



Arboricultural Development Report

MARKETING SUITE LATCHMERE HOUSE RICHMOND

Produced for:
Berkeley Homes (West London) Ltd

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1.0 INTRODUCTION

1.1 This report is submitted on behalf of Berkeley Homes (West London) Ltd in support of erection of a Marketing Suite and associated car parking at Latchmere House, Church Road, Richmond, TW10 5HN.

2.0 PURPOSE OF REPORT

2.1 This report presents an analysis of the potential impact of the proposals on existing trees, based on British Standards 5837 (2012) 'Trees in relation to design, demolition and construction', government guidance and current good practice.

2.2 The impact assessment is informed by a Tree Survey undertaken by *tree:fabrik* in accordance with BS 5837 (2012).

2.3 An illustrative Arboricultural Impact Assessment forms Appendix 3. This illustrative plan highlights areas discussed within this report where precautionary measures will be adopted in order to minimise risk of any adverse impact on adjacent trees.

2.4 This enables a review by the Council in context of other material considerations submitted in support of a planning submission and a basis for issuing planning permission.

3.0 BACKGROUND

3.1 The site benefits from existing planning permission 14/12144/FUL (Royal Borough of Kingston) and planning permission 14/0451/FUL (London Borough of Richmond Upon Thames) following amendments to the approved development.

4.0 SITE DESCRIPTION

4.1 The site is located to the south of Richmond and formed by a former remand prison, hard standing and soft landscaping. Outside of the boundary walls are open amenity areas to the north-west, west and south.

4.2 The Marketing Suite is to be located within the site boundary on the approach from Church Road within an area of soft ground.

4.3 The proposed location is flat in topography and laid to grass with scattered early mature and mature trees.

4.4 Located within Richmond and Kingston, the surrounding area is sylvan in character with Ham Common directly to the north forming the principal arboricultural feature within the local and wider landscape. Where Ham Common adjoins Church Road the local landscape is heavily wooded in appearance with mature Oak and Lime.

5.0 STATUTORY DESIGNATIONS

5.1 The site of the proposed Marketing Suite lies within Ham Common Conservation Area administered by the London Borough of Richmond upon Thames Council.

5.2 As such, all trees with a trunk diameter over 75mm (measured @1.5m above ground level) are subject to statutory protection. Six weeks written notification must be given to the LPA in writing prior to carrying out tree works.

5.3 All tree work should be carried out by a competent person experienced in arboriculture and in accordance with British Standards 3998 (2010) Recommendations for tree work.

5.4 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.

6.0 TREE STOCK

6.1 The principal arboricultural features are formed by a mixed broadleaf group (T39 to T70) on the approach to Latchmere House. The trees are of collective merit and given their maturity are likely to be associated with former landscaping to the House. However, trees within the group are of varying condition, in particular; the Sweet Chestnut (T58) displays significant crown die-back within the upper crown; Holm Oak (T60), Lime (T64a) and Sycamore (T65) display trunk defects/decay. Similarly, amongst others, the Holm Oak are asymmetrical and could benefit from some remedial tree surgery to minimise potential for failure of heavy lateral branches. Other trees display major deadwood.

6.2 A schedule of trees forms Appendix 1. A photographic record forms Appendix 2.

7.0 ARBORICULTURAL IMPACT ASSESSMENT

- 7.1.1 The location of the proposed Marketing Suite has been carefully considered to minimise any potential impact on adjacent trees. With the exception of a Holly (T60c), the proposed Marketing Suite will result in no additional tree loss and trees identified for retention within the consented scheme will continue to benefit from tree protection in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 7.1.2 The impact of the proposed Marketing Suite is considered below and precautionary areas summarised within the illustrative Arboricultural Impact Assessment Plan [TF913/TPP/202] which forms Appendix 3;
- 7.1.3 The Marketing Suite is located within an area of soft ground. Whilst the footprint does not encroach within the RPA of adjacent trees, as a mobile structure, the suite can be suspended above ground level on pad foundations. Preparation of the foundations will be excavated using non mechanical tools and subject to monitoring by the Project Arboriculturist. Prior to pouring of concrete, the excavated hole will be lined with a non-porous textile to prevent leaching of toxic concrete into the surrounding soil. Where roots are encountered under 25mm in diameter these will be diverted out of the way or where this is not possible cleanly cut. Where roots over 25mm are encountered, the resultant hole will be backfilled and a new hole excavated in consultation with an Engineer to avoid the root. This will minimise disturbance and allow the continuity of moisture and gaseous exchange to be available within the existing soft ground area beneath the building.
- 7.1.4 During installation, the marketing suite and materials will be transferred in modular sections from the delivery point on Church Road with adjacent soft ground temporarily protected during installation by a proprietary ground protection system ie. Durabase (<http://www.newpark.com>) or similar. This will limit compaction and minimise potential impact on the RPA during the initial installation and dismantling phases.
- 7.1.5 To facilitate access during initial installation/dismantling a Holly (T60c) will be removed and replaced following completion. The Holly is subservient and trifurcated from ground level. As such, the tree is of poor quality and its removal would not have a detrimental or adverse impact on the visual amenity of the group.
- 7.1.6 To the southeast of the marketing suite, a car park and footpath link are proposed. Whilst the car park and footpath will be located within the RPA of Holm Oak (T42), Lime (T43) and Horse Chestnut (T44) this area is relatively flat and therefore hard surfacing

