

The Head Of The River
Folly Bridge
St Aldates
Oxford
OX1 4LB

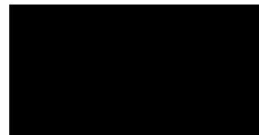
Safety Survey

Prepared for Fuller's

July 2023

Contents

Section 01	Introduction	Page 3
Section 02	Observations	Page 3
Section 03	RAG rating	Page 4
Section 04	Photographic Report	Page 5



Mark Styles
Thomann-Hanry

Report on The Head Of The River

1. Introduction

- a. Thomann-Hanry were instructed by Tony Hogan of Fuller's
- b. An inspection of the premises was undertaken externally by drone
- c. Intrusive Investigations were not carried out.
- d. Services were not checked.
- e. The weather was dry and bright.

2. Observations

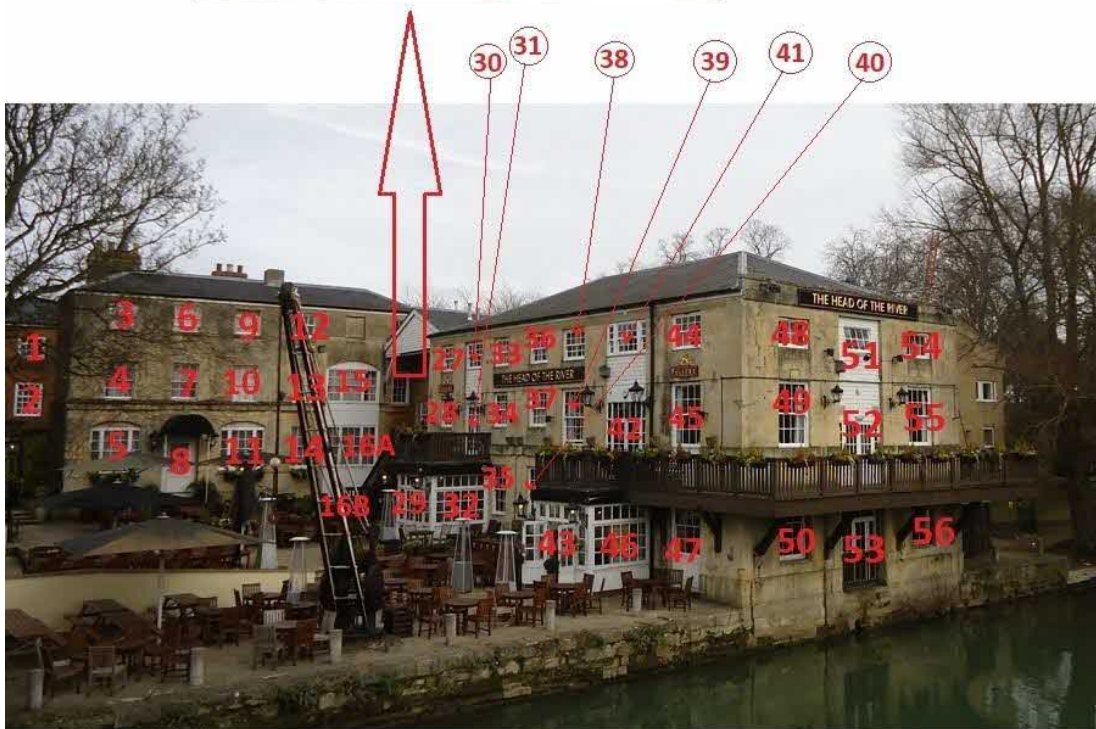
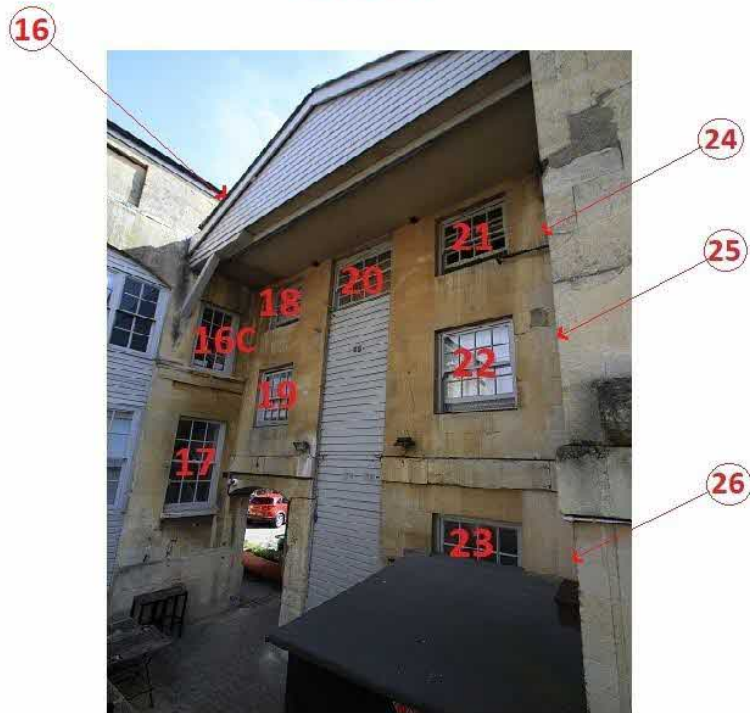
- a. The building exterior is in very poor condition and in need of significant repair.
- b. The survey was carried out by drone and it may be that some defects are dangerous but without physically touching them it is impossible to tell.
- c. The roof is generally in good order with minor defects

3. The following rag rating has been used in this report:

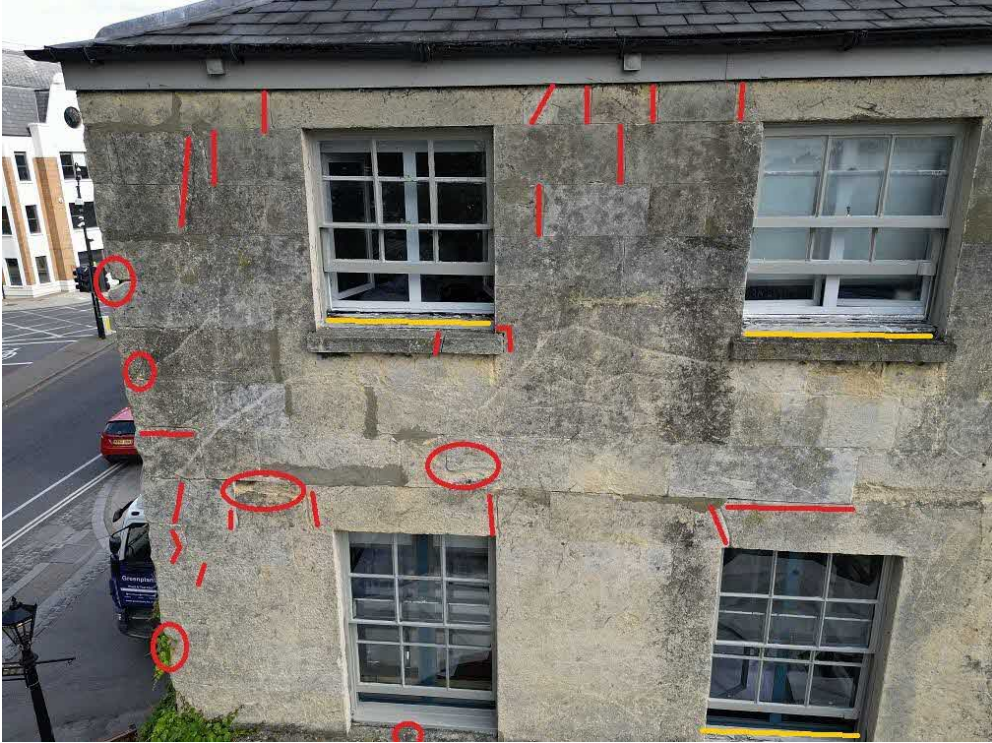
- a. **Red** – defect to be addressed in the short term or as soon as possible
- b. **Amber** – Defect to be addressed in the medium term, say within the next 5 years, but to be monitored regularly.
- c. **Green** – No defect or defect of less serious nature that can be addressed in the long term, say beyond 5 years, but to be monitored regularly.

4 Defect Locations

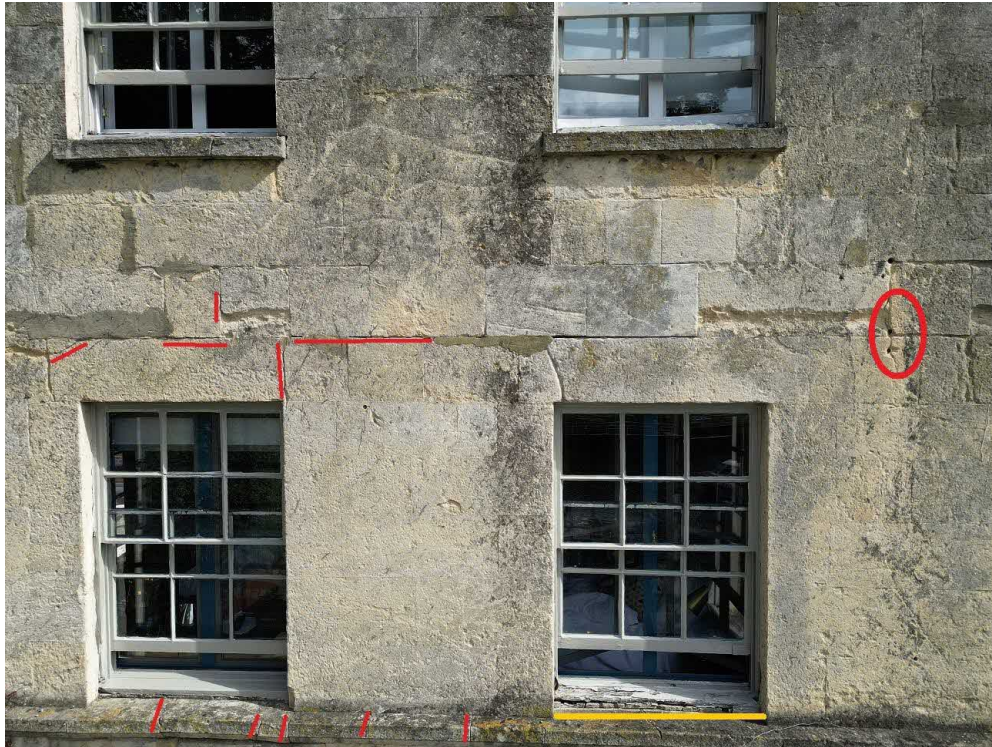
Section A



5.0 Photographic Report

Photographic evidence	Defect Description
Section A	
<p style="text-align: center;">3</p>  <p>The photograph shows a two-story stone building facade with four windows. Red dashed lines and circles are drawn over the image to highlight specific defects. The annotations include: vertical lines along the mortar joints between stones; horizontal lines along the window sills; and several red circles highlighting areas of mortar loss, spalling, and open joints, particularly around the window frames and on the lower level of the facade.</p>	<p>Open joints, minor spalls and sills to be replaced</p>

