

ZONE 04:

- STABLEYARD COTTAGES - INTERNALS FIRST FLOOR
1. 10-15MM DIAGONAL CRACK FROM CORNER REDUCING TO HAIRLINE AT LOW PURLIN BEARING. ALL THE WAY THROUGH THE WALL.
2. 20MM GAP AT CENTRE STRUT CONNECTION AND CIRCA 30MM OFFSET.
3. BOTH END BEARINGS OF TRUSS DECAYED. SECTION LOSS TO BE CONFIRMED BY TIMBER ROT SPECIALIST. STRUCTURAL REMEDIAL WORKS MIGHT BE REQUIRED.
4. 30MM GAP AT CENTRE STRUT CONNECTION. ALSO OFFSET?
5. RIDGE BOARD ON END BAY AS OPPOSED TO RIDGE PURLIN THROUGHOUT.
6. END BEARINGS OF TRUSS OK. SITTING ON TIMBER PADSTONE.
7. TIMBERS AT CORNER DETAIL DECAYED.
8. INTERNAL GABLE APPEARS OK.
9. TRUSS BEARING OK.
10. TRUSS BEARING DECAYED AND SITTING ON DECAYED TIMBER.
11. EMBEDDED END DECAYED. LOCALISED BULGE IN MASONRY BELOW. MASONRY UNITS BELOW SEVERELY DECAYED.
12. BEARING OK.
13. TIMBER LINTEL OF OPENING THROUGH INTERNAL GABLE EXTENDS TO CORNER AND IS CRANKED DOWN.
14. RIDGE BOARD THROUGHOUT.
15. COARSE DIAGONAL CRACKING RADIATING FROM WEST BEARING OF LINTEL UP TO ALL PURLIN BEARING LOCATIONS DIRECTLY ABOVE. LINTEL TENDS DOWN TO EAST. APPEARS TO HAVE ROTATED AND EASTERN BEARING RE-BUILT WITH MODERN BRICKS.
16. 10MM CRACK IN CORNER INTERFACE. NEW WALL UNBONDED.
17. BEARING OK.
18. NOTCH AT MIDPOINT (LEAVING ca 50% CROSS SECTION) AND JUST BEFORE BEARING (ca 60% REMAINING CROSS SECTION) AT NODE WITH RAFTER. SOME DECAY AT THIS BEARING.
19. SLIGHTLY DIFFERENT TRUSS. KING POST STOPS PART WAY AND SUPPORTS HORIZONTAL MEMBER WHICH JOINS RAFTERS UNDER UPPER PURLIN BEARINGS. PIER BUILT TO ENLARGE TRUSS BEARING. FLUMB AND OK.
20. BEARING OK.
21. CORNER PARTLY BONDED. RELATIVELY TIGHT. CONSOLIDATE AT EAVES LEVEL.
22. OPENING IN MASONRY GABLE PARTIALLY BLOCKED UP (ONLY OUTER SKIN). UNBONDED, UNFINISHED JAMBS AND LINTEL. NO BEARING. RE-BUILD AND CONSOLIDATE MASONRY CORNER INTERFACE.
23. CORBELLED MASONRY TO SUPPORT DIAGONAL STEEL ELEMENT.
24. DIAGONAL TIMBER BRACE SUPPORTING HIPPED ROOF IS DECAYED.
25. STEEL BEAMS PERHAPS RESTRAINING THE GABLE END.
26. DIAGONAL STEEL ELEMENTS SUPPORTING LOWER PURLIN BEARING LOCATIONS AND HIPPED RAFTER.
27. BOTTOM OF HIPPED SECTION MISSING.
28. DIAGONAL TIMBER BRACE SUPPORTING HIPPED ROOF IS DECAYED.
29. ACCESS PLATFORM BEHIND PARAPET VISIBLE INTERNALLY ALONG WHOLE ELEVATION.
30. ARCH BRACED KING POST TRUSS HAS BEEN STRENGTHENED. THE BEAM DOUBLED UP AND BOLTED THROUGH. STEEL TIE INSTALLED BETWEEN PRINCIPAL RAFTERS BELOW LOWER PURLIN LOCATION. VERTICAL STRAP BOLTED THROUGH TYING ELEMENTS TOGETHER. TOP OF DIAGONAL SECTION OF OLD HIPPED ROOF CUT OFF.
31. 30-40mm THICK CRACK THROUGH FULL THICKNESS OF WALL.
32. LARGE STONE UNITS IN WALL IN THIS SECTION.
33. 5-7mm THICK CRACK ALONG JAMB OF INFILLED OPENING.
34. LOOSE MASONRY BELOW PURLIN BEARING AND AT WALLHEAD.
35. COARSE CRACK AT INTERFACE ca 15mm THICK.
36. MORE TYPICAL KING POST TRUSSES ABOVE CENTRAL SECTION OF ENTRANCE WING.
37. STRUCTURE OF BELL TOWER ABOVE IS OFFSET FROM TRUSS SUPPORTS. ADDITIONAL TIMBER PURLINS AND OTHER ELEMENTS TO FORM SUPPORT STRUCTURE.
38. NO ACCESS INTO ROOF SPACE ABOVE ARCH ED ENTRANCE.
39. NO ACCESS INTO ROOF SPACE.
40. TIMBER AND STEEL DIAGONAL BRACES SUPPORTING HIPPED ROOF.

