

**Arboricultural Method Statement and Tree Condition Survey
for Approved Works at
30 Lincoln's Inn Field,
London,
WC2A 3PDL**

Prepared for The Honourable Society of Lincoln's Inn

Prepared to discharge condition 6 for Planning Application ref: 2022/2930/P



A trading name of RG Consultancy Ltd

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1.0 Introduction

- 1.1 This Arboricultural Method Statement has been prepared to provide the information required to discharge planning conditions 6 and 7 associated with the approved works at 30 Lincolns Inn Field, London, WC2A 3PD. Prepared to discharge conditions 6 and 7 for Planning Application ref: 2022/2930/P.
- 1.2 The approved works are for the 'Installation of louvres on roof with two new condensers within roof void, replacement windows on all elevations and installation of four condensers in side garden within acoustic enclosure and landscaping works'.
- 1.3 For ease of reference the Condition 6 is shown below:

Condition 6

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 1.4 The semi-mature fastigate oak T4 is to be removed to allow access for the condensers, this tree will be replaced with a new tree in the same shrub bed as per the Tree Protection Plan.

2.0 Statutory Protection

- 2.1 The site is located in the Bloomsbury Conservation Area. Due to the Conservation Area status all the trees with a stem diameter in excess of 75mm are subject to protection under the Conservation Area legislation. Notwithstanding specific exemptions in general terms, a Conservation Area (CA) prevents the cutting down, uprooting, topping, lopping, wilful damage to or wilful destruction of trees without submitting 6 weeks prior notification to London Borough of Camden.
- 2.2 If on receipt of the treeworks notification the LPA wish to stop works from proceeding then a Tree Preservation Order (TPO) must be served, if 6 weeks pass from submission of the CA tree works notification then providing a TPO has not been served the treeworks can be undertaken subject to agreement from the tree owners.
- 2.3 The Conservation Area status does not preclude the presence of Tree Preservation Orders which may also serve to protect the trees. Conservation Area and Tree Preservation Order protection of trees covers wilful damage to both the above and below ground parts of the tree. Damage to the root system of a protected tree is a potential offence under the Conservation Area and Tree Preservation Order legislation.

3.0 Site Set-Up

- 3.1 The external works with the potential to directly impact on the trees are related to the installation of new condensers externally to the eastern side of the building. These condensers are to be located against the northern boundary wall in an area currently occupied by an area of open ground beyond a retaining wall and partly within the existing concrete hardstanding that forms part of the Gardeners storage yard. The proposed condensers are shown on the Tree Survey Plan attached in Appendix 1 of this report.
- 3.2 The condensers are located on an area of ground that is above the level of the ground floor of 30 Lincoln's Inn Field, to the eastern side of a retaining wall which runs parallel to the eastern flank elevation of 30 Lincoln's Inn Field. The condensers will be installed on a concrete slab.
- 3.3 With regard to the topography of the site, the existing built form, the short distance between the building and condensers, the species, size and location of the trees and the location of the condensers to the periphery of the Root Protection Area of the London planes we are confident that the condensers can be installed without detriment to the health, stability and longevity of the retained trees and without negatively impacting on the rooting environment of the retained trees.
- 3.4 Access to the site will be from the public highway (Newman's Row) to the west and from the gravel track that runs across the North Lawn and provides access to the gardeners hut and yard area. This track is regularly used for vehicular traffic including delivering skips to the yard and is suitable for vehicle and light machinery access.
- 3.5 Any machinery or vehicles associated with the approved works will remain on the existing hardstanding.
- 3.6 Any site cabins, welfare facilities, or storage areas will be located on the existing hardstanding.
- 3.7 If any temporary access is required for pedestrian access or scaffolding within the shrub beds around the perimeter of 30 Lincoln's Inn, and in proximity to the condensers, to prevent compaction the shrub beds will be protected with a suitable sheet material such as TuffTrak.
- 3.8 To ensure the works are undertaken without risk of damage to the retained trees an Arboricultural Clerk of Works (ACoW) will be appointed to provide on-site supervision during the approved works. See Section 4 below.