4



Open joints and
one sill to be
replaced

4



Open joints to
string course

5



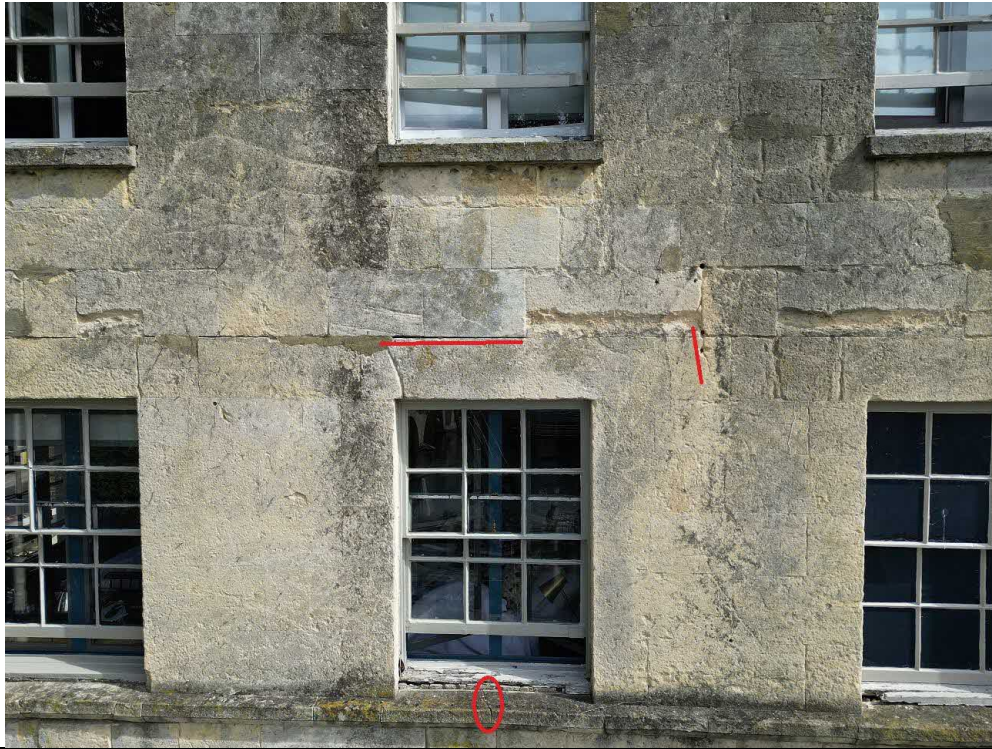
Open joints

5



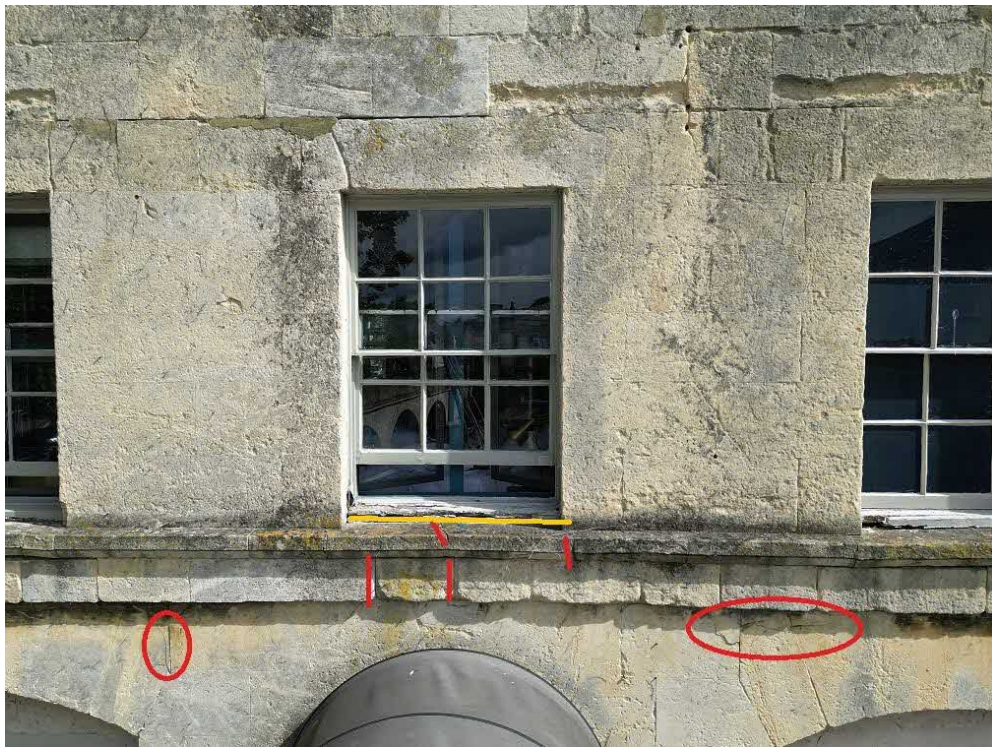
Open joints

7



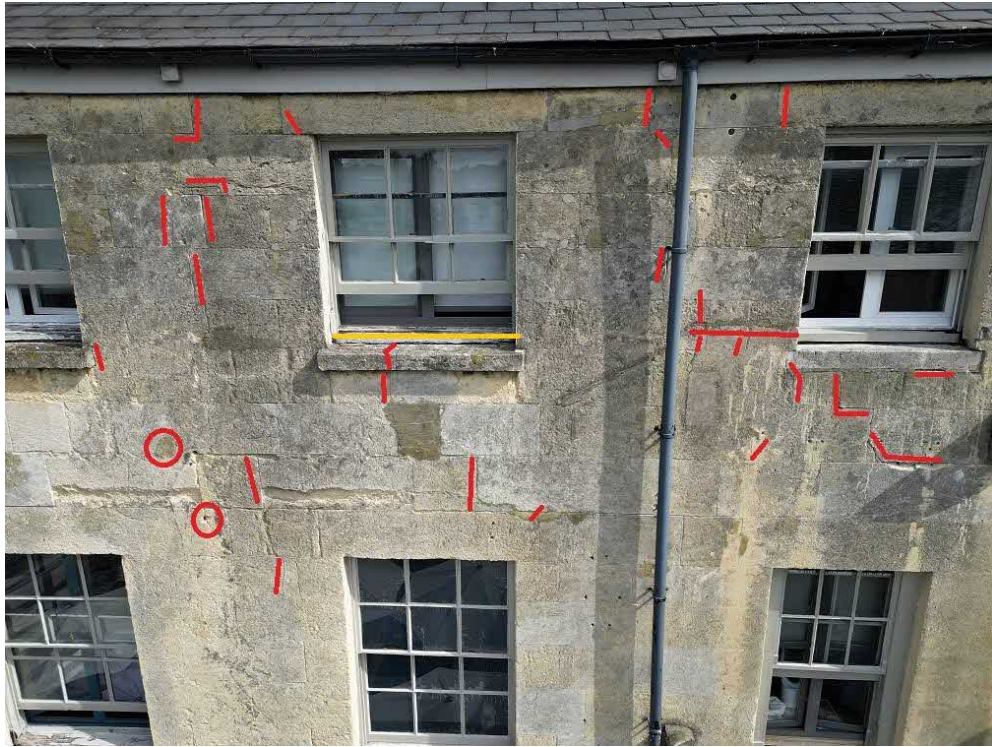
Open joints

7



Open joints and
sill to be
replaced

9



Open joints and sill to be replaced

10



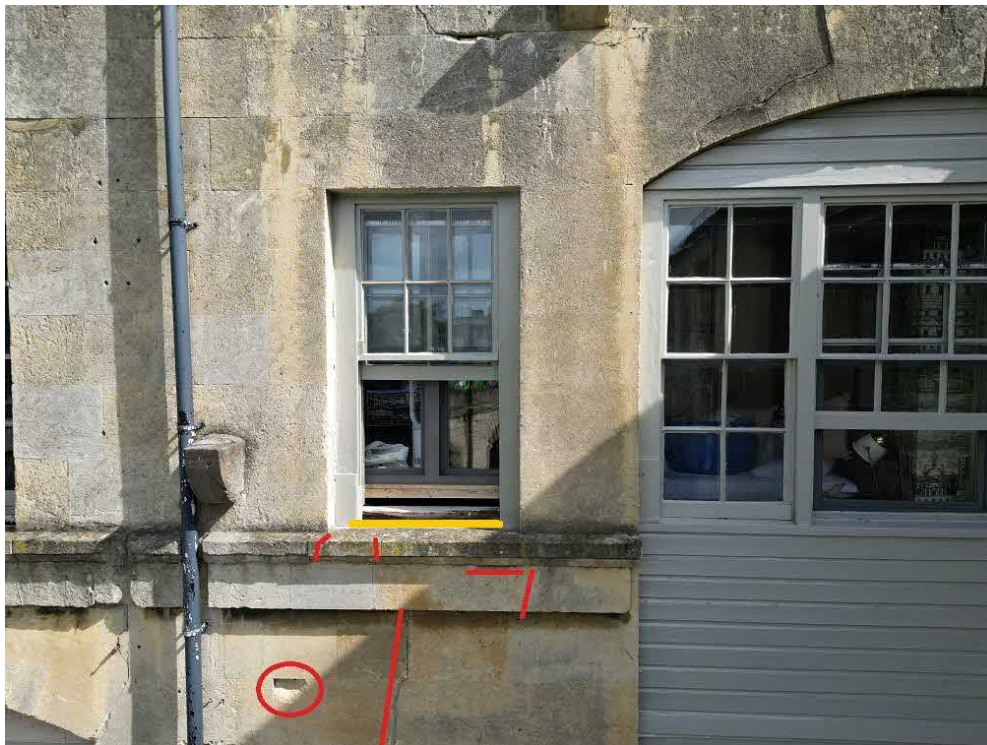
Open joints and sill to be replaced

11



Open joints

13



Open joints and sill to be replaced

14



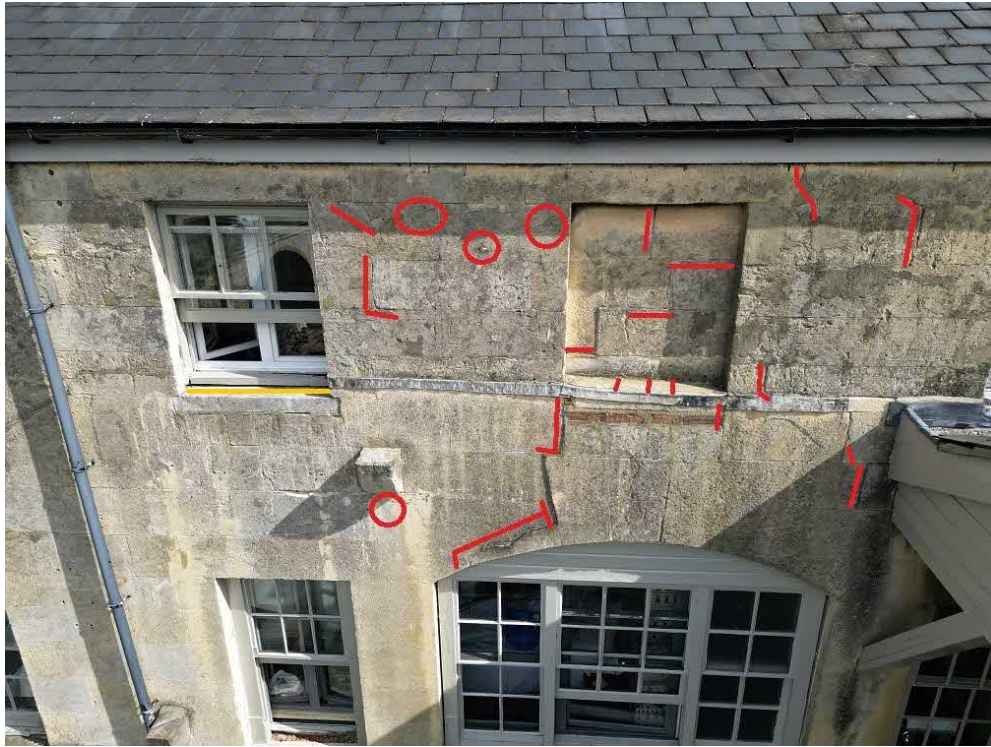
Open joints and spall to be indented

15



Open joints, spall to be indented and timber to be replaced

15



Open joints and sill to be replaced

16



Open joints and sill to be replaced

17



Open joints