ZONE 03:

- COURTYARD COTTAGES - INTERNALS FIRST FLOOR / ROOF
1. BEAM HIDDEN BY MODERN CEILING FINISHES. APPEARS TO HAVE BEEN PULLED OUT CIRCA 50MM.
2. KING POST TRUSS SUPPORTING RIDGE BOARD. THE BEAM RETAINING EXTERNAL FLANK WALL, WHICH IS LEANING OUT. LOOSE MASONRY UNITS AROUND THE BEAM BEARING. FLOOR JOISTS IN THIS SECTION CIRCA 200MM DEEP.
3. LOOSE MASONRY AT WALL HEAD ALONG WALL.
4. STOCKY TIMBER PURLINS, ROTATED TO SLOPE.
5. PURLIN BEARING ON END OF INTERNAL MASONRY GABLE WALL. LOOSE MASONRY AT BEARING.
6. PURLIN BEARING ON MASONRY UNITS BUILT OFF TIMBER SECTION SPANNING BETWEEN MASONRY GABLE AND FLANK WALL.
7. TIMBER EDGE BEAM DECAYED. SOME COMMON RAFTERS IN THIS AREA TOO.
8. KING POST TRUSS AS BEFORE. BUT BOXED OUT STEEL TIE BEAM HAS BEEN INSTALLED NEXT TO TRUSS TIE BEAM.
9. EVIDENT LEAK IN THIS SECTION. TRUSS TIE BEAM LIKELY DECAYED.
10. MISSING MASONRY BELOW PURLIN BEARING. ASSUME BEAMS IN FLOOR FOLLOW TRUSS LOCATIONS.
11. CEILING STILL PRESENT IN THIS SECTION SO NO ACCESS TO ROOF STRUCTURE. ASSUME HIPPED. EDGE BEAMS AROUND PERIMETER DAMP AND DECAYED. DIAGONAL BEAMS IN CORNER APPEAR OK.

ZONE 02:

