COACHYARD INTERNALS - GROUND FLOOR

1. CORNER BOND APPEARS TIGHT.
2. DIAGONAL ROOF MEMBER EMBEDDED IN WALL EITHER SIDE DECAYED. STEEL BRACE ADDED.
3. POTHOLES FOR JOISTS IN MASONRY WALL EITHER SIDE.
4. HAIRLINE CRACK UP CORNER RETURN.
5. UNBONDED CIRCA 30-40MM GAP AT BUTT JOINT INTERFACE.
6. THIS FLANK WALL SECTION IS IN POOR CONDITION. INTERNAL MASONRY SKIN UNSUPPORTED ABOVE FLAT ARCHED OPENING. MASONRY UNITS MISSING / LOOSE. WALL BUCKLES IN SECTION.
7. LOOSE / DISPLACED / MISSING MASONRY AT WALL HEAD REVEALS OUTER FLANGE OF EMBEDDED STEEL COLUMN.
8. EMBEDDED TIMBER LINTEL DECAYED OVER INFILLED OPENING.
9. INFILLED ARCHWAY. GEOMETRY SOUND.
10. PIERS APPEAR WELL BONDED TO EXTERNAL MASONRY.
11. JOISTS BUT NO FLOOR ABOVE.
12. OUTLINE OF CIRCULAR WINDOWS VISIBLE INTERNALLY.
13. SOLID CONCRETE FLOOR.
14. NO STRUCTURAL DEFECT OF NOTE AT GROUND FLOOR.
15. BRESSUMMER BEAMS DECAYED (CIRCA 400-1000MM FROM WALL). SECTION LOSS VISIBLE. SOME REMEDIAL TIMBER INSTALLED BUT INEFFECTIVE. REMEDIAL REPAIRS / REPLACEMENT REQUIRED.
16. REMEDIAL ROT REPAIRS ON BRESSUMMER ARE MADE OF TIMBER. CHECK FOR ROT. CIRCA 1M LENGTH OF BRESSUMMER DECAYED. STRUCTURALLY SIGNIFICANT SECTION LOSS VISIBLE <50%.
17. 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.
18. LOOSE MASONRY ABOVE FIRST FLOOR OPENING, BELOW CORNER BEARING OF RO OF STRUCTURE.
19. LOCALISED BULGE IN MASONRY IN CORNER NEAR WALL HEAD. SKIN SEPARATION. DISPLACED MASONRY UNITS CIRCA 40MM. REMEDIAL WORKS REQUIRED.
20. NO STRUCTURAL DEFECT OF NOTE AT GROUND FLOOR LEVEL. FLOOR APPEARS SOUD.
21. NO STRUCTURAL DEFECT OF NOTE, ALTHOUGH VERY DAMP.
22. BEAMED OPENING? INTRUSIVE INVESTIGATION REQUIRED.
23. NO STRUCTURAL DEFECT OF NOTE. STRUCTURE HIDDEN BEHIND MODERN FINISHES.
24. HAIRLINE CRACKING AT CEILING INTERFACE AND TOP 500MM OF CORNERS.
25. NO STRUCTURAL DEFECT OF NOTE, ALTHOUGH WALLS SHOW DAMP FROM GROUND BELOW COTTAGES ON OTHER SIDE.
26. HAIRLINE CRACK IN FINISHES TO CORNER.
27. NO STRUCTURAL DEFECT OF NOTE. CONCRETE FLOOR SLOPES STEERLY DOWN TO BACK WALL.
28. OPEN JOINT IN CORNER RETURN.
29. INFILLED OPENING.

COURTYARD COTTAGES INTERNALS - GROUND FLOOR

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

COURTYARD WING - INTERNALS GROUND FLOOR

1. NO STRUCTURAL DEFECT OF NOTE TO BATHROOM AND ENTRANCE.
2. NO STRUCTURAL DEFECT OF NOTE.
3. NO STRUCTURAL DEFECT OF NOTE.
4. CORNER DAMP. RAINWATER PIPE LOCATION EXTERNAL.
5. CLEAR WATER INGRESS.
6. NO STRUCTURAL DEFECT OF NOTE.
7. EMBEDDED METAL WORK / MACHINERY IN WALL. NO STRUCTURAL DEFECT OF NOTE.
8. DOUBLE HEIGHT SPACE.
9. BEAMED OPENING CRANKED DOWN.
10. NO STRUCTURAL DEFECT OF NOTE TO ALCOVE.
11. NO STRUCTURAL DEFECT OF NOTE TO BATHROOMS.
12. MINOR CRACKING IN CEILING FINISHES. NO STRUCTURAL DEFECT OF NOTE.
13. NO STRUCTURAL DEFECT OF NOTE TO CORRIDOR.
14. NO STRUCTURAL DEFECT OF NOTE TO STAIRWELL AND AREA UNDER STAIRS.
15. NO STRUCTURAL DEFECT OF NOTE TO KITCHEN. STRUCTURE HIDDEN BEHIND MODERN FINISHES.
16. EVIDENCE OF WATER INGRESS BEHIND TILES.
17. NO STRUCTURAL DEFECT OF NOTE TO CORRIDOR.
18. NO STRUCTURAL DEFECT OF NOTE. ARCH GEOMETRY SOUND.
19. SUSPENDED TIMBER FLOOR. NO STRUCTURAL DEFECT OF NOTE.
20. NO STRUCTURAL DEFECT OF NOTE.
21. NO STRUCTURAL DEFECT OF NOTE TO BLOCKED UP FIREPLACE.
22. NO STRUCTURAL DEFECT OF NOTE.
23. NO STRUCTURAL DEFECT OF NOTE.
24. CORNER OF PIER REMOVED FOR RAINWATER PIPE THAT IS NO LONGER THERE. REINSTATE BOND.
25. HAIRLINE CRACK AT CEILING INTERFACE.
26. BROKEN TILES IN FLOOR. HOGGING?
27. N/A