18



Oen joints

19



Open joints

20



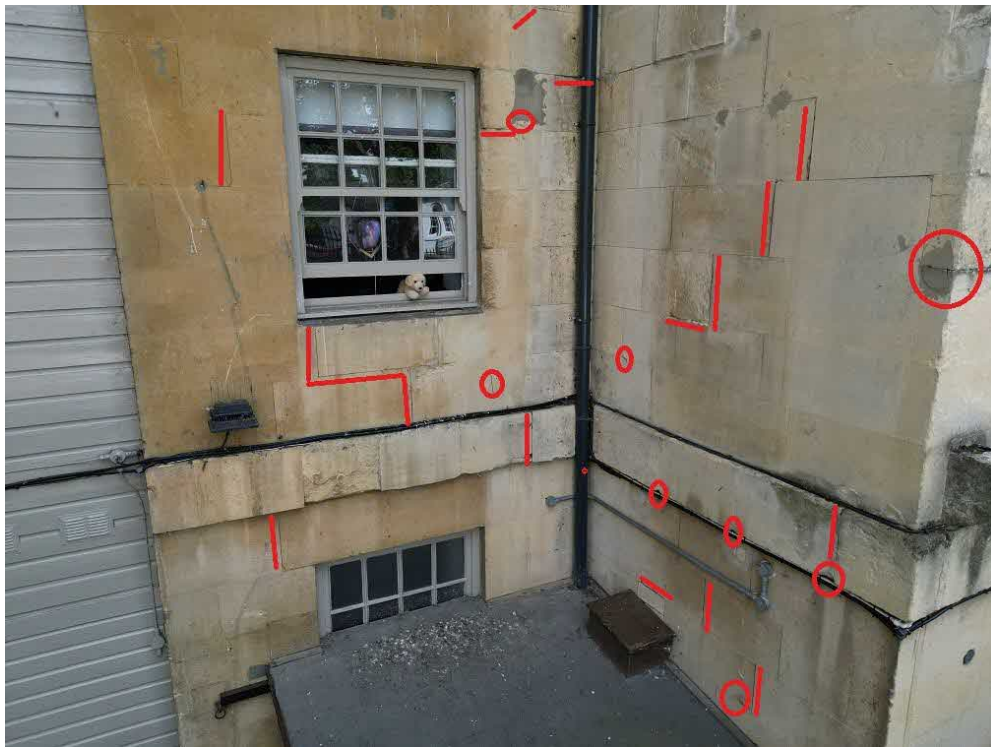
Open joints

21



Open joints

22



Open joints

23



Open joints and friable stonework

26



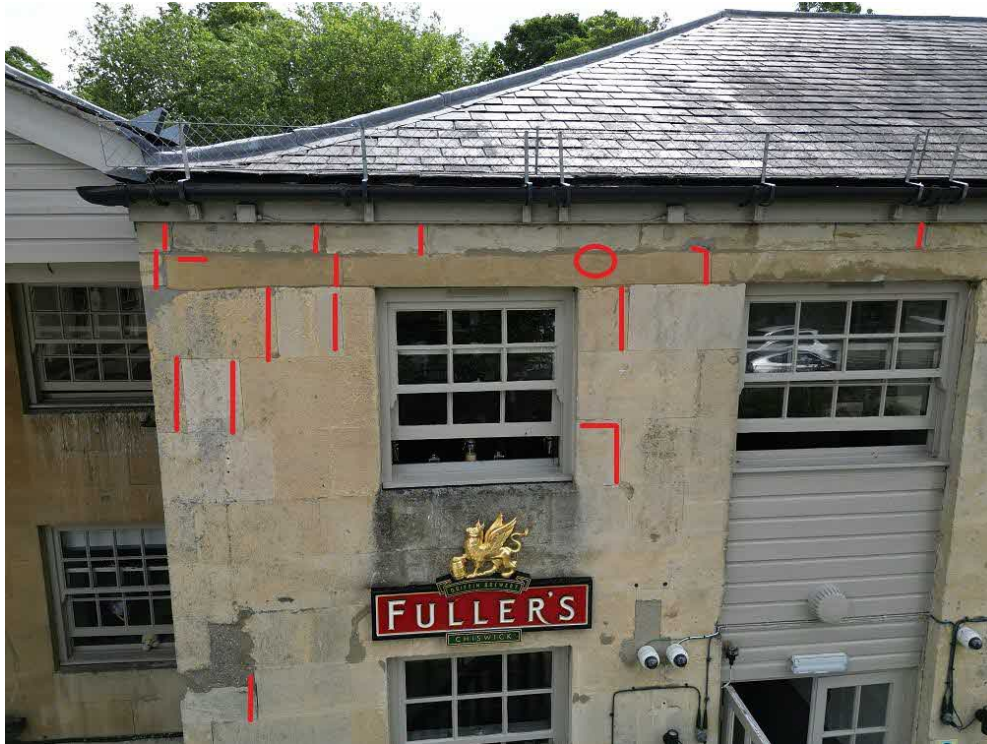
Open joints

26



Open joints

27



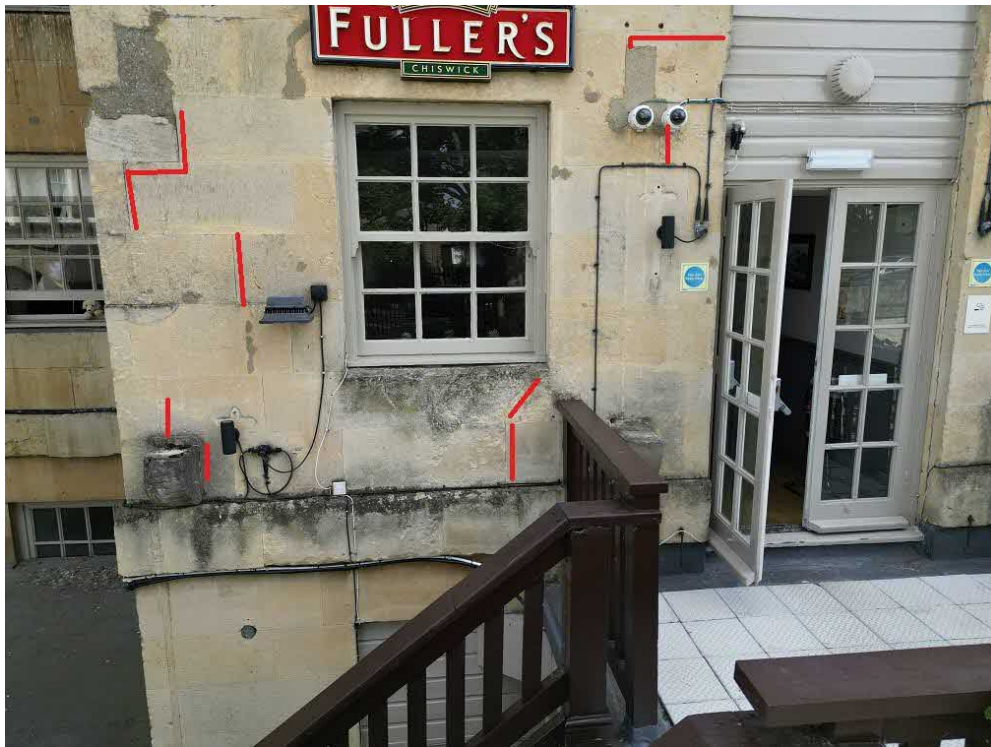
Open joints

28



Open joints

28



Open joints

29



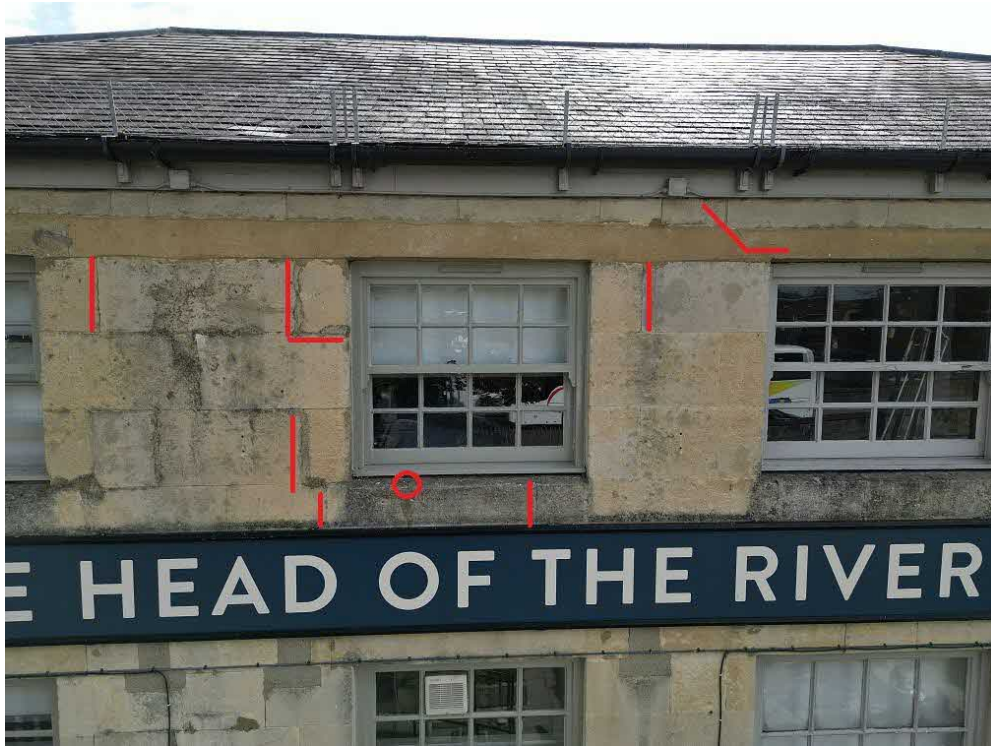
Timber to be replaced

30



Open joints

36



Open joints

38



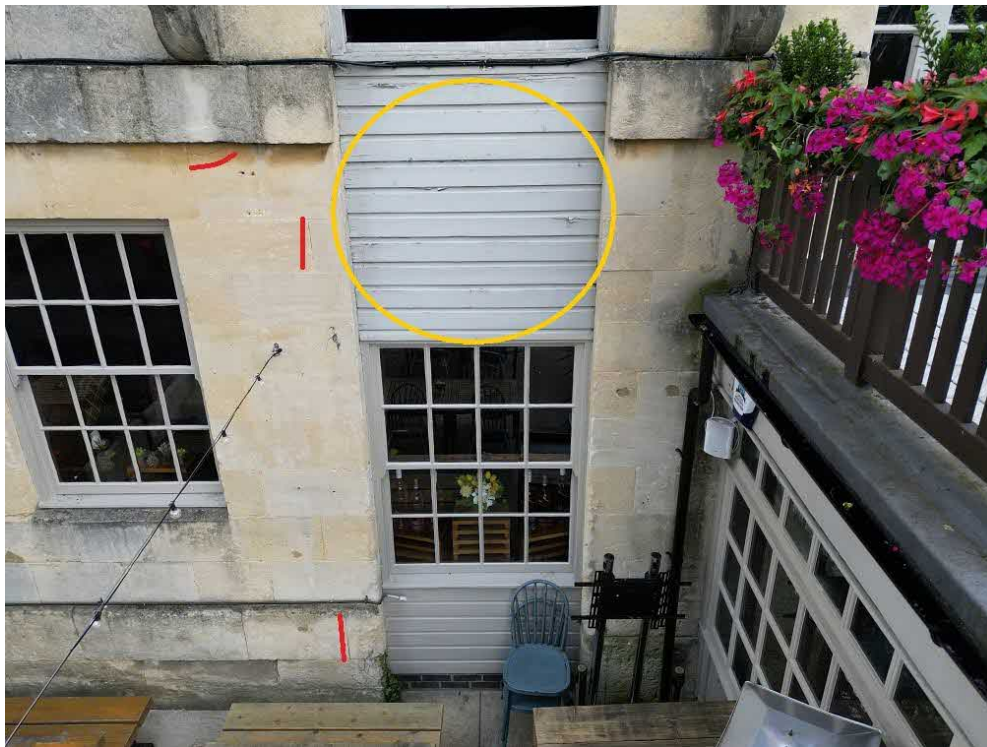
Open joints and
timber rail to
be replaced

39



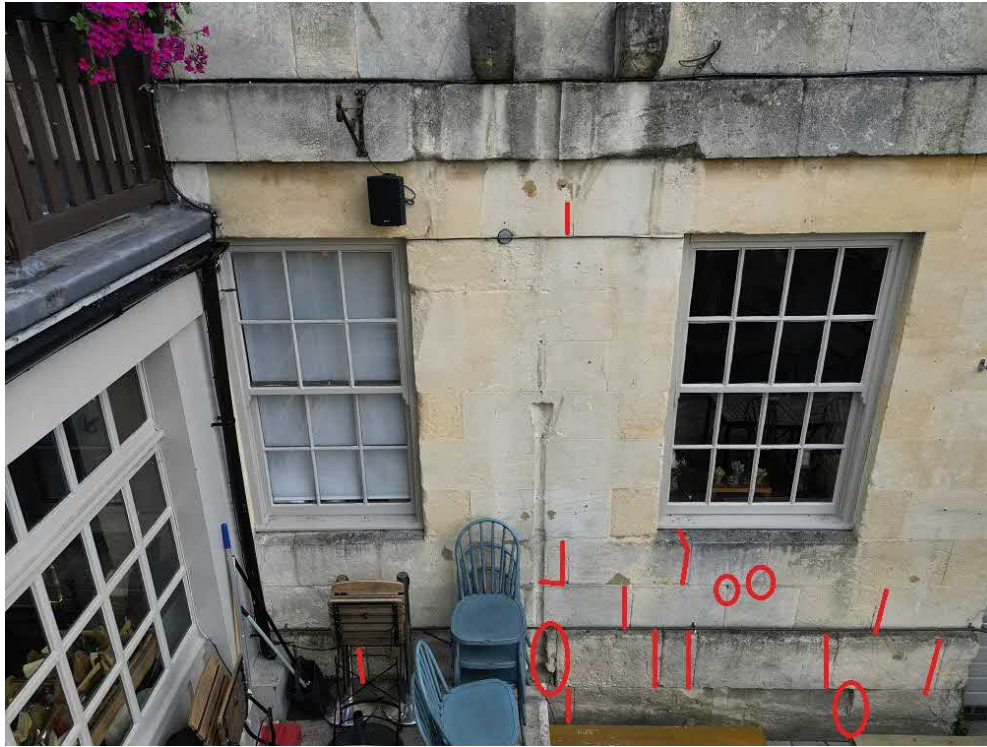
Open joints and
timber rail to
be replaced

40



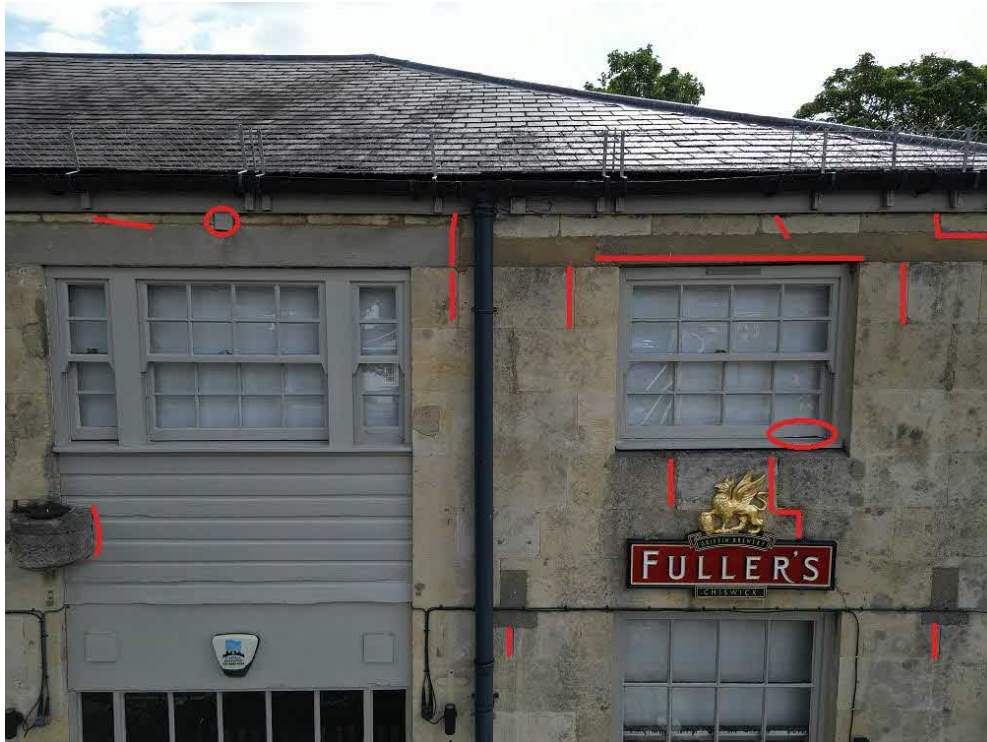
Open joints and
timber panels
to be replaced