4.0 Arboricultural Site Supervision

- 4.1 To ensure that the excavation works are undertaken with minimal disturbance to the retained tree stock, an Arboricultural Clerk of Works (ACoW) as defined in BS5837 (2012) will be appointed to undertake any inspections of the site. Subject to instruction from the Honourable Society of Lincoln's Inn Peter Wilkins of Ruskins Tree Consultancy will fulfil the role of ACoW.
- 4.2 The Arboricultural Clerk of Works role shall be to:
- a. Brief the workers on the necessity to protect the retained trees.
 - b. To ensure the agreed methodology is followed by direct on-site supervision.
 - c. To prune roots using clean sharp pruning tools during manual excavation (if necessary).
 - d. To provide direction on tree protection issues as they arise.
 - e. To monitor and photograph the works undertaken.
- 4.3 All site operatives are briefed on the Tree Protection Issues as part of the site induction process to ensure that all site working staff are aware of the potential for tree damage.
- 4.4 Arboricultural monitoring site visits will be undertaken at regular intervals during the works. A site inspection sheet including photographs will be prepared after each visit.
- 4.5 All site personnel will be properly briefed before any works commence. Arboricultural supervision as outlined in Section 5 is essential to minimise the risk of misunderstanding and misinterpretation.
- 4.6 Work will be inspected regularly, with photographic records and on completion, the work must be signed off by the Arboricultural Clerk of Works to confirm compliance of this method Statement by the contractor.
- 4.7 To deal with any incidents or queries involving trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site. The London Borough of Camden tree officer will be informed of any incidents involving trees.

5.0 Arboricultural Method Statement

5.1 The working area will be fenced-off using suitable fencing Heras or pedestrian barriers this fencing will prevent public access into the work zone but also serve to prevent any direct damage to the trees.

5.2 The Excavation works will be undertaken under direct Arboricultural Supervision. For these sections of trench:

- All excavation shall be overseen by the Arboricultural Clerk of Works.
- Ground protection should be installed within the shrub bed to allow pedestrian access. This can be plyboard, Tuff track mats or similar.
- Within the existing open ground excavation for the base and trench will be undertaken using hand tools and if required an airspade.
- For the area of existing concrete, the concrete will be carefully broken-up and removed using hand tools once the concrete is removed excavation will be undertaken by hand
- Where possible clumps of small roots, including fibrous roots, should be retained. When digging by hand, a fork should be used to loosen the soil and help locate any substantial roots.
- If deemed necessary by the Arboricultural Clerk of Works to avoid damage to roots an airspade may be required to excavate sections of the trench.
- All roots in excess of 25mm diameter shall be retained, taking care not to damage the bark and wood of any retained roots.
- Roots up to 25mm diameter shall be neatly pruned with sharp secateurs by the ACoW.
- Where possible within the trench >25mm diameter tree roots will be retained across the trench with the ducting installed beneath the roots.
- The exposed retained roots should be wrapped in damp hessian to protect the roots and prevent desiccation.
- Cutting roots >25mm diameter will only be undertaken in exceptional situations where retention will prevent the installation of services. Cutting of roots >25mm diameter may only be undertaken by the Arboricultural Clerk of Works using either handsaw or secateurs.
- If any roots are exposed they will be protected from contact with the wet concrete by use of suitable membrane and shuttering.

5.10 Airspade Excavation Guidelines

- The airspade will be used by a suitably experienced and trained operator under direct supervision by the Arboricultural Clerk of Works or the Arboretum Arborist.
- The compressor for the airspade will be located within the existing car parking bays.
- The compressor will be fitted with airline filters to prevent contamination of the ground around root systems.
- A spill kit will be available throughout the excavation process
- The working area will be fenced off to prevent any debris flying beyond the working area.
- The airspade will be used in short bursts to loosen soil around roots. This soil will then be manually moved out of the excavation trench.
- >25mm diameter tree roots will be retained across the trench and cabling installed beneath or above them.
- Wherever possible tree roots will be retained and ducting installed beneath them. This includes any areas of dense fibrous roots that may be exposed during the excavation process. Any roots that are exposed will be immediately wrapped with damp hessian to prevent drying out.
- Root severance of roots >25mm diameter may only be undertaken by the Arboricultural Clerk of Works using either handsaw or secateurs.
- The ducting will be installed and the trench backfilled at the earliest opportunity avoiding leaving open trenches overnight.

6.0 Conclusion

- 6.1 The protection of existing trees during the proposed works can be achieved by following the guidance outlined in this report.
- 6.2 Direct supervision by the Arboricultural Clerk of Works will ensure the excavation works are undertaken to the highest standards whilst avoiding direct and indirect damage to the tree resource.
- 6.3 The protection of the above ground parts of trees is relatively straightforward this can be achieved by controlling site activities and by erecting barriers to define the working area and to restrict access.
- 6.4 If any access is required for to existing open ground (including shrub beds) then suitable temporary ground protection will be laid prior to works commencing.
- 6.5 Direct supervision by the Arboricultural Clerk of Works will ensure the excavation works are undertaken to the highest standards whilst avoiding any damage to the tree resource.