can be reasonably achieved through a 'no dig' construction using a cellular confinement system (ie. Cellweb) as specified by an engineer and in accordance with the manufacturers guidelines. This will maintain the root system of adjacent trees intact and minimise disturbance of this temporary structure. The final surface will be porous.

- 7.1.7 Where the access drive ties into the existing road, the kerbing will be removed and localised excavation will be carefully carried out using hand held tools under the supervision of the Project Arboriculturist.
- 7.1.8 With regards to the trees crowns, minor crown lifting to maintain clearance over the footpath and removal of deadwood will be required. The Holm Oak (T42) is subject to crown lifting over the existing roadway and therefore it is not anticipated that additional pruning would have a detrimental impact on the trees visual amenity as a group. During installation of the mobile structure, a specification for tying back branches will be prepared by the Project Arboriculturist to minimise damage to the crown or their visual amenity.
- 7.1.9 Utilities will be routed to avoid the RPA of the retained trees.
- 7.1.10 Subject to precautionary measures being adopted and careful positioning of the pad foundations, the preparation and installation and removal of the mobile structure would not have an adverse impact on the trees health.

7.2 Tree Protection

- 7.2.1 Trees retained within the site can be adequately protected in accordance with BS 5837 (2012).
- 7.2.2 A suitable vehicle to deliver appropriate protection during installation of the Marketing Suite would be through a detailed Arboricultural Method Statement in accordance with BS5837 (2012). The primary purpose of the Arboricultural Method Statement is to aid the preservation of retained trees through setting out the appropriate working practices, construction techniques and tree protection measures that are to be adopted when construction is undertaken in close the proximity to trees. The contents of this Method Statement are based upon documents submitted in respect of the *Approved Plans*, technical construction drawings, tree protection measures recommended in British Standards 5837 (2012) and current good practice.
- 7.2.3 In particular, provision must be made for, but not exclusively, the following;
- Location and specification for tree protection barriers and ground protection.

- Precautionary measures to be adopted during;
 - Installation of pad foundations within the soft ground area
 - Installation and removal of the structure
 - installation of the footpath link
 - proposed levels
 - Landscaping
 - Provision for arboricultural monitoring of works within the RPA of retained trees.

8.0 LANDSCAPE MITIGATION

- 8.1 Provision is made within the proposed landscape scheme for planting and hard landscaping.
- 8.2 Excavation for trees or shrubs must be carried out using hand held tools only to prevent damage to underlying roots. Where roots over 25mm are present the roots should be carefully pushed aside or the planting pit infilled and a new pit excavated void of roots.
- 8.3 Soil re-grading and disturbance within the tree protective areas will be avoided. If cultivation of the soil or making up of levels is required as part of the approved plans, cultivation of the existing soil level should not exceed 50mm depth and must at all times be by hand.
- 8.4 For further details of the proposed landscape scheme and planting details please refer to the Marketing Suite GA [L01 & L05] by TurkingtonMartin Landscape Architects.

9.0 CONCLUSION

- 9.1 The site lies within Ham Common Conservation Area.
- 9.2 In context of the existing planning consent, the proposed Marketing Suite will not result in additional tree loss.
- 9.3 The design, layout and orientation has been carefully considered within the scheme. This has minimised any adverse impact on adjacent trees.

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- 9.4 Trees in close proximity can be adequately protected during installation and removal of the temporary structure in accordance with British Standards 5837 (2012).
- 9.5 In our opinion and subject precautionary measures outlined within this report, the installation and removal of the Marketing Suite would not have an adverse impact on the trees health or visual amenity in the short or medium term.

APPENDIX 1
Tree Survey Schedule

MARKETING SUITE, LATCHMERE HOUSE, RICHMOND
ARBORICULTURAL DEVELOPMENT REPORT

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Limitations

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Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

Tree Assessment Methodology

The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.

Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey or Tree Protection Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code in accordance with the guidelines set out in British Standard 5837: (2012) “.

Where a tree's crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree.

The estimated life expectancy in context of the species is provided as guidance only.

