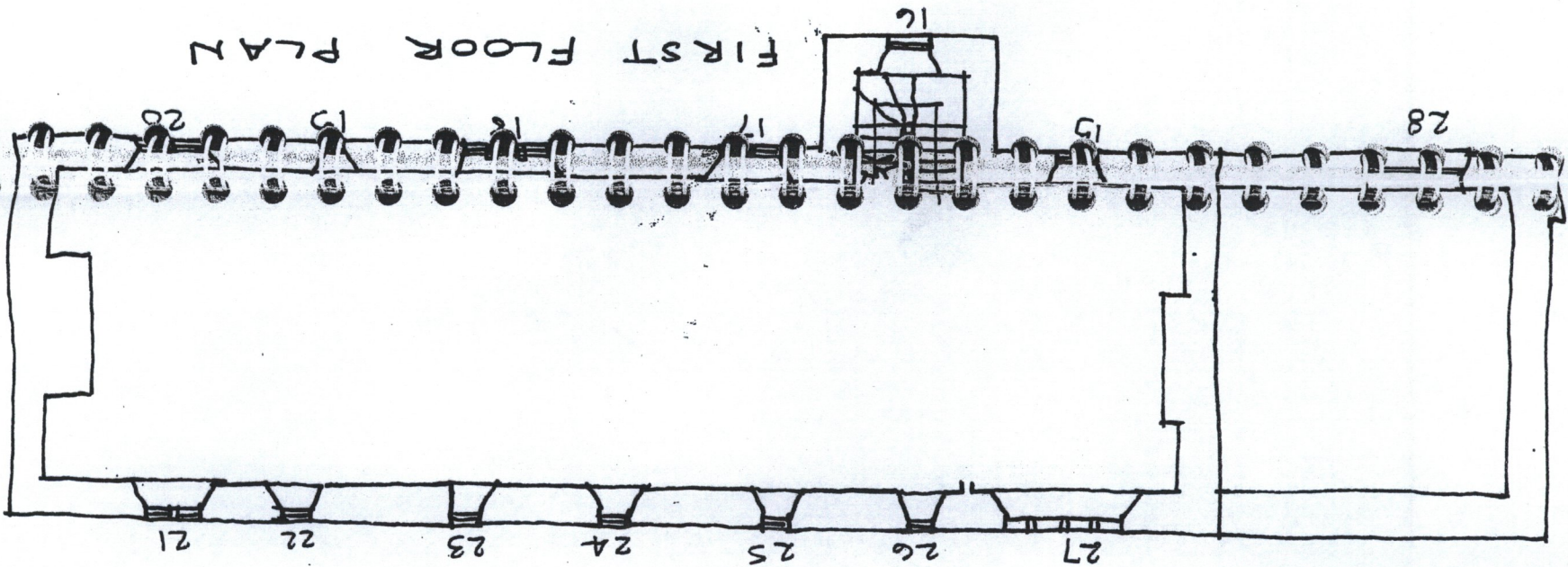
# THE PRIORY, GRENABLE ROAD, OXFORD

NOTE : DRAWING NOT TO SCALE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