- COURTYARD WING - INTERNALS FIRST FLOOR
1. NO STRUCTURAL DEFECT OF NOTE.
2. DAMP AND HAIRLINE CRACKS THROUGH FINISHES.
3. DAMP STAINS ON FINISHES IN THIS CORNER. NO STRUCTURAL DEFECT OF NOTE.
4. HAIRLINE VERTICAL CRACKS IN FINISHES. NO STRUCTURAL DEFECT OF NOTE.
5. NO STRUCTURAL DEFECT OF NOTE.
6. DAMP AND HAIRLINE CRACKS THROUGH MOULDING OF BAY WINDOW. NO STRUCTURAL DEFECT OF NOTE TO REST OF THE ROOM.
7. WINDOW AND DOOR OPENING CRANKED TO WALLS EITHER SIDE. MOULDING AT CEILING INTERFACE BOWS OUT ON FLAN CIRCA 20MM.
8. CLEAR WATER INGRESS ABOVE WINDOW OPENING. CHECK TIMBER SAFE LINTEL FOR ROT. FINISHES DAMAGED.
9. PARTITION WALL SAGS OVER ITS LENGTH. PROBABLY SITTING ON FLOORBOARDS WITH NO SUPPORT FROM WALL BELOW.
10. FLOOR A BIT BOUNDY.
11. FLOOR IN CORRIDOR SLOPES DOWN.
12. DOOR AND WINDOW OPENING. WALLS AND FLOOR SLOPE DOWN TO PARTITION. SOUNDS HOLLOW.
13. WALLS AND WINDOW OPENINGS CRANKED DOWN TO CORNER.
14. STAIRS CRANKED DOWN SLIGHTLY TOWARDS WALL.
15. NO STRUCTURAL DEFECT OF NOTE TO THIS SECTION OF CORRIDOR.
16. ARCH ED OPENING HEAVILY STAINED FROM WATER INGRESS AND MOULD. GEOMETRY APPEARS SOUND.
17. NO STRUCTURAL DEFECT OF NOTE TO STAIRS.
18. NO STRUCTURAL DEFECT OF NOTE TO CUPBOARD.
19. NO STRUCTURAL DEFECT OF NOTE.
20. NO STRUCTURAL DEFECT OF NOTE.
21. NO STRUCTURAL DEFECT OF NOTE.
22. NO STRUCTURAL DEFECT OF NOTE ALTHOUGH FLOOR FEELS UNEVEN.
23. NO STRUCTURAL DEFECT OF NOTE TO CORRIDOR. MASONRY WALLS EITHER SIDE CIRCA 400MM THICK (2 BRICKS).
24. OUTER WALL LEANS OUT SLIGHTLY. MAX DISPLACEMENT OVER WINDOW OPENING.
25. ROOF APX DETAIL IS RIDGE BOARD WITH COMMON RAFTERS SPANNING TO THE WALLHEAD. NO STRUCTURAL DEFECT OF NOTE.

ZONE 01:

- CENTRAL WING - INTERNALS FIRST FLOOR
1. CORNER DAMP. SOLUBLE SALTS PUSHING TILES OFF WALLS.
2. FLOOR SLOPES DOWN SIGNIFICANTLY.
3. CRANKED DOOR OPENING.
4. FLOOR SLOPES DOWN.
5. NORTH SPRINGER OF ARCH LOWER THAN SOUTHERN ARCH OK.
6. CRACKS IN FINISHES THROUGH ARCH.
7. DOOR OPENINGS AND FLOOR CRANKED TO CORNER. FLOORS SLOPE DOWN TO PARTITION.
8. DAMP AND WATER INGRESS VISIBLE ON WALL BEHIND BLOCKED UP WINDOW OPENING.
9. CEILING AND FLOOR SLOPES DOWN TO PARTITION BUT WINDOW ON ELEVATION SQUARE. HAIRLINE CRACK ALONG CEILING AND MOULDING INTERFACE.
10. HAIRLINE DIAGONAL CRACK IN FINISHES.
11. NO STRUCTURAL DEFECT OF NOTE.
12. FLOOR SAGS SIGNIFICANTLY TOWARDS THE CENTRE OF THE ROOM. INTRUSIVE INVESTIGATIONS REQUIRED TO FLOOR STRUCTURE BELOW.
13. TOWER CUPBOARD DAMP.
14. FLOOR IN CORRIDOR SLOPES DOWN SIGNIFICANTLY TOWARDS PARTITIONS. CIRCA 20MM IN PLACES.
15. FLOOR FEELS SOLID AND RAISED IN AREAS WHERE A MASONRY WALL IS RUNNING BELOW.
16. EASTERN SPRINGER OF THESE ARCHES CIRCA 20-40MM LOWER. APPEAR TO BEAR ON PARTITION. GEOMETRY ARTICULATED WITH HAIRLINE CRACKS THROUGH MOULDING AT CROWN.
17. FLOOR SAGS TOWARDS MID POINT OF PARTITION.
18. FLOOR SLOPES DOWN SIGNIFICANTLY CIRCA 80MM.
19. FLOOR SLOPES DOWN SIGNIFICANTLY CIRCA 50MM.
20. TILES ARE BULGING OFF THE WALL.
21. 1-2MM CRACK IN MOULDING.
22. FLOOR SLOPES IN CORRIDOR.
23. SEVERELY CRANKED DOOR OPENING.
24. CLEAR AND ACTIVE WATER INGRESS IN THIS CORNER OF THE TWO STOREY STAIRWELL SPACE. MASONRY SATURATED. ARCH BELOW SATURATED.
25. VERTICAL 5MM CRACKS ABOVE ARCH ED WINDOW OPENING IN STAIRWELL LANTERN.
26. STAIRS AND LANDING CRANKED DOWN TO STRINGER CIRCA 40-50MM.

