



Tree Protection Scheme

in Support of Discharge of Condition 5 of Approval
of Planning Application (no. 23/00214/FUL) to Construct
a New Inclusion Unit and Associated Access Road at



**St Cuthbert's RC High School,
Shaw Road, Rochdale,
Greater Manchester, OL16 4RX**

Prepared by:

Bowland 
Tree Consultancy Ltd

August 2023

**TREE PROTECTION SCHEME
ST CUTHBERT'S RC HIGH SCHOOL, ROCHDALE**

CONTENTS

1. TREE SURVEY SCHEDULE & BS5837: 2012 TABLE 1
2. GENERAL RECOMMENDATIONS FOR WORKS
3. TREE PROTECTION PLAN
4. PROPOSED SERVICES PLAN



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**TREE PROTECTION SCHEME
ST CUTHBERT'S RC HIGH SCHOOL, ROCHDALE**

PROJECT DETAILS

Project No.: BTC2786

Site: St Cuthbert's RC High School, Shaw Road, Rochdale, OL16 4RX

Agent for Client: Wade Group

Council: Rochdale Metropolitan Borough Council

Survey Date: 01 August 2023

Surveyed by: Joseph Lambert BSc(Hons) FdSc MArborA MICFor

Prepared by: Joseph Lambert BSc(Hons) FdSc MArborA MICFor

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Date of Issue: 14 August 2023

Version No: 1

Condition No. 5:

No development shall commence until a Tree Protection Plan (TPP) has been submitted to and approved in writing by the Local Planning Authority. The TPP shall include:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of any construction within the RPA or that may impact on the retained trees.
- c) A full specification for the installation of any boundary treatment works.
- d) Tree protection measures during construction indicated on a TPP and construction and construction activities involving excavation clearly identified as prohibited in this area.

The development shall be carried out in accordance with the approved TPP.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

TREE SURVEY SCHEDULE FOR TREE PROTECTION SCHEME							
Site:		St Cuthbert's RC High School, Shaw Road, Rochdale, Greater Manchester, OL16 4RX					
Agent:		Wade Group					

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	1 August 2023
Job Reference:	BTC2786

Page: 1 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T1	Sycamore	14	480#	N E S W	4 4 6 6	3 2.5	M	G	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see Tree Protection Plan (TPP)).	20+	B1/2	104	5.76
T2	Common Ash	18	620#	N E S W	5 5 10.5 7	4.5 5	M	P	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road. - Canopy colonised by Ash Dieback Disease (ADD) with approximately 50% canopy cover remaining.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	<10	U	174	7.44
T3	Sycamore	18	550#	N E S W	4.5 4.5 4.5 4.5	6-S 4	M	G	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	20+	B1/2	137	6.6
T4	Sycamore	15	320#	N E S W	2 3 4 4	N/A 2	EM	G	- Located in banking sloping north away from road within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	10+	C1	46	3.84

Headings and Abbreviations:

No.	Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species:	Common name
Height:	In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.:	Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread:	Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances:	Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage:	Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC:	Physiological Condition - a measure of the tree(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments:	Comments relating to the tree(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations:	Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related
ERC:	Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
Cat. Grade:	Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
RPA m²:	Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA Radius (m):	Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
# (Estimated Dimensions):	Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
	Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "# symbol

TREE SURVEY SCHEDULE FOR TREE PROTECTION SCHEME							
Site:		St Cuthbert's RC High School, Shaw Road, Rochdale, Greater Manchester, OL16 4RX					
Agent:		Wade Group					

Surveyor:	Joseph Lambert Chartered Arboriculturist
Survey Date:	1 August 2023
Job Reference:	BTC2786

Page: 2 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)	
T5	Common Ash	20	480#	N E S W	3 5 4 4	N/A 5	M	P	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of concrete kerb edging and sealed hard surfaced road. - Fence, Ivy and dense Leyland Cypress hedge impeded inspection. - Canopy colonised by ADD with approximately 50% canopy cover remaining. - Excessive pruning has left a very small canopy to height ratio.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	<10	U	104	5.76
T6	Common Lime	16	2x320 (ts)#	N E S W	4 2 3.5 4	6 5	EM	M	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road. - Topped previously at approximately 6.5m height.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	10+	C1	93	5.43
T7	Common Lime	20	480#	N E S W	0 4 7 5.5	N/A 4	M	G	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of hard surfaced road and in dense vegetation impeding inspection. - Significant stem curvature and lean to south at approximately 7m height with stem becoming horizontal before correcting to vertical 1m distance from initial curvature with a further severe curvature and evidently significant adaptive growth. - Moderate deadwood on south west side to 100mm diameter.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	10+	C1	104	5.76
T8	Common Ash	18	580#	N E S W	5 6.5 4 3.5	5 8	M	M	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of hard surfaced road and in dense vegetation impeding inspection. - Multiple partially occluded pruning and tear out wounds throughout up to approximately 150mm diameter with potential for associated decay pockets. - Minor indications of twig dieback associated with colonisation by ADD.	Ensure protection of tree through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	10+	C1/2	152	6.96