CENTRAL WING - INTERNALS GROUND FLOOR

1. NO STRUCTURAL DEFECT OF NOTE.
2. NO STRUCTURAL DEFECT OF NOTE.
3. FLOOR SLOPES SLIGHTLY TO PIER BETWEEN WINDOWS. WINDOW OPENING CRANKED IN SAME DIRECTION.
4. WATER INGRESS AND SOLUBLE SALT PENETRATION VISIBLE AT GROUND FLOOR LEVEL.
5. NO STRUCTURAL DEFECT OF NOTE.
6. NO STRUCTURAL DEFECT OF NOTE.
7. SOME HAIRLINE CRACKING THROUGH FINISHES AT CROWN OF ARCH.
8. NO STRUCTURAL DEFECT OF NOTE.
9. NO STRUCTURAL DEFECT OF NOTE. ARCH GEOMETRY SOUND.
10. NO STRUCTURAL DEFECT OF NOTE.
11. NO STRUCTURAL DEFECT OF NOTE.

WYATT WING - INTERNALS GROUND FLOOR

1. WATER INGRESS IN TWO NORTHERN CORNERS OF ROOM.
2. 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.
3. INFILL STRUCTURES OPEN TO THE CEILING ABOVE.
4. SOME HAIRLINE CRACKING VISIBLE IN MOULDING ON CORNER RETURNS.
5. NO STRUCTURAL DEFECT OF NOTE TO ENTRANCE.
6. SIGNIFICANT WATER INGRESS / DECAY IN THIS FRONT SECTION. SOLUBLE SALTS PENETRATING THROUGH MASONRY AT ARISES. FABRIC REPAIR AND REPOINTING REQUIRED.
7. ARCH GEOMETRY OK BUT JOINTS HAVE OPENED AT CROWN INTRADOS, PARTICULARLY ABOVE INTERNAL DOOR. MICRO GROUT REQUIRED.
8. WATER INGRESS EVIDENT THROUGHOUT BUT PARTICULARLY IN CORNERS. SOLUBLE SALTS PUSHING TILES OFF THE WALL.
9. NO STRUCTURAL DEFECT OF NOTE.
10. DOOR OPENINGS CRANKED DOWN SLIGHTLY. NO STRUCTURAL DEFECT OF NOTE TO ROOM.
11. SOME WATER INGRESS. DAMAGE TO CEILING.
12. HAIRLINE CRACK IN MOULDING AND FINISHES AT CORNER BEARING OF BEAM OVER BAY WINDOW.
13. CORNER WALL FEELS DAMP (MORE THAN OTHERS). CHECK TOWER.
14. CORNERS VERY DAMP / STAINED. RAINWATER PIPE BEHIND?
15. ARCH OK
16. NO STRUCTURAL DEFECT OF NOTE TO REST OF ROOM.
17. FLOOR SLOPES DOWN SLIGHTLY TO CROSS WALL.
18. STAIRS CRANKED TOWARDS BALUSTRADE. CIRCA 5MM GAP BETWEEN BALUSTERS AND STRINGER.
19. CIRCA 10MM GAP AT TOP CORNER OF STRINGER JOINT.
20. 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:

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.

Rev:	Description:	Date:	By:	Chkd:

curtins
28 Lowther St Kendal, Cumbria, LA9 4DH
01539 724823
kendal@curtins.com
www.curtins.com
Structures • Civils • Environmental • Infrastructure • Transport Planning • Sustainability • Expert Advisory Services
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Status: FOR COORDINATION

Client: SHENTON GROUP

Project: CUERDEN HALL

Drg Title: SURVEY RECORD DRAWINGS, GROUND FLOOR PLAN

Project No:	Size:	Date:	Drawn By:	Designed By:	Checked By:
077572	A1	01/02/2021	SJ	SJ	DC
	Scale: AS STATED				

Project Code: | Originator: | Zone: | Level: | Type: | Discipline: | Category / Number: | Rev:

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