ZONE 01:

- WYATT WING - INTERNALS FIRST FLOOR
1. CORNER DAMP. SOLUBLE SALTS PUSHING TILES OFF WALLS.
2. FLOOR SLOPES DOWN SIGNIFICANTLY.
3. CRANKED DOOR OPENING.
4. FLOOR SLOPES DOWN.
5. NORTH SPRINGER OF ARCH LOWER THAN SOUTHERN ARCH OK.
6. CRACKS IN FINISHES THROUGH ARCH.
7. DOOR OPENINGS AND FLOOR CRANKED TO CORNER. FLOORS SLOPE DOWN TO PARTITION.
8. DAMP AND WATER INGRESS VISIBLE ON WALL BEHIND BLOCKED UP WINDOW OPENING.
9. CEILING AND FLOOR SLOPES DOWN TO PARTITION BUT WINDOW ON ELEVATION SQUARE. HAIRLINE CRACK ALONG CEILING AND MOULDING INTERFACE.
10. HAIRLINE DIAGONAL CRACK IN FINISHES.
11. NO STRUCTURAL DEFECT OF NOTE.
12. FLOOR SAGS SIGNIFICANTLY TOWARDS THE CENTRE OF THE ROOM. INTRUSIVE INVESTIGATIONS REQUIRED TO FLOOR STRUCTURE BELOW.
13. TOWER CUPBOARD DAMP.
14. FLOOR IN CORRIDOR SLOPES DOWN SIGNIFICANTLY TOWARDS PARTITIONS. CIRCA 20MM IN PLACES.
15. FLOOR FEELS SOLID AND RAISED IN AREAS WHERE A MASONRY WALL IS RUNNING BELOW.
16. EASTERN SPRINGER OF THESE ARCHES CIRCA 20-40MM LOWER. APPEAR TO BEAR ON PARTITION. GEOMETRY ARTICULATED WITH HAIRLINE CRACKS THROUGH MOULDING AT CROWN.
17. FLOOR SAGS TOWARDS MID POINT OF PARTITION.
18. FLOOR SLOPES DOWN SIGNIFICANTLY CIRCA 80MM.
19. FLOOR SLOPES DOWN SIGNIFICANTLY CIRCA 50MM.
20. TILES ARE BULGING OFF THE WALL.
21. 1-2MM CRACK IN MOULDING.
22. FLOOR SLOPES IN CORRIDOR.
23. SEVERELY CRANKED DOOR OPENING.
24. CLEAR AND ACTIVE WATER INGRESS IN THIS CORNER OF THE TWO STOREY STAIRWELL SPACE. MASONRY SATURATED. ARCH BELOW SATURATED.
25. VERTICAL 5MM CRACKS ABOVE ARCH ED WINDOW OPENING IN STAIRWELL LANTERN.
26. STAIRS AND LANDING CRANKED DOWN TO STRINGER CIRCA 40-50MM.



FIRST FLOOR PLAN
1:200

GENERAL NOTES:

- 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. FOR GENERAL NOTES REFER TO DRAWING.



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