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Page: 3 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
G1	Common Ash	≤ 20	≤ 600#	N ≤ 3 E ≤ 7 S ≤ 7 W ≤ 7	N/A ≥ 6	M	P	- Located in banking sloping north away from road within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road. - Group colonised by ADD with tree to west having approximately 75-50% canopy cover remaining. - Tree to east has approximately 25% canopy cover remaining.	Ensure protection of group through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	<10	U	≤ 163	≤ 7.2
G2	2no. Sycamore, 1no. Ash	≤ 20	≤ 550#	N ≤ 5 E ≤ 5 S ≤ 7.5 W ≤ 6	N/A ≥ 4.5	EM	M-G	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of concrete kerb edging and sealed hard surfaced road. - Fence, Ivy and dense Leyland Cypress hedge impeded inspection.	Ensure protection of group through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	20+	B1/2	≤ 137	≤ 6.6
G3	Sycamore	≤ 15	≤ 400#	N ≤ 6.5 E ≤ 5.5 S ≤ 6.5 W ≤ 3	N/A ≥ 3	EM	M-G	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of boundary brick wall to north of sealed hard surfaced road. - Dense Ivy, hedge and undergrowth impeded inspection.	Ensure protection of group through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	20+	B1/2	≤ 113	≤ 6
G4	Common Beech, Leyland Cypress, Whitebeam, Holly, Sycamore, Cherry Laurel	≤ 20	≤ 400#	N ≤ 4.5 E ≤ 6.5 S ≤ 3.5 W ≤ 4	N/A ≥ 0	EM	M	- Located within neighbouring residential garden and not accessed to inspect in detail. - Located north of concrete kerb edging and sealed hard surfaced road. - Significant mutual suppression throughout group.	Ensure protection of group through retention of existing 2m high weld mesh boundary fencing throughout development phase with all construction works, including delivery and storage of site materials, taking place from within school site curtilage (see TPP).	10+	C1/2	≤ 72	≤ 4.8
G5	2no. Sycamore, 1no. Ash, no. Hawthorn	≤ 6	≤ 110#	N ≤ 2.5 E ≤ 2.5 S ≤ 2.5 W ≤ 2.5	N/A ≥ 0	Y-SM	M-G	- Closely spaced self set group located in school grounds. - Not accessed to inspect in detail. - Severely restricted rooting area between stone gabion retaining wall internal to school site, hard surfaced footpath and hard surfaced road. - Stems of Hawthorn and Sycamore conflicting with boundary fencing. - Canopy of Ash conflicting with roof of school building. - Limited long term potential for growth. - Not projected to be impacted by development works.	- Prune applicable tree(s) to attain 1.5m canopy clearance to school building roof and remove any stems the are currently conflicting with boundary fencing. - NB: School to consider removal of group due to long term suitability in current location.	<10	U	≤ 5	≤ 1.32

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.</i>			Red
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

GENERAL WORKS RECOMMENDATION FOR TREE PROTECTION SCHEME	
Site:	St Cuthbert's RC High School, Shaw Road, Rochdale, OL16 4RX

Agent for Client:	Wade Group
Job Reference:	BTC2786

General Recommendations in Respect of Works:

- Any tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- Any tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6.0 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within the indicated generic RPAs outside of the site curtilage, unless specifically detailed and agreed with the LPA tree officer.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the indicated generic RPAs outside of the site curtilage, unless specifically detailed and agreed with the LPA tree officer.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15.0m of any tree crown.
- Deliveries by crane should be supervised by the Site Manager, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10.0 of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Tree Consultant and the Tree Officer.

50mm black twin wall flexi duct for school IT (from school boiler room)