40



Open joints

41



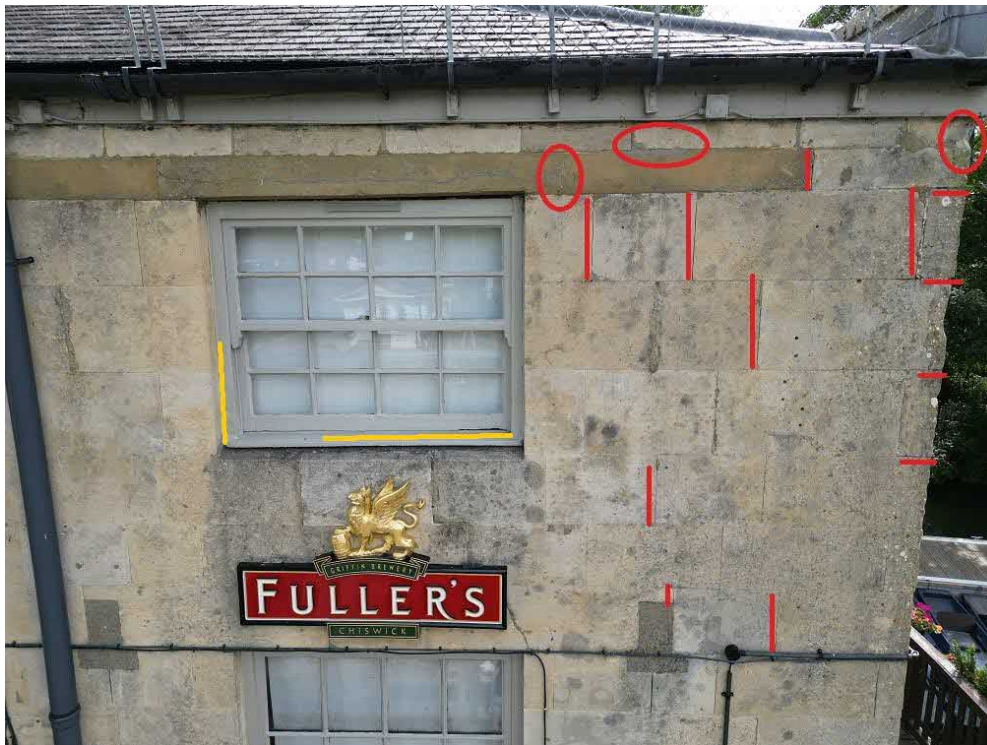
Open joints

42



Open joints

44



Open joints
Timber to be replaced

45



Open joints

45



Open joints

47



Open joints

48



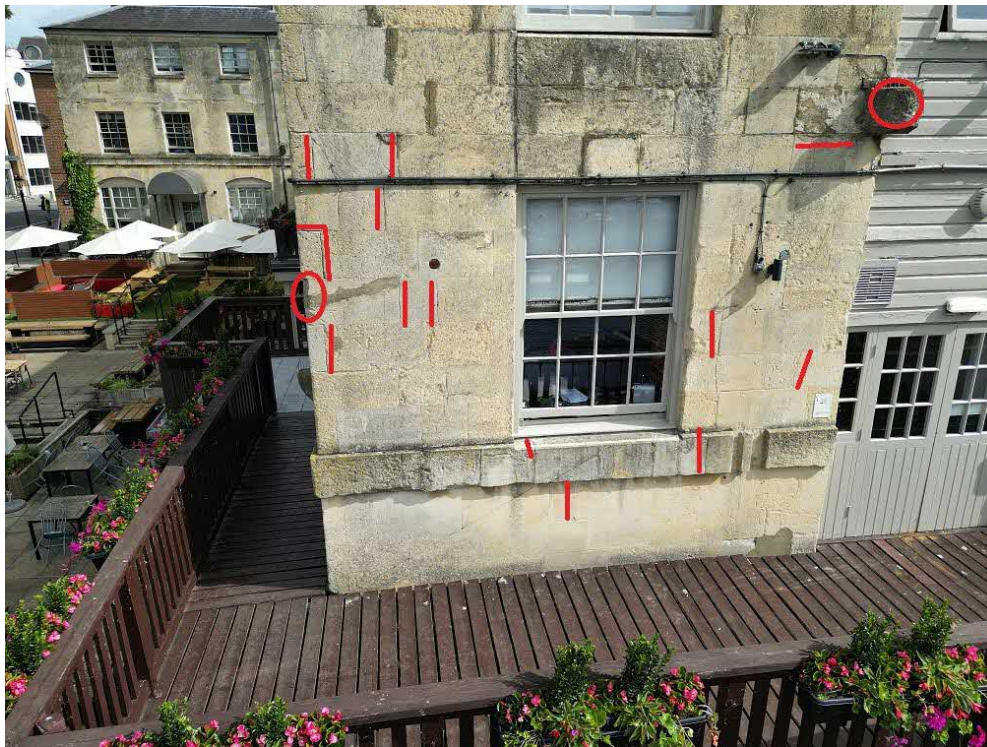
Open joints and
indent to
corner

48



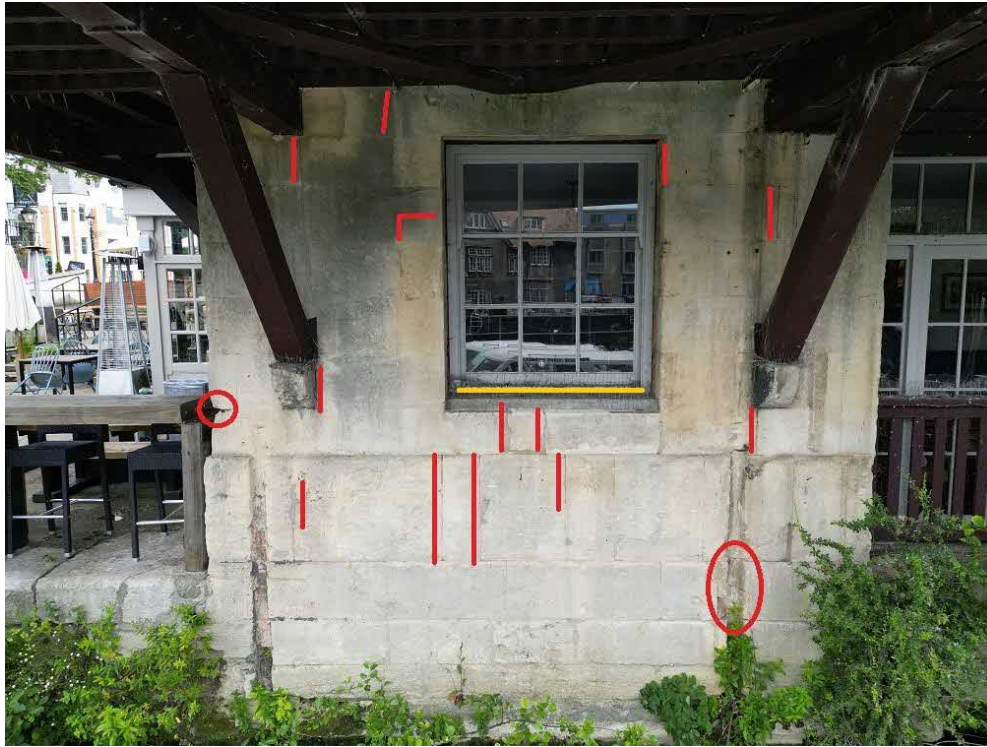
Open joints,
Timber panels
to be replaced

