

ZONE 04a:
STABLEYARD COTTAGES - INTERNALS GROUND FLOOR

- CORNER BOND APPEARS TIGHT.
- DIAGONAL ROOF MEMBER EMBEDDED IN WALL EITHER SIDE DECAYED. STEEL BRACE ADDED.
- POTHLES FOR JOISTS IN MASONRY WALL EITHER SIDE.
- HAIRLINE CRACK UP CORNER RETURN.
- UNBONDED CIRCA 3-4MM GAP AT BUTT JOINT INTERFACE.
- THIS FLANK WALL SECTION IS IN POOR CONDITION. INTERNAL MASONRY SKIN UNSUPPORTED ABOVE FLAT ARCHED OPENING. MASONRY UNITS MISSING / LOOSE. WALL BUCKLES IN SECTION.
- LOOSE / DISPLACED / MISSING MASONRY AT WALL HEAD REVEALS OUTER FLANGE OF EMBEDDED STEEL COLUMN. EMBEDDED TIMBER LINTEL DECAYED OVER INFILLED OPENING.
- INFILLED ARCHWAY. GEOMETRY SOUND.
- PIERS APPEAR WELL BONDED TO EXTERNAL MASONRY.
- JOISTS BUT NO FLOOR ABOVE.
- OUTLINE OF CIRCULAR WINDOWS VISIBLE INTERNALLY. SOLID CONCRETE FLOOR.
- NO STRUCTURAL DEFECT OF NOTE AT GROUND FLOOR. BRESSUMMER BEAMS DECAYED (CIRCA 400-1000MM FROM WALL). SECTION LOSS VISIBLE. SOME REMEDIAL TIMBER INSTALLED BUT INEFFECTIVE. REMEDIAL REPAIRS / REPLACEMENT REQUIRED.
- REMEDIAL ROT REPAIRS ON BRESSUMMER ARE MADE OF TIMBER. CHECK FOR ROT. CIRCA 1M LENGTH OF BRESSUMMER DECAYED. STRUCTURALLY SIGNIFICANT SECTION LOSS VISIBLE - 40%.
- CHIMNEY UNSUPPORTED BELOW FIRST FLOOR LEVEL. STOPS UNDER ROOF LEVEL. INNER SKIN OF MASONRY BEHIND IS UNSUPPORTED BELOW FIRST FLOOR LEVEL. LOOSE MASONRY UNITS AT INTERFACE.
- LOOSE MASONRY ABOVE FIRST FLOOR OPENING. BELOW CORNER BEARING OF ROOF STRUCTURE.
- LOCALISED BULGE IN MASONRY IN CORNER NEAR WALL HEAD. SKIN SEPARATION. DISPLACED MASONRY UNITS CIRCA 4MM. REMEDIAL WORKS REQUIRED.
- NO STRUCTURAL DEFECT OF NOTE AT GROUND FLOOR LEVEL. FLOOR APPEARS SOLID.
- NO STRUCTURAL DEFECT OF NOTE, ALTHOUGH VERY DAMP.
- BEAMED OPENING? INTRUSIVE INVESTIGATION REQUIRED.
- NO STRUCTURAL DEFECT OF NOTE. STRUCTURE HIDDEN BEHIND MODERN FINISHES.
- HAIRLINE CRACKING AT CEILING INTERFACE AND TOP 500MM OF CORNERS.
- NO STRUCTURAL DEFECT OF NOTE, ALTHOUGH WALLS SHOW DAMP FROM GROUND BELOW COTTAGES ON OTHER SIDE.
- HAIRLINE CRACK IN FINISHES TO CORNER.
- NO STRUCTURAL DEFECT OF NOTE. CONCRETE FLOOR SLOPES STEEPLY DOWN TO BACK WALL.
- OPEN JOINT IN CORNER RETURN.
- INFILLED OPENING.

ZONE 03b:
COURTYARD COTTAGES - INTERNALS GROUND FLOOR

- OLD PLANT ROOM. SOLID FLOOR. NO STRUCTURAL DEFECT OF NOTE. STRUCTURE HIDDEN BY FINISHES.
- NO STRUCTURAL DEFECT OF NOTE TO KITCHEN. STRUCTURE HIDDEN BEHIND MODERN FINISHES. CHIMNEY BLOCKED.
- STEEL SPLICE REPAIR VISIBLE ON BEAM END.
- NO STRUCTURAL DEFECT OF NOTE. STRUCTURE HIDDEN BEHIND MODERN FINISHES.
- STRUCTURE HIDDEN BEHIND MODERN FINISHES. EXTERNAL WALL IS DAMP EVEN AT CEILING LEVEL. CHECK BEAM EMBEDDED ENDS FOR ROT.
- NO STRUCTURAL DEFECT OF NOTE, ALTHOUGH HAIRLINE CRACKS IN FINISHES AROUND INFILLED OPENING.