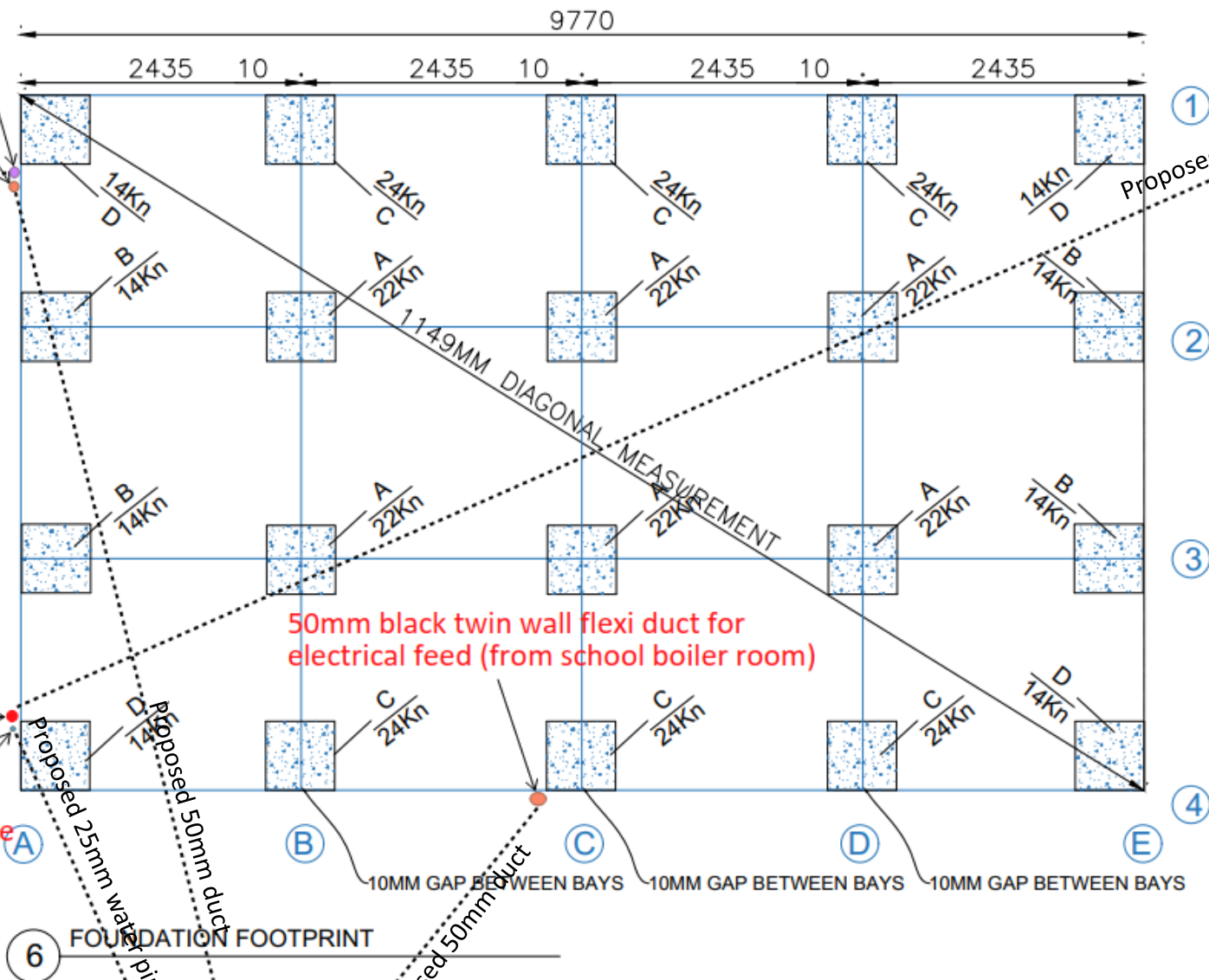
100mm black twin wall flexi duct from from gates

Proposed duct 100mm

Proposed 4" foul

4" Foul pipe

25mm blue MDPE water pipe



50mm black twin wall flexi duct for electrical feed (from school boiler room)

Boiler room

ADDITIONAL NOTES:
 • FLOOR SLABS TO BE VENTILATED IN ACCORDANCE WITH PART C BUILDING REGULATION DOCUMENT
 • THE OPENING SHOULD NOT BE LESS THAN EITHER 1/30TH OF THE FLOOR AREA OR 1/30TH OF THE FLOOR AREA, WHICHEVER GIVES THE GREATER OPENING AREA. ANY PIPES REQUIRED TO CARRY VENTILATING AIR SHOULD HAVE A DIAMETER OF AT LEAST 100MM AND BE PROVIDED WITH GRILLS TO PREVENT VENTILATION FROM ACCESS SURFACES BUT DO NOT REDUCE THE AIR FLOW UNLESS NECESSARY.
 • THE TWO EXTERNAL ADJOINING WALLS SHOULD HAVE VENTILATION OPENINGS PLACED SO THAT THE VENTILATING AIR WILL HAVE A FREE PATH BETWEEN OPPOSITE SIDS AND TO ALL PARTS OF THE FLOOR VOID.



INDICATIVE FOUNDATION & FLOOR JUNCTION (SIDE SECTION VIEW)

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REV:	DESCRIPTION:	BY:	DATE:
A	LOADINGS ADDED	MB	19.4.21



TITLE:
FOUNDATIONS (4 BAY)

CLIENT:
BARNOLDSWICK CE SCHOOL

SCALE AT A3:	DATE:	DRAWN:
NA	14.4.21	M BRITNER
PROJECT NO:	DRAWING NO:	
185	185	



WADE

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