49



Open joints

50



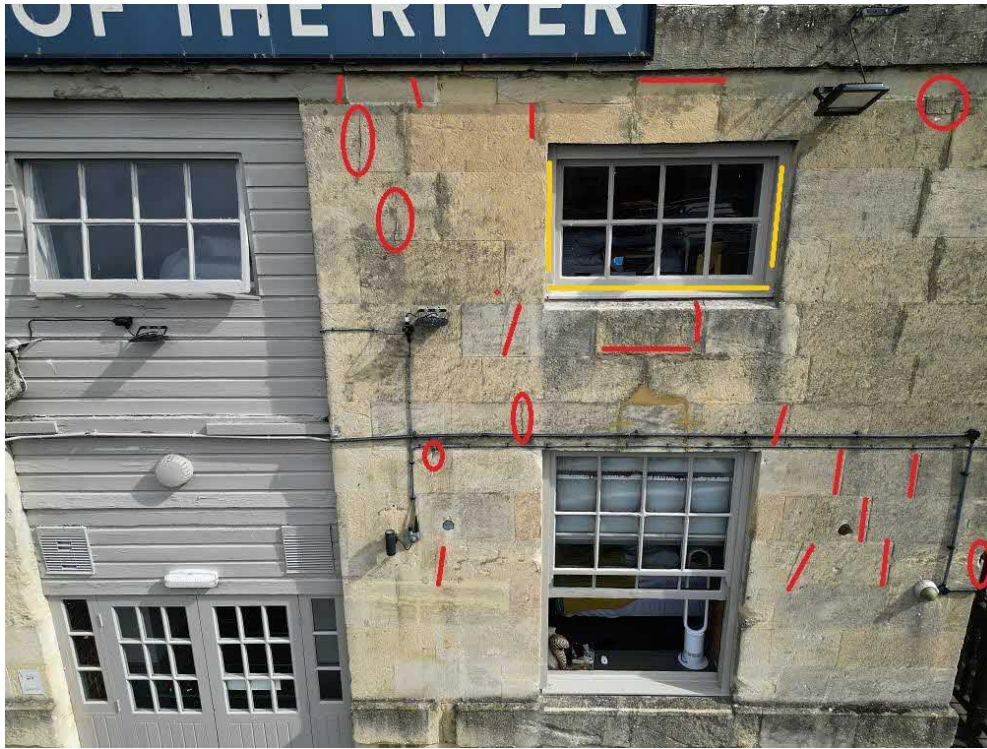
Open joints and indent to corner

54



Open joints

54



Open joints,
Timber to be
replaced

56



Open joints

4 Defect Locations

Section B



Section B

1



Open joints

3



Fracture

Roof to staircase to be replaced

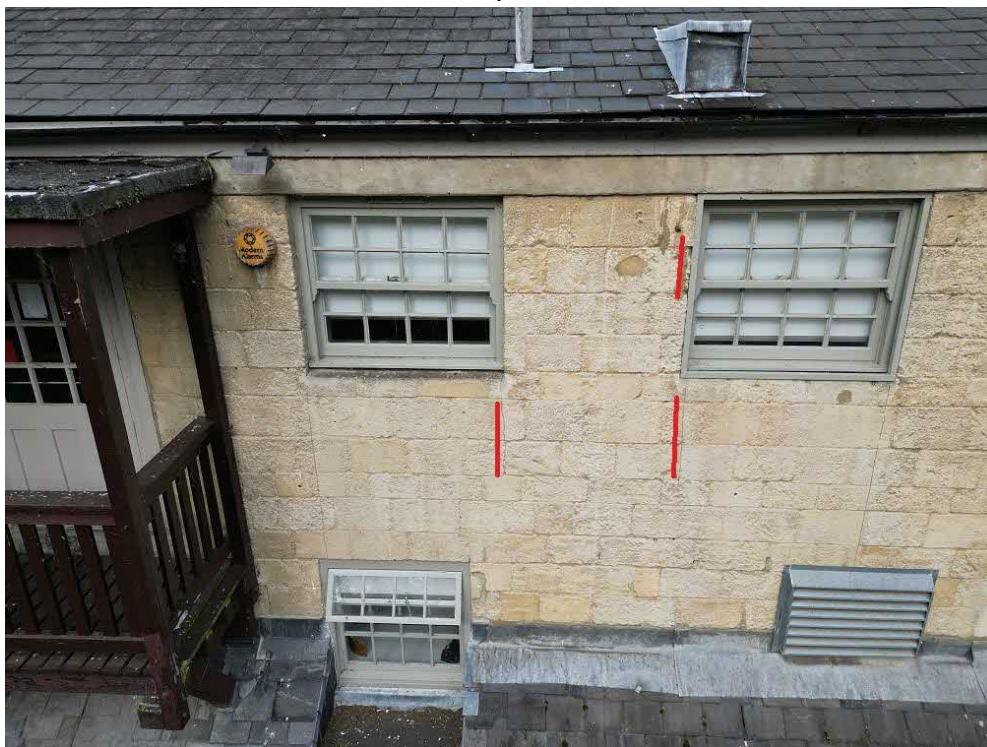
3



Open joints

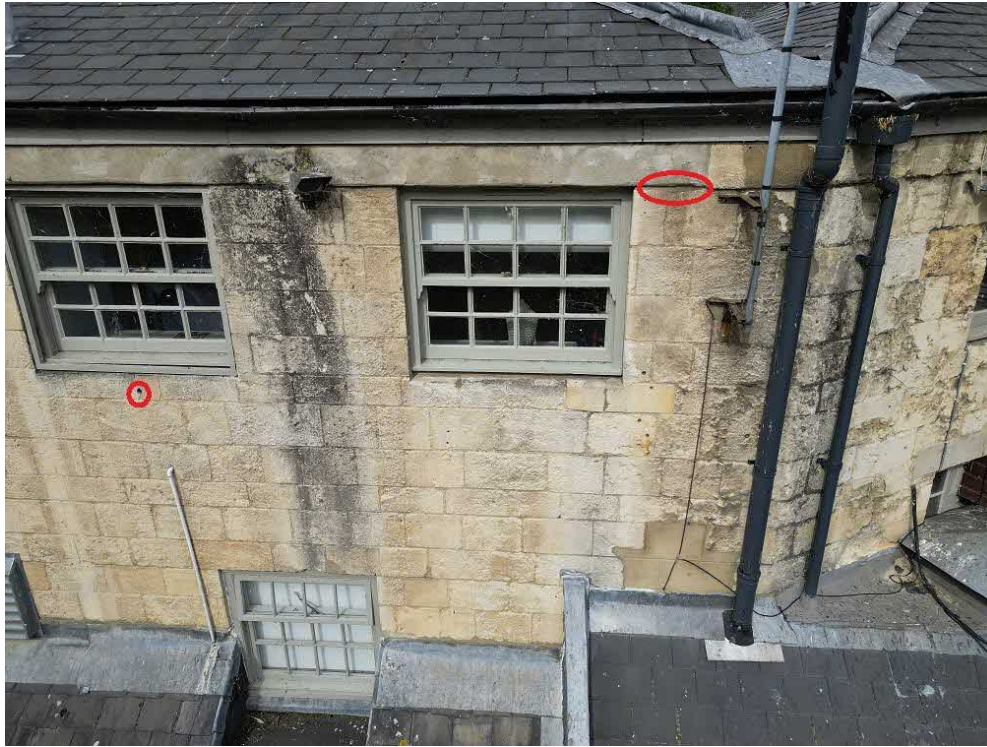
Timber to be replaced

7



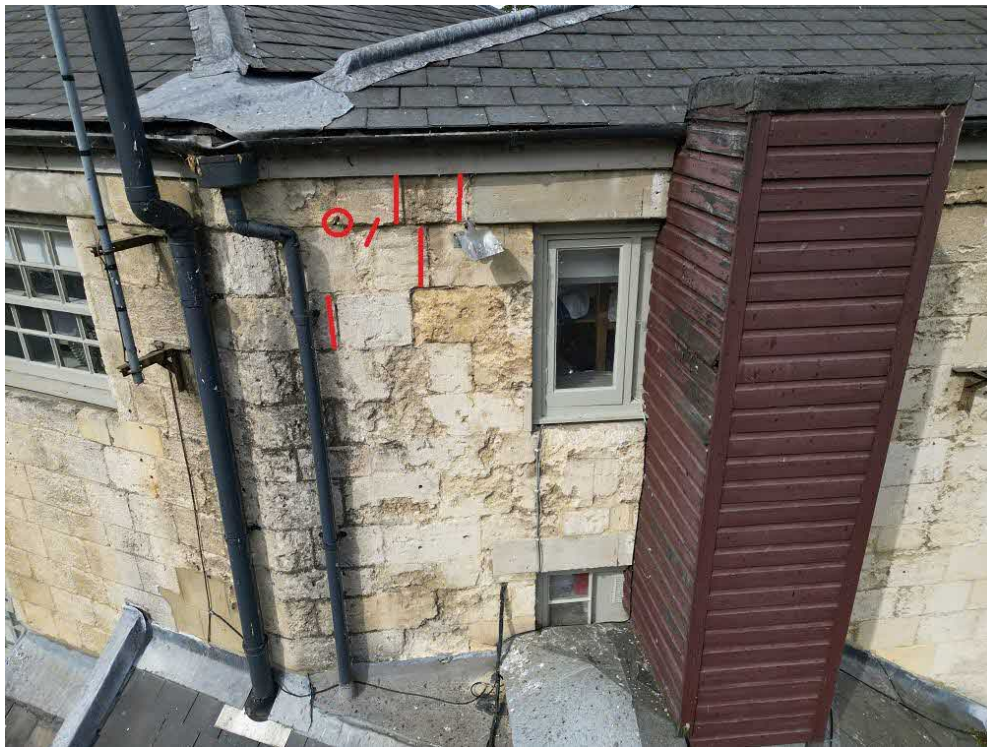
Open joints

11



Open joints

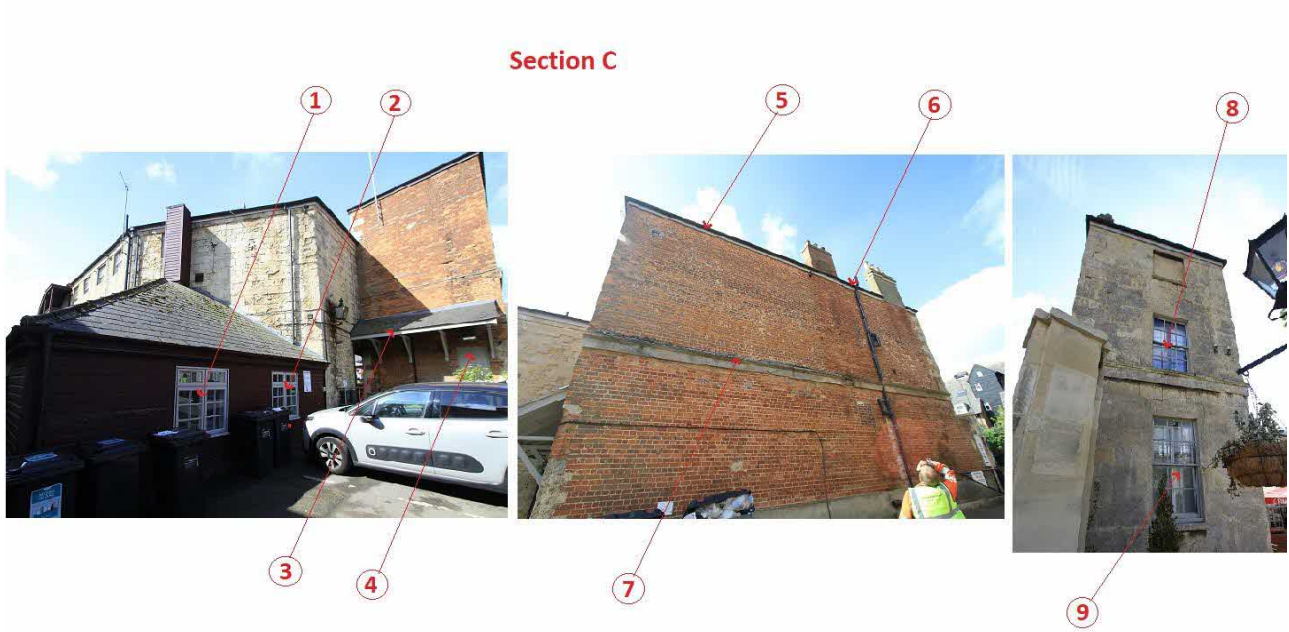
13



Open joints

Friable
stonework

4 Defect Locations



Section C

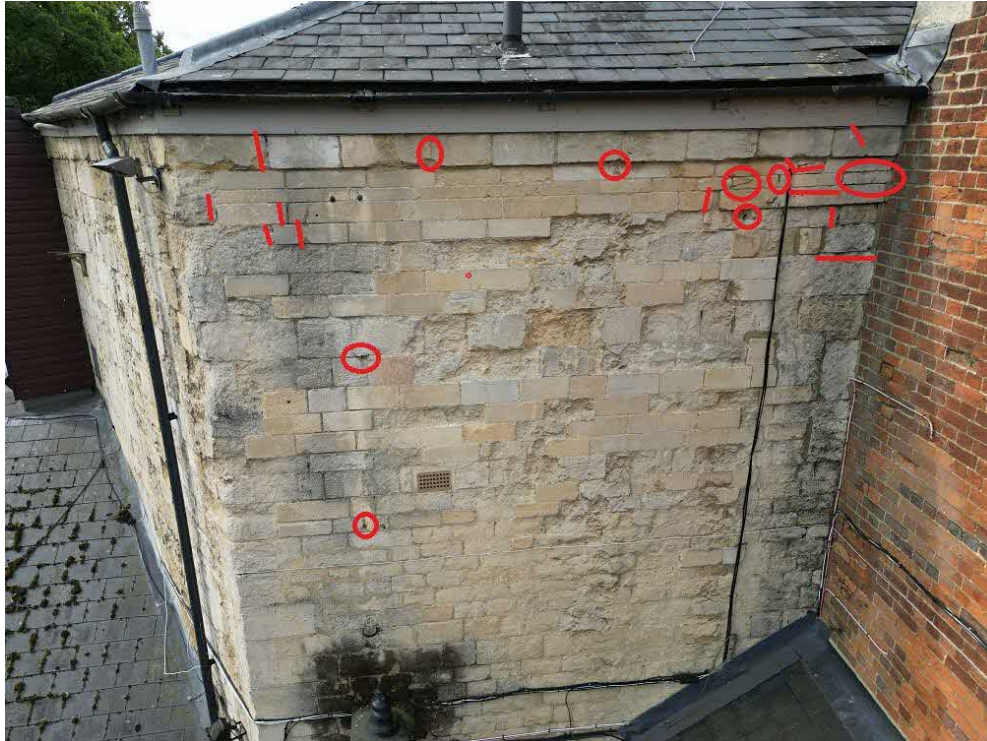