ZONE 03a:
COURTYARD WING - INTERNALS GROUND FLOOR

- NO STRUCTURAL DEFECT OF NOTE TO BATHROOM AND ENTRANCE.
- NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE.
- CORNER DAMP. RAINWATER PIPE LOCATION EXTERNAL. CLEAR WATER INGRESS.
- NO STRUCTURAL DEFECT OF NOTE.
- EMBEDDED METALWORK / MACHINERY IN WALL. NO STRUCTURAL DEFECT OF NOTE.
- DOUBLE HEIGHT SPACE.
- BEAMED OPENING CRANKED DOWN.
- NO STRUCTURAL DEFECT OF NOTE TO ALCOVE.
- NO STRUCTURAL DEFECT OF NOTE TO BATHROOMS.
- MINOR CRACKING IN CEILING FINISHES. NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE TO CORRIDOR.
- NO STRUCTURAL DEFECT OF NOTE TO STAIRWELL AND AREA UNDER STAIRS.
- NO STRUCTURAL DEFECT OF NOTE TO KITCHEN. STRUCTURE HIDDEN BEHIND MODERN FINISHES.
- EVIDENCE OF WATER INGRESS BEHIND TILES.
- NO STRUCTURAL DEFECT OF NOTE TO CORRIDOR.
- NO STRUCTURAL DEFECT OF NOTE. ARCH GEOMETRY SOUND.
- SUSPENDED TIMBER FLOOR. NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE. BLOCKED UP FIREPLACE.
- NO STRUCTURAL DEFECT OF NOTE.
- CORNER OF PIER REMOVED FOR RAINWATER PIPE THAT IS NO LONGER THERE. REINSTATE BOND.
- HAIRLINE CRACK AT CEILING INTERFACE.
- BROKEN TILES IN FLOOR. HOGGING?
- NO ACCESS.

ZONE 02:
CENTRAL WING - INTERNALS GROUND FLOOR

- NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE.
- FLOOR SLOPES SLIGHTLY TO PIER BETWEEN WINDOWS. WINDOW OPENING CRANKED IN SAME DIRECTION.
- WATER INGRESS AND SOLUBLE SALT PENETRATION VISIBLE AT GROUND FLOOR LEVEL.
- NO STRUCTURAL DEFECT OF NOTE.
- EMBEDDED METALWORK / MACHINERY IN WALL. NO STRUCTURAL DEFECT OF NOTE.
- SOME HAIRLINE CRACKING THROUGH FINISHES AT CROWN OF ARCH.
- NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE. ARCH GEOMETRY SOUND.
- NO STRUCTURAL DEFECT OF NOTE.
- NO STRUCTURAL DEFECT OF NOTE.

ZONE 01:
WYATT WING - INTERNALS GROUND FLOOR

- WATER INGRESS IN TWO NORTHERN CORNERS OF ROOM.
- SOME MOVEMENT IN THE MOULDING AROUND THIS BEAM LOCATION IS APPARENT. HAIRLINE TO 10MM GAP THROUGHOUT. FROM OLD PLANS IT APPEARS A BEAM IN THE FLOOR ABOVE BEARS ONTO THE MIDPOINT. INVESTIGATE CONDITION OF BEAM.
- INFILL STRUCTURES OPEN TO THE CEILING ABOVE. SOME HAIRLINE CRACKING VISIBLE IN MOULDING ON CORNER RETURNS.
- NO STRUCTURAL DEFECT OF NOTE TO ENTRANCE. SIGNIFICANT WATER INGRESS / DECAY IN THIS FRONT SECTION. SOLUBLE SALTS PENETRATING THROUGH MASONRY AT FARISES. FABRIC REPAIR AND REPOINTING REQUIRED.
- ARCH GEOMETRY OK BUT JOINTS HAVE OPENED AT CROWN INTRADOS, PARTICULARLY ABOVE INTERNAL DOOR. MICROGROUT REQUIRED.
- WATER INGRESS EVIDENT THROUGHOUT BUT PARTICULARLY IN CORNERS. SOLUBLE SALTS PUSHING TILES OFF THE WALL.
- NO STRUCTURAL DEFECT OF NOTE.
- DOOR OPENINGS CRANKED DOWN SLIGHTLY. NO STRUCTURAL DEFECT OF NOTE TO ROOM.
- SOME WATER INGRESS DAMAGE TO CEILING.
- HAIRLINE CRACK IN MOULDING AND FINISHES AT CORNER BEARING OF BEAM OVER BAY WINDOW.
- CORNER WALL FEELS DAMP (MORE THAN OTHERS). CHECK TOWER.
- CORNERS VERY DAMP / STAINED. RAINWATER PIPE BEHIND?
- ARCH OK.
- NO STRUCTURAL DEFECT OF NOTE TO REST OF ROOM.
- FLOOR SLOPES DOWN SLIGHTLY TO CROSS WALL.
- STAIRS CRANKED TOWARDS BALUSTRADE. CIRCA 5MM GAP BETWEEN BALUSTERS AND STRINGER.
- CIRCA 10MM GAP AT TOP CORNER OF STRINGER JOINT.
- STAIRS ONLY VERY SLIGHTLY CRANKED TOWARDS STRING BUT CIRCA 2MM GAP AT TOP AND BOTTOM OF BALUSTER JOINTS.



GROUND FLOOR PLAN
1:200

FLOOR STRUCTURE ABOVE
1:200

GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- 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.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FOR GENERAL NOTES REFER TO DRAWING.



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FOR COORDINATION

Client: SHENTON GROUP

Project: CUERDEN HALL

Orig Title: SURVEY RECORD DRAWINGS, GROUND FLOOR PLAN

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