

Simon Roberts,  
WSP,  
Aldermary House,  
10-15 Queen Street,  
London,  
EC4N 1TX

14<sup>th</sup> May 2021,

Dear Simon,

**Re: Planning condition 24 - UCL Eastman Dental Hospital 256 Gray's Inn Road London WC1X 8LD**

Following your instruction I have reviewed the plans sent through and I clarified my observations with Chris Ashon (ISG). I have also spoken with the London Borough of Camden Tree Officer Mr Nick Bell on 5<sup>th</sup> May 2021 who has reviewed the scheme during the planning application and the purpose of the call was to ensure any concerns had been addressed with the detailed design.

Our arboricultural report (reference A-ALP-120/008/001/002) was submitted as part of the application and the conditions 24 seeks further confirmation on the protection of trees.

The condition 24 of London Borough of Camden planning consent reference 2019/2879/P states:

*"Prior to commencement of development on Plot 3 (excluding demolition), details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."*

The Ramboll drawings I have reviewed are:

- BEMP-RAM-P3-ZZ-DR-S-20-2102 P05 Substructure Sections and Details Sheet 02
- BEMP-RAM-SW-00-DR-C-51-0110 P03 Surface and Foul Water Drainage Layout Level 00
- BEMP-RAM-SW-B2-DR-C-51-0112 P03 Surface and Foul Water Drainage Layout Basement2

For continuity I have used the same titles and description methods as those on the information supplied.

Plot 3 of the project entails the demolition of the existing building and the construction of a new facility for UCL. The majority of the existing building will be removed with the exception of where the existing basement runs alongside trees 15-23 on the Tree Protection Plan (Figure 4) of the Tree Protection Plan of the arboricultural report.

The 'Section 5' of 'Substructure Sections and Details' drawing identifies the Levy Wing Wall to be retained with a new reinforced concrete wall immediately adjacent to it that will provide support. This retaining structure will provide the light wells along this boundary.

With the existing retaining structure retained, there is not opportunity for the roots of the offsite trees T15 to T23 being harmed by the demolition phase. There is ground protection shown on the Tree Protection Plan and this will be required as shown.

In terms of services, these are shown on the two Ramboll drawings (0110 and 0112). All services are remote from trees. The foul water is all inside the building, and the surface water drainage within the lightwells are channels that collect locally are taken in a north-westward direction away from the trees. The services do not impact or pass through the retained boundary wall structure.

### Summary

A review of the plans provided (and listed) demonstrates that the offsite trees will be protected for the construction of the new building.

The existing basement wall of the Levy Wing will be retained and supported to form the new light wells, no roots will be exposed and therefore harmed. The Tree Protection Plan within the arboricultural report identifies the need for ground protection during construction.

New services, shown on the Ramboll drawings, are within the site and the retaining wall discussed above is not impacted or breached. Consequently, there is no impact upon the retained trees.

I trust this is helpful and you have further questions then please contact me.

Yours sincerely,

A handwritten signature in black ink, reading 'A Poynter' in a cursive style.

Andrew Poynter BSc (Hons) FARborA MICFor MCIHort CEnv  
Principal Arboricultural Consultant