0



Open joints

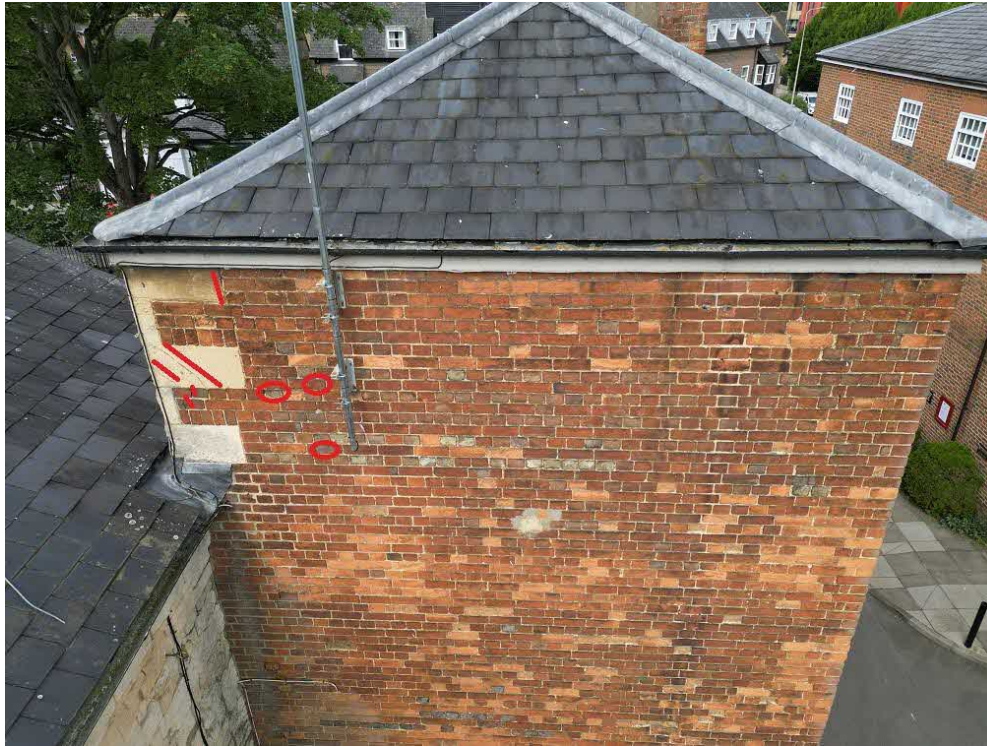
Friable stonework generally

0



Open joints

0



Open joints and
minor fractures

0



Spalled
brickwork

0



Fractured corner

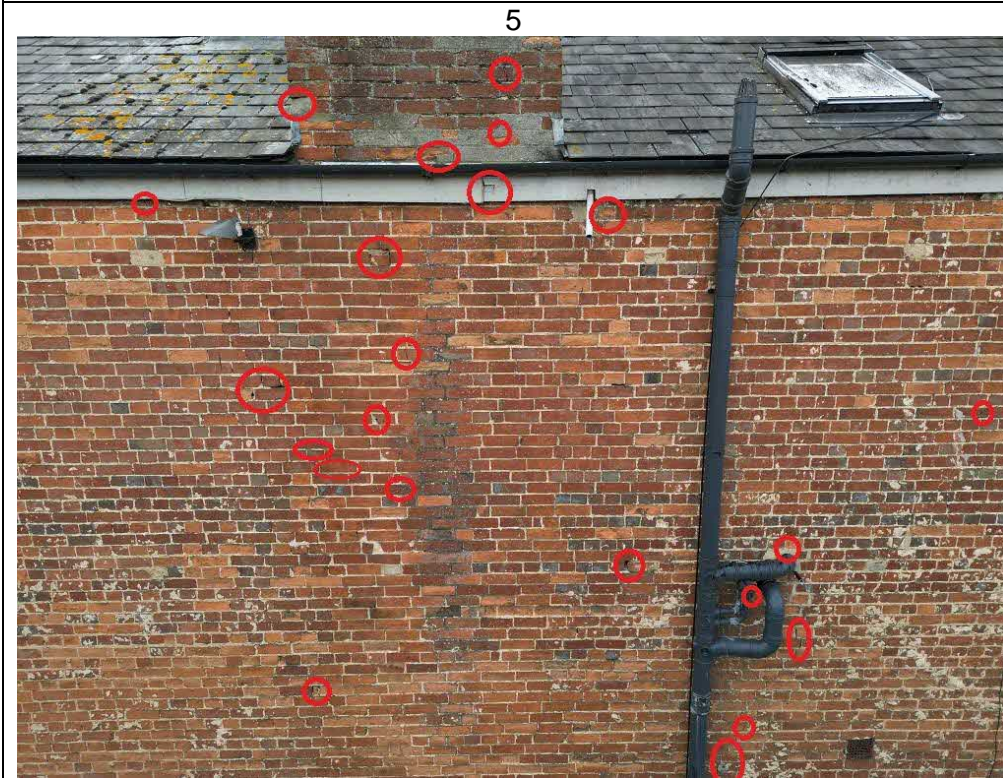
4



Fractures
Open joints



Spalling
brickwork



Spalling
brickwork

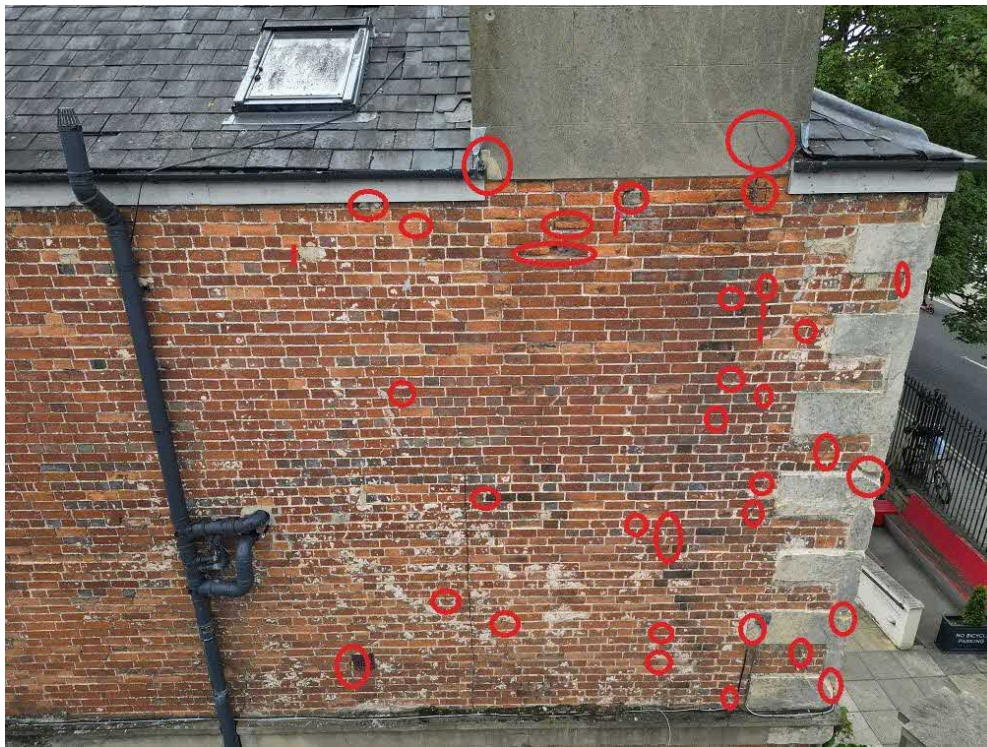
6



Fractured
flaunching

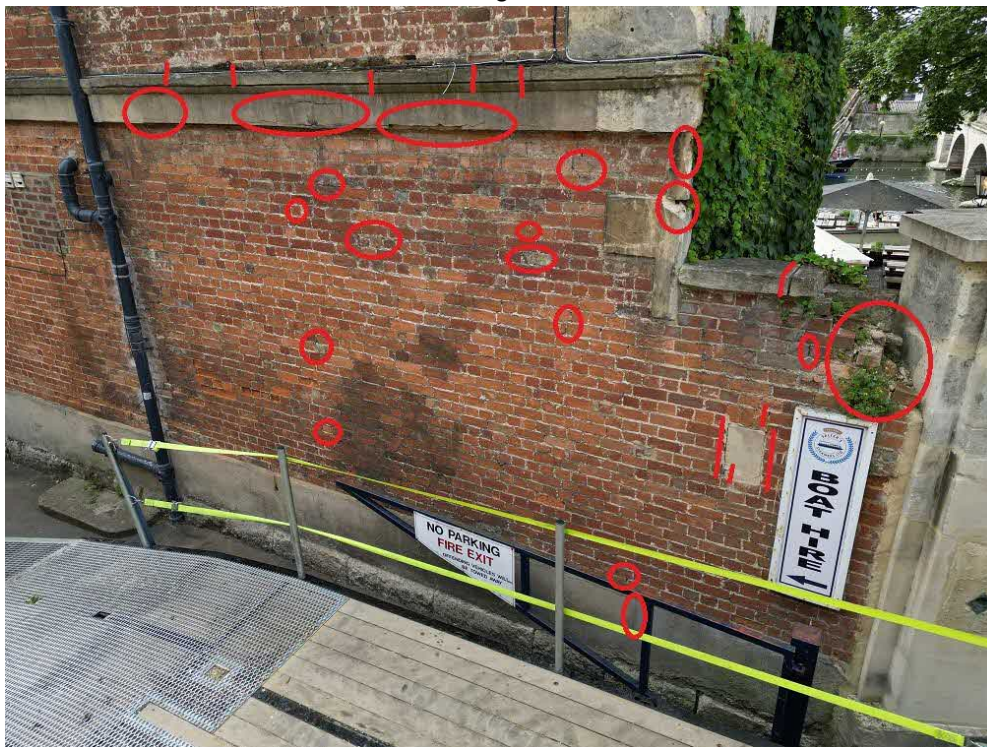
Spalled render

6



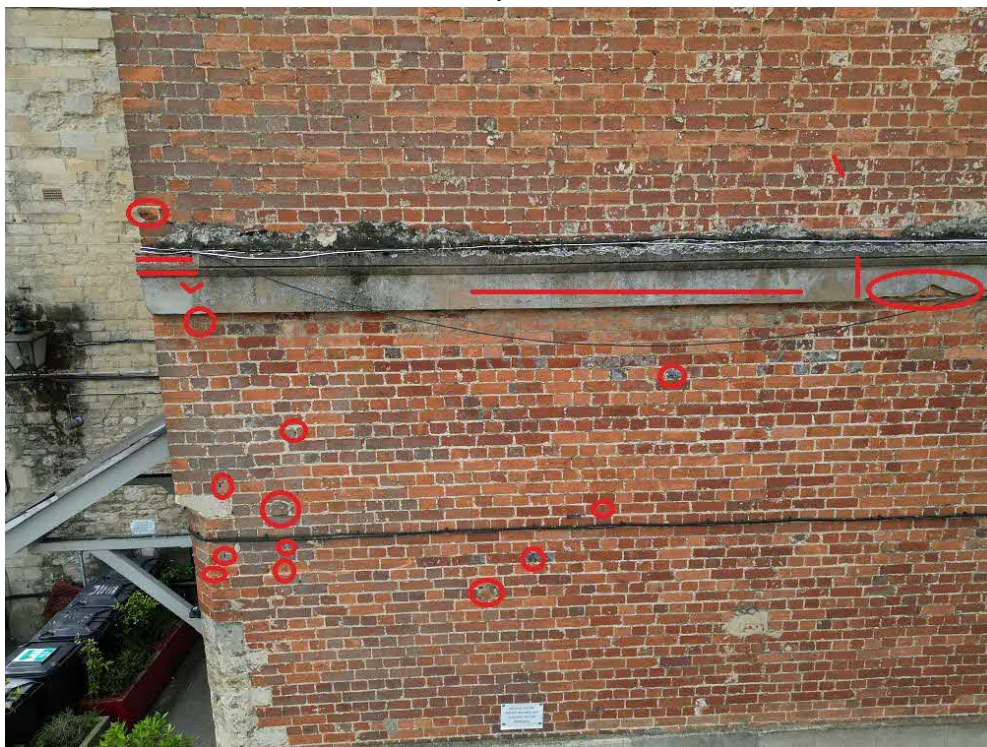
Spalled
brickwork

6



Spalled
brickwork
Open joints

7



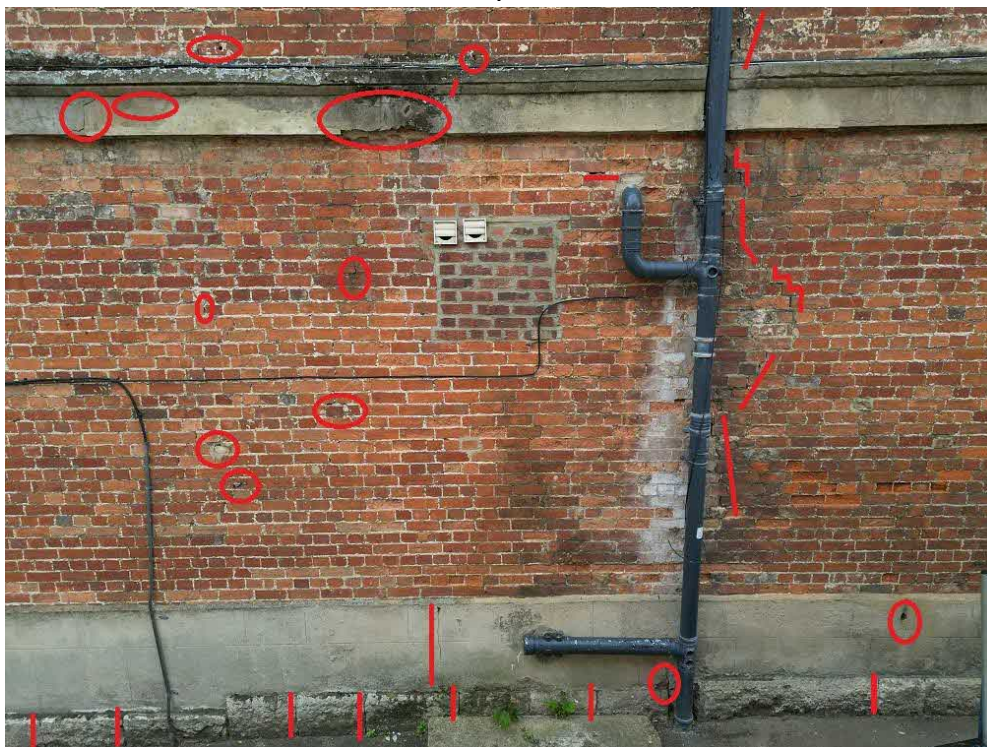
Spalled
brickwork
Detached
render

7



Spalled
brickwork