Tree Condition Survey at 30 Lincoln's Inn Field, London, WC2A 3PD

Prepared for The Honourable Society of Lincoln's Inn



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Pre-Development Tree Condition Survey at 30 Lincoln's Inn Field, London, WC2A 3PD

1.0 Introduction

This tree condition survey has been compiled on behalf of The Honourable Society of Lincoln's Inn, we have been asked to provide a tree survey for the 1988 building known as 30 Lincoln's Inn Fields which is located to the North West corner of the North Lawn. The site was visited in April 2022 and an assessment of the trees' condition was made in accordance with BS5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

Only the trees within and close to the working area associated with the proposed works have been surveyed for this project. Access to the site will be from the public highway Newman's Row and from the gravel track that runs across the North Lawn and provides access to the gardeners yard area.

Following receipt of the proposed drawings we have updated this survey to reflect the tree works necessary to allow for the proposed works.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located close to The Great Hall and Library and the London Plane to the south of the Old Hall. The objective of the survey is to collect tree data relevant to the proposed works at the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, '*The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.*' (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees is shown on the attached drawing. A detailed inspection of individual trees with respect to decay, defects and hazard is not included. However, trees found to be in a structurally dangerous condition are identified. The trees have been measured using a digital clinometer and a laser measurer. .

TABLE 1

Tree No.	Species	Hgt (m)	Stem Dia. @ 1.5m (m)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	ER CY	Vig.	Form	Age Class	Description	Proposed Work	BS Cat
T1	London plane (<i>Platanus × acerifolia</i>)	26	950	1	9	10	9	9	M	A	A	40+	A mature London plane tree growing within the shrub bed to the southern side of 30 Lincoln's Inn Field. This tree has in the past been pruned to clear the building line. See Note 1.	Conservation Area Notification Required for crown reduction by removal of regrowth back to old pruning wounds to provide 1.5m clearance from the building line	B1
T2	London plane (<i>Platanus × acerifolia</i>)	26	1000	1	10	10	12	10	M	A	A	40+	A mature London plane tree growing to the southern side of gardener's yard. This tree has a small cavity at the base of the trunk. See Note 1.	No Works	B1
T2	London plane (<i>Platanus × acerifolia</i>)	18	660	1	5	8	8	8	M	A	A	40+	A mature London plane tree growing within the shrub bed to the southern side of 30 Lincoln's Inn Field close to the western boundary of Lincoln's Inn Field. This tree has in the past been pruned to clear the building line. See Note 1.	Conservation Area Notification Required for crown reduction by removal of regrowth back to old pruning wounds to provide 1.5m clearance from the building line	B1
T4	Fastigate oak (<i>Quercus robur Fastigiata</i> Koster)	10	150	1	1	1	1	1	SM	A	A	40+	A semi-mature tree growing within the shrub bed to the eastern side of 30 Lincoln's Inn Field. There is a retaining wall to the western side of this tree.	Remove to allow for proposed works and replace with suitable tree within the Lincoln's Inn Field gardens	C1
G1	Row of Holly (<i>Ilex spp.</i>)	5	200	M/s	2	2	2	2	EM	A	A	40+	A row of small hollies to the southern side of the gardener's yard and to the northern edge of the North Lawn area.	No works	C3

Note 1:

The London planes are a notable feature within this site, with these trees making a significant contribution to the character and appearance of the area. Historically this tree has been subject to past management. This tree has a limited potential for significant further growth and has a long potential remaining life-expectancy. We are aware that Massaria (Splanchnonema platani) has been reported in this area. This disease was first noted in London in 2007 and can result in the failure of large limbs. Symptoms of this disease are found on the upper side of branches and consequently inspections from the ground are of limited value. Massaria is thought to be a relatively weak pathogen and its effects long-term may not be too damaging on the overall population of London planes if managed appropriately. Canker Stain of Planes (Ceratocystis platani) is a fungal disease which is spreading northwards through Europe and has the potential to impact Planes on a par with Dutch elm disease upon the elm population. Canker Stain of Planes can be spread through pruning and it is now essential that when pruning works are undertaken pruning tools are sterilised. We recommend that the condition of these trees is regularly assessed and that these trees are also regularly inspected for any symptoms of these diseases.

Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
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	<ul style="list-style-type: none"> 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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	A1 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)	A2 Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	A3 Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	B1 Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	B2 Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	B3 Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	C1 Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	C2 Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	C3 Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Tree Protection Plan