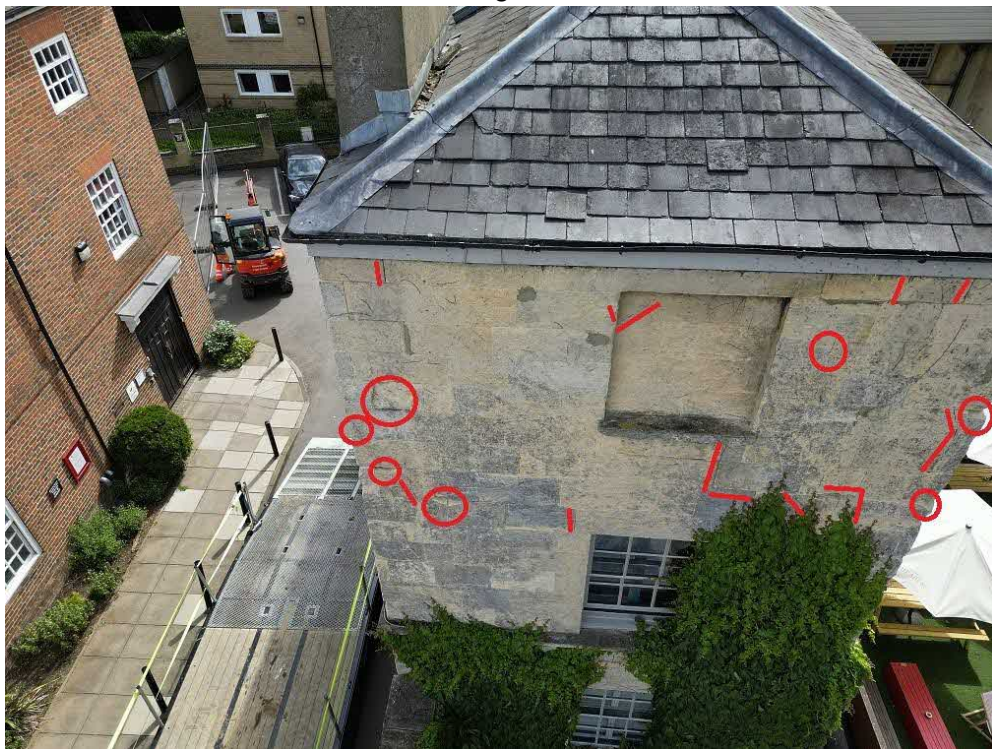
7



Spalled
brickwork

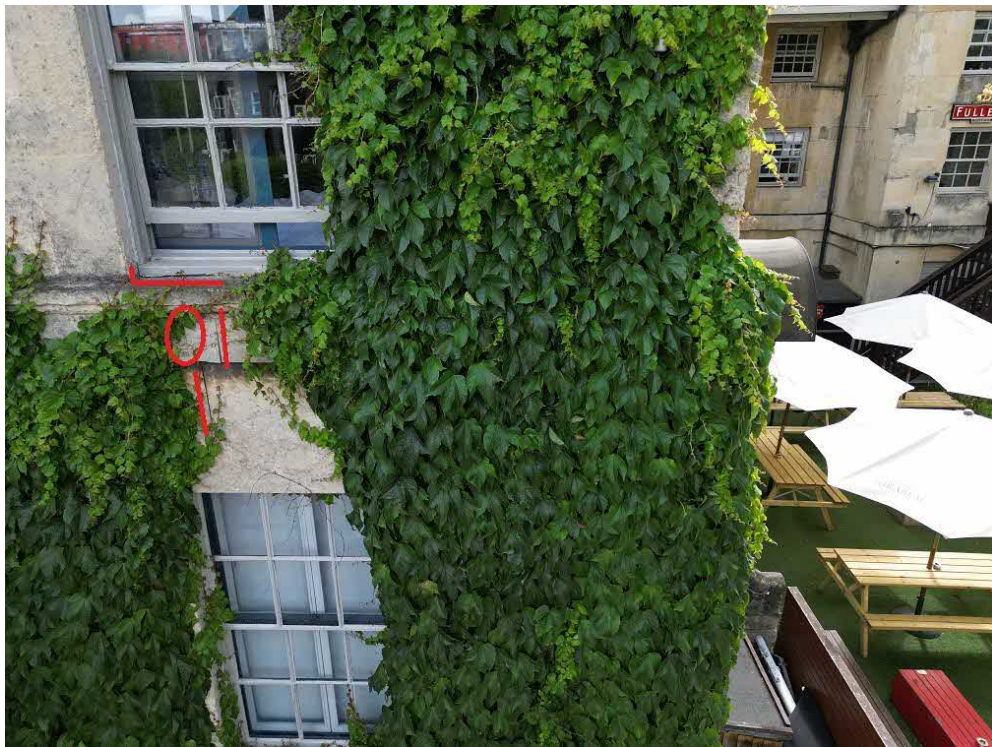
Fractured
render

8

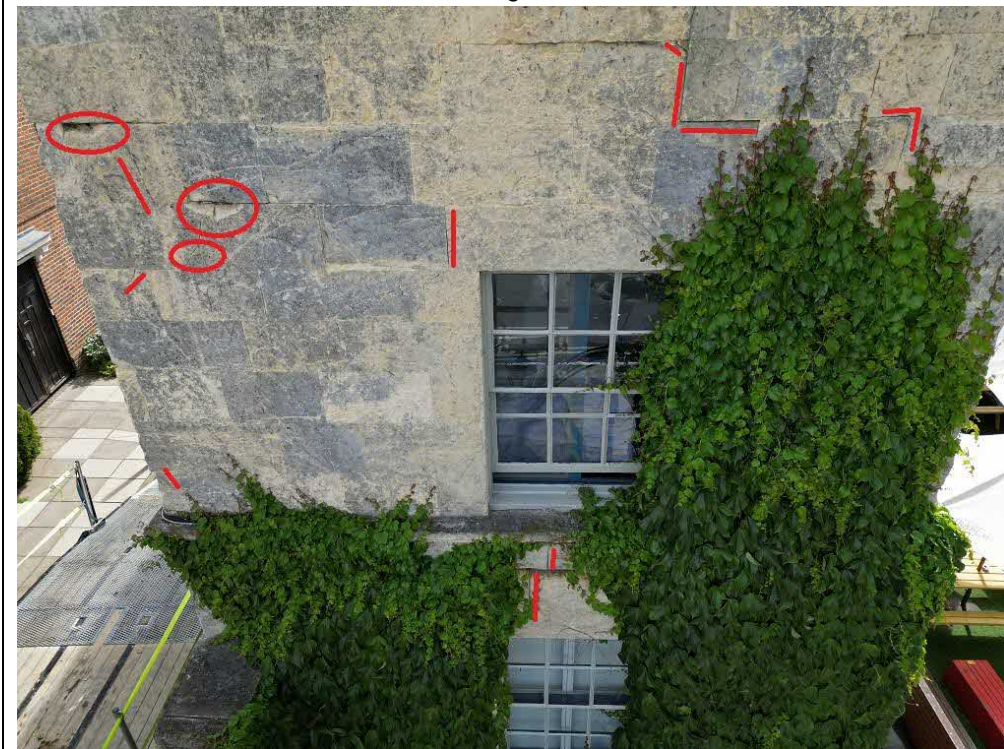


Open joints

9



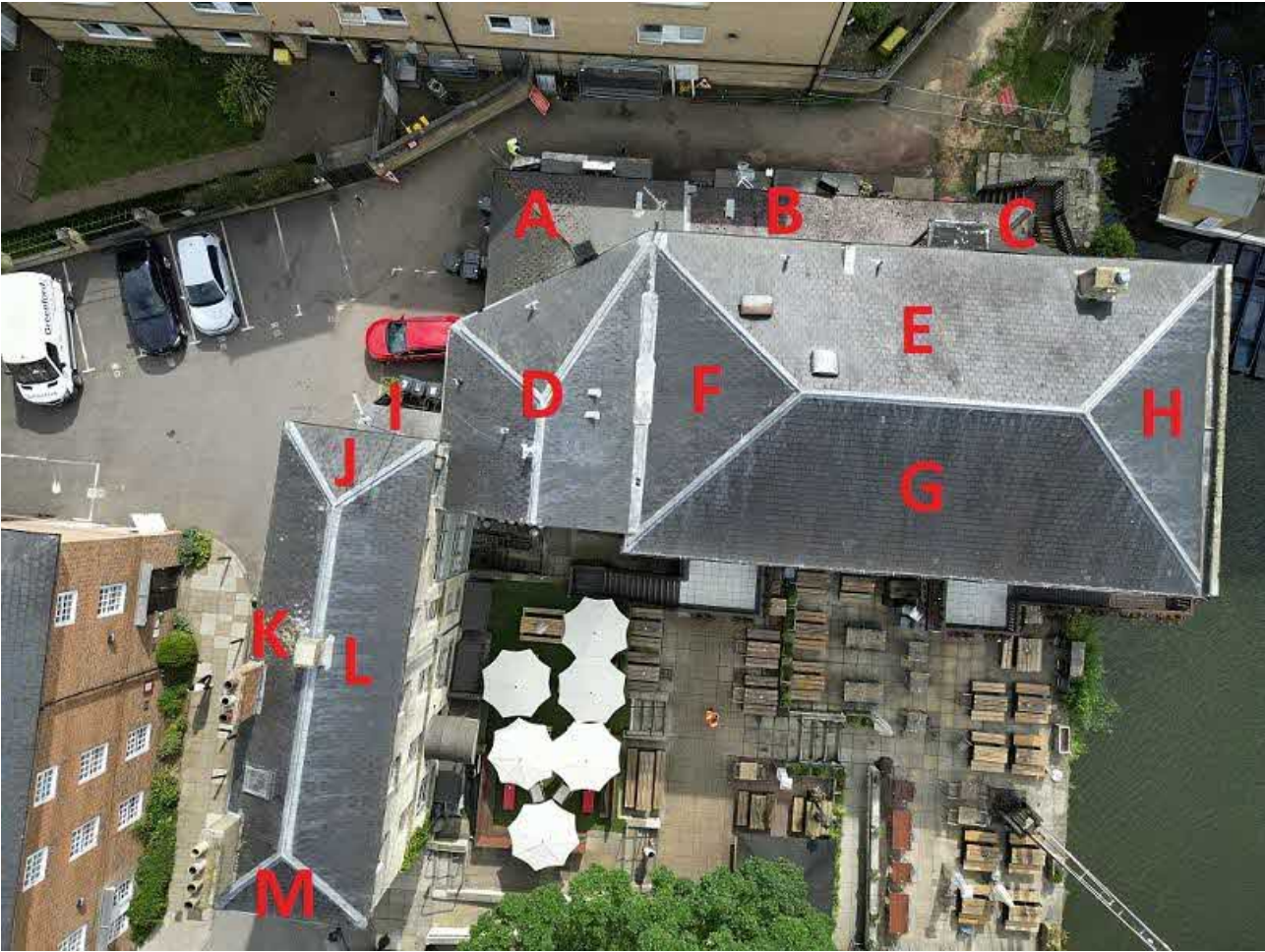
Open joints



Open joints

Spalled stone

4 Defect Locations



Roof

Section A



Slipped/broken
slate

Section B



Slipped broken
slate

Section C



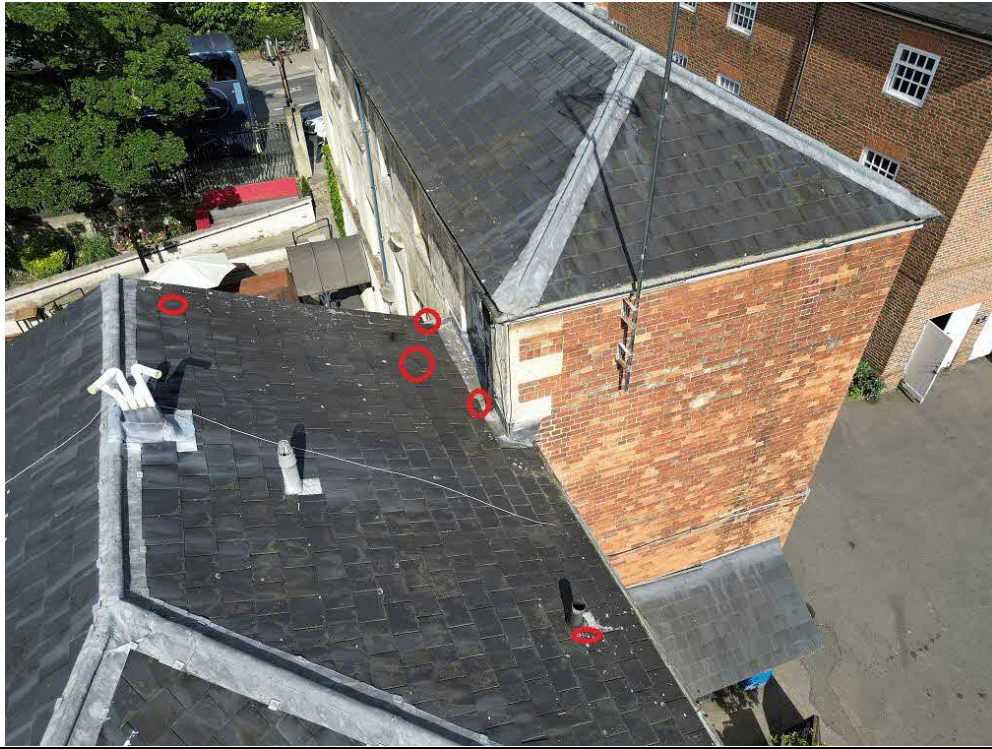
Slipped/broken
slate

Section D



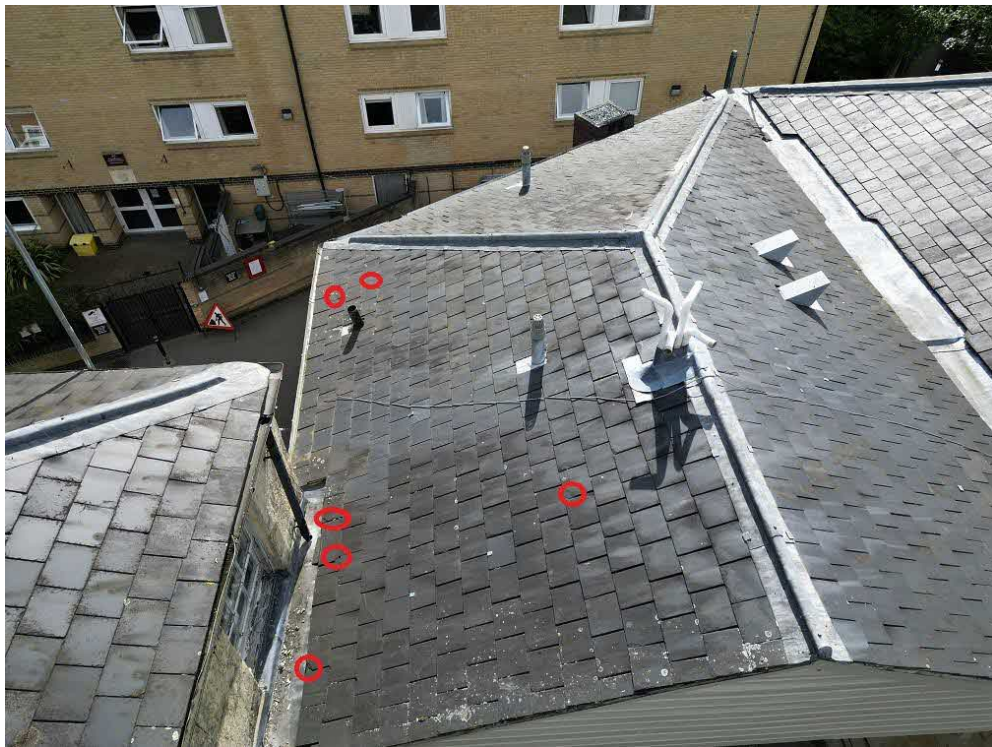
Slipped broken
slate

D



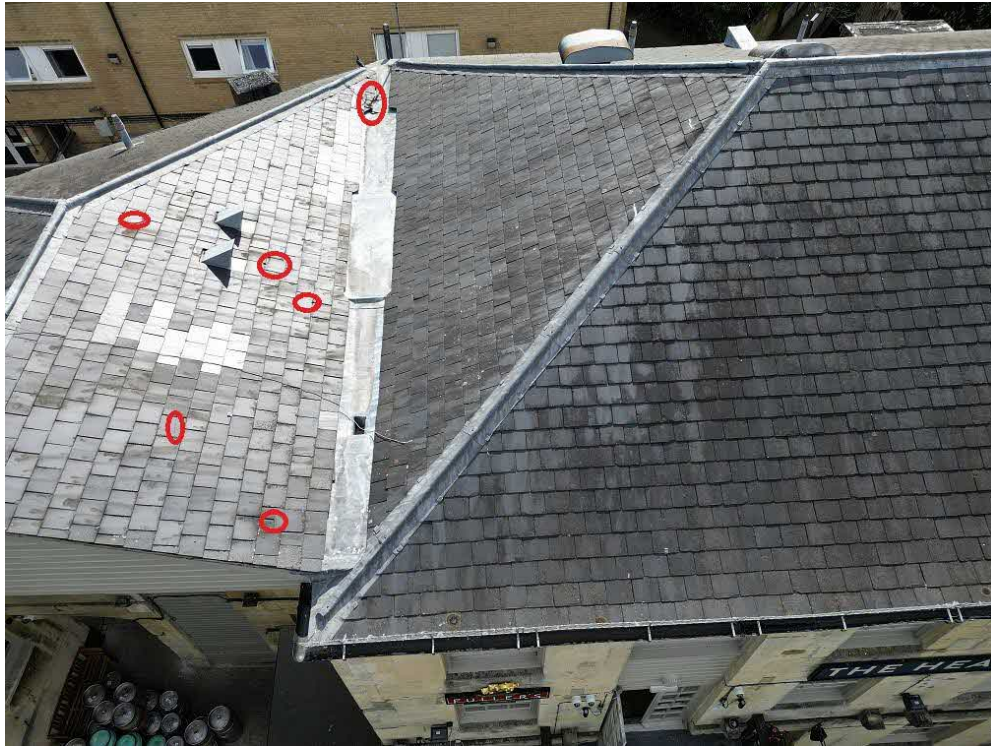
Slipped broken
slate

D



Slipped/broken
slate

D



Slipped/broken
slate

D



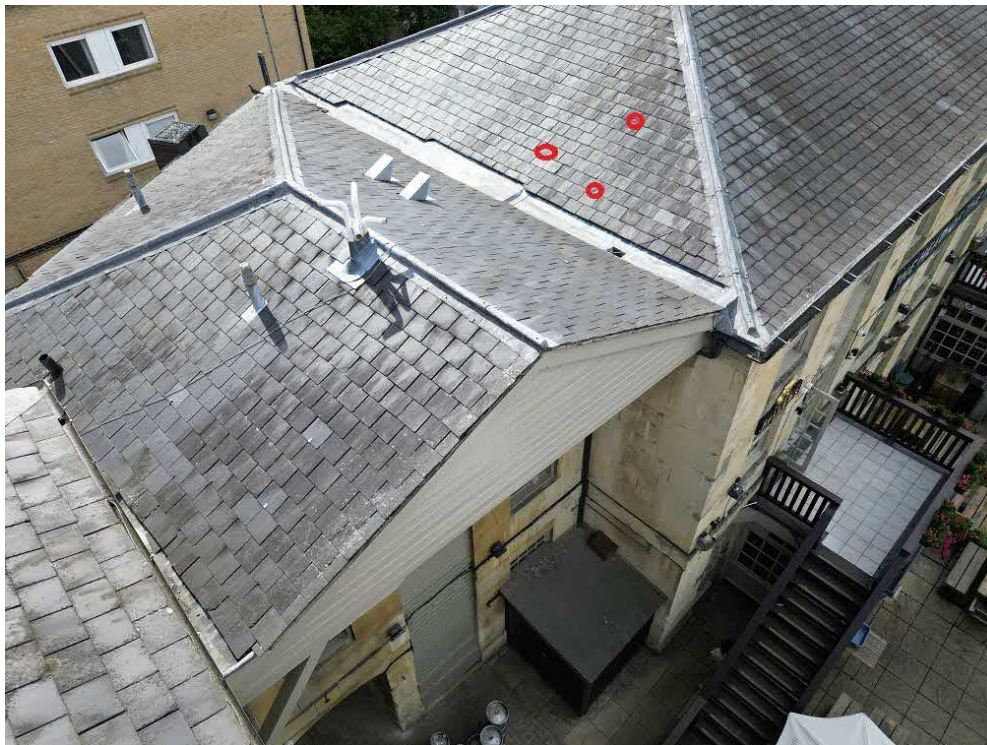
Slipped/broken
slate

Section E



Slipped/broken
slate

Section F



Slipped
broken/slate

Section G



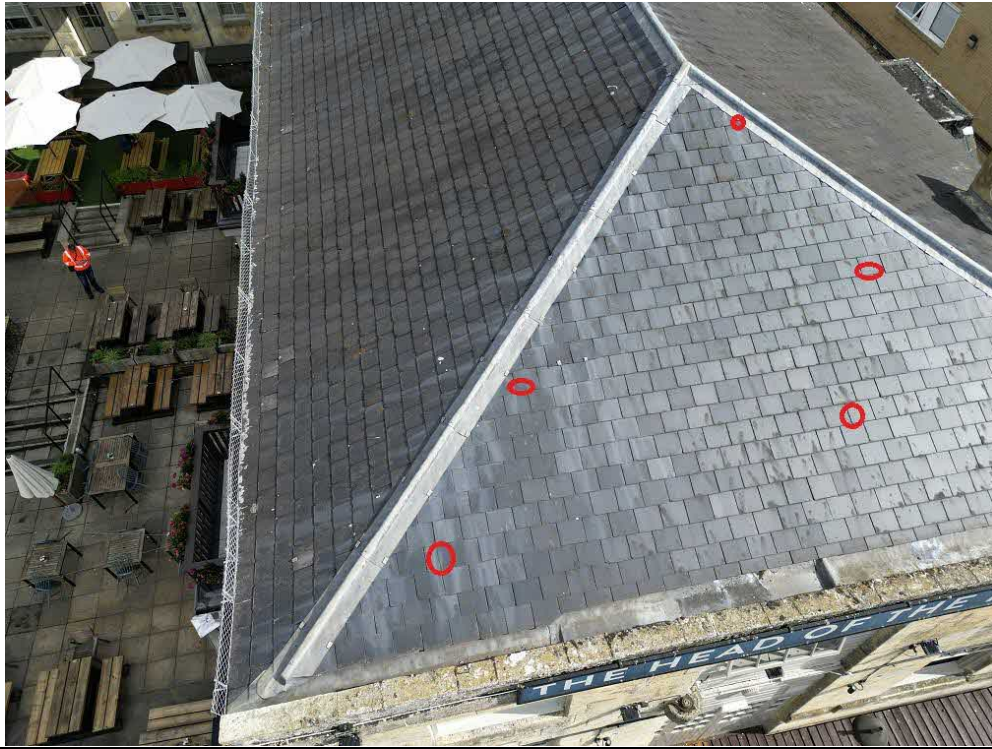
Slipped
broken/slate

G



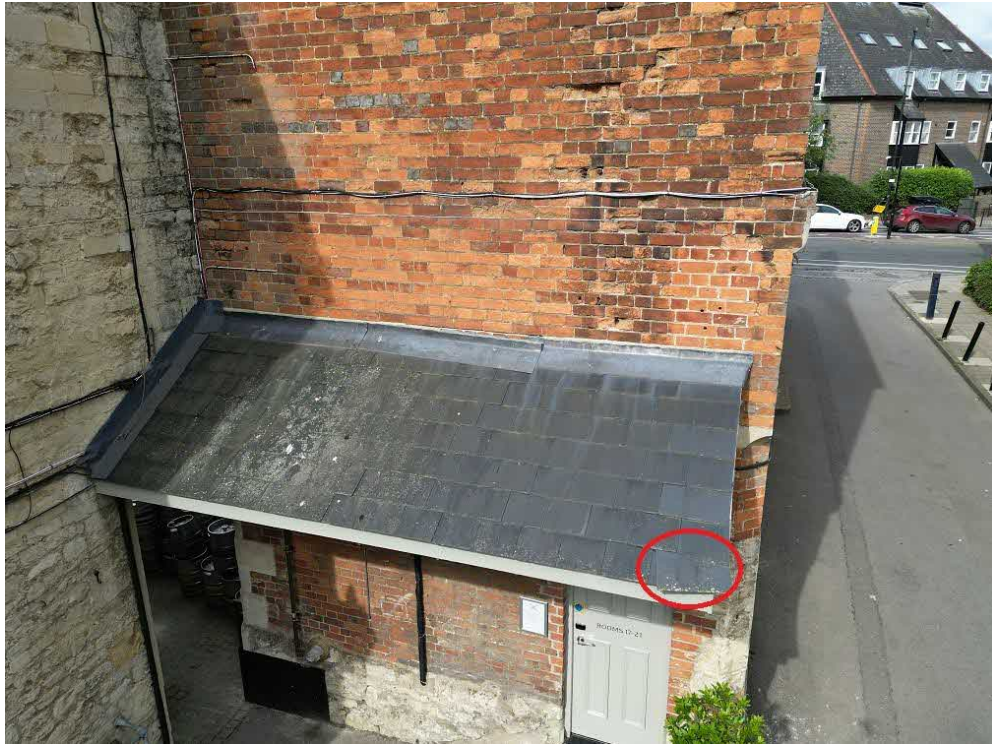
Slipped/broken
slate

Section H



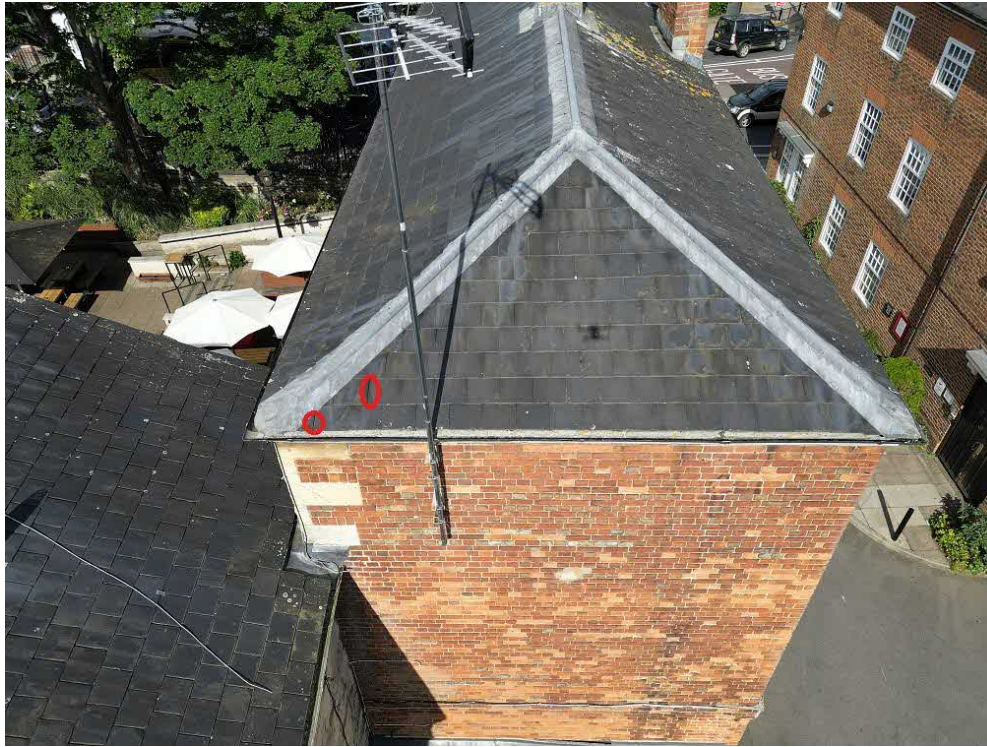
Slipped/broken
slate

Section I



Slipped/broken
slate

Section J



Slipped/broken
slate

Section K



Slipped/broken
slate

Fractured
render

K



Slipped/broken
slate

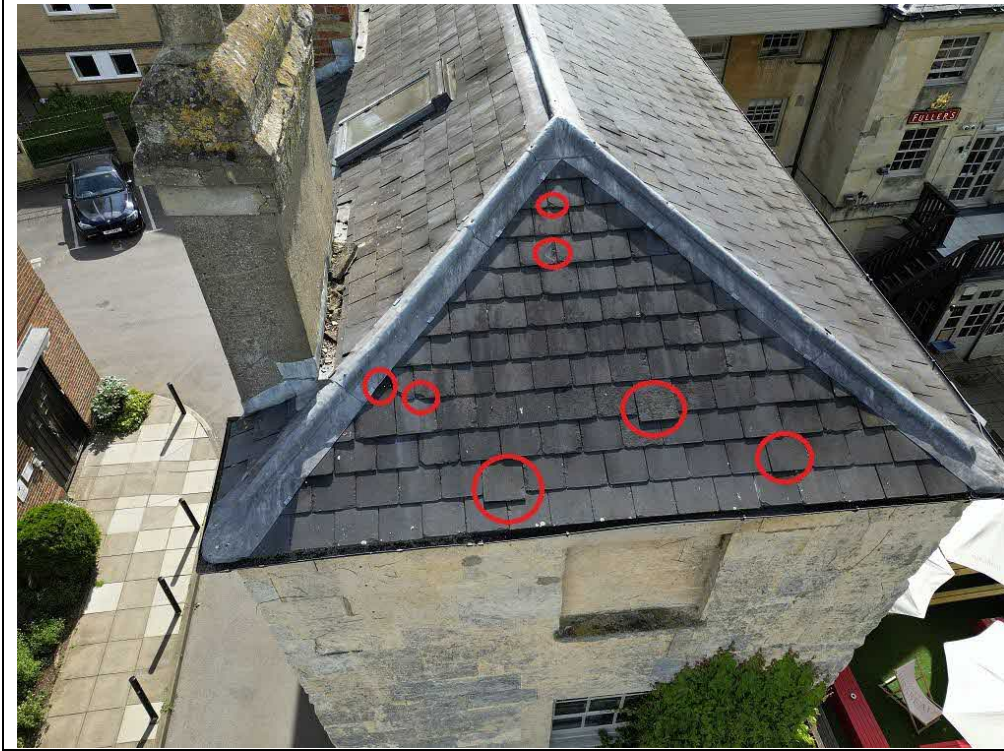
Spalling render

Section L



Slipped/broken
slate

Section M



Slipped/broken
slate

End of report