The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix 2 and illustrated on the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category 'A' & 'B'. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m²) in accordance with BS 5837 (2012). It is recommended that tree:fabrik be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

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Tree No.	Species	Ht (m)	Stem Dia (mm)	Branch spread (m)				Height of crown clr (m)	First Significant Branch	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category grading
				N	E	S	W							
T42	Holm Oak	17	710	4	10	11	10	3	6(S)	M	N	Asymmetrical crown and end-loaded to S, lower stubs, deadwood.	40+	A1
T43	Lime	16	500	4.5	4.5	4.5	4.5	1		M	N	Manhole 1m to NW, distorted trunk, major deadwood	20+	B1
T44	Horse Chestnut	16	690	5	7	8	5	3		M	N	Boundary tree, lower stem defect, major branch loss N side, twin stemmed from 4m a.g.l.	20+	B1
T45	Lime	18	480	4.5	4.5	4.5	4.5	2	4(N)	M	N	Dog-legged leader, upper crown damage, branch decay mid crown on W side.	20+	B1
T46	Lime	17	540	6	6	6	6	2	5(NE)	M	N	Boundary tree, major deadwood.	20+	B1
T47	Oak	17	670	6	6	6	6	3		M	N	Boundary tree, inclined to NE, horizontal scarring on lower trunk NE side, major deadwood.	20+	B1
T48	Horse Chestnut	16	590	0	7	7	7.5	2	4(W)	M	N	Asymmetrical crown, inclined to S due to group pressure, trunk defect and decay extending from g.l. to 5m, storm damaged crown, upper crown decay, woodpecker holes, hanging branch, major deadwood.	<10	U
T49	Lime	20	770	7.5	7.5	7.5	7.5	2	6(NE)	M	N	Extended heavy laterals, major deadwood.	20+	B1
T50	Lime	18	540	5.5	5.5	5.5	5.5	2		M	N	Major deadwood.	20+	B1
T51	Hornbeam	16	310	7	5	3	5	3		EM	N	Boundary tree, inclined due to group pressure, major deadwood, minor hanging branch.	10+	C1
T52	Hornbeam	17	390	6.5	6.5	6.5	6.5	2		EM	N	Boundary tree, twin stemmed from 3m a.g.l. tight fork formation.	20+	C1
T53	Lime	19	630	6	6	6	6	3		M	N	Major deadwood.	20+	B1
T54	Holly	12	220	4	4	4	4	2		EM	N	Understorey tree.	20+	C1
T55	Lime	18	560	6	5	5	5	3		M	N	Boundary tree, major deadwood, hanging branch.	20+	B1

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Tree No.	Species	Ht (m)	Stem Dia (mm)	Branch spread (m)				Height of crown clr (m)	First Significant Branch	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category grading
				N	E	S	W							
T56	Lime	17	380	4.5	4.5	4.5	4.5	2		EM	N	Attenuated form due to group pressure, deadwood.	20+	C1
T57	Sweet Chestnut	15	900	6	4	5	5	3		M	P	Boundary tree, major branch removal NE side at 3m, dysfunctional wood and decay column to wound, major split branch and deadwood roadside, apical die-back within upper crown.	10+	C1
T58	Sweet Chestnut	14	980	8	7	6	7	4	6(N)	M	P	Boundary tree, 1m from road, x3 manhole covers 1m to W, significant die back of crown, major deadwood, woodpecker holes.	10+	C1
G59	Horse Chestnut	17	510ave	6	6	6	6	3	6(W)	EM	N	X2 trees 0.5m apart, attenuated form, southern tree dominant, wound with slime flux 2m a.g.l. side, crown break and fork at 7m a.g.l. forming co-dominant stems, poor structural form.	20+	C2
T60	Holm Oak	16	500	5	7	8	8.5	3		M	N	Basal trunk decay forming hollow trunk, heavily inclined to W over road, asymmetrical crown.	10+	C1
T61	Lime	20	700	6	6	6	6	2	5(S)	M	N	Dead spire within upper crown, scattered deadwood and die back.	20+	B1
T62	Scots Pine	18	520	3	3	5	5	1000		M	N	Vertical bark wounds extending to 6m a.g.l., dysfunctional wood, high crown, possibly reliance on mutual shelter.	10+	C1
T63	Holly	12	360	4	4	4	4	2		M	N	Lower trunk defect and column of dysfunctional wood.	10+	C1
T64	English Oak	19	920	7	7	9	7	6		M	N	Crown reduced forming truncated scaffold branches, decay at end points, woodpecker holes, defects within upper crown.	20+	B1

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Tree No.	Species	Ht (m)	Stem Dia (mm)	Branch spread (m)				Height of crown clr (m)	First Significant Branch	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category grading
				N	E	S	W							
T64a	Lime	18	660	6	6	6	6	2	6(S)	M	P	Lower trunk cavity extending from g.l to 2m a.g.l., hollow trunk, upper crown die back, scattered deadwood, hanging branches.	<10	U
T65	Sycamore	16	580	7	8	7	7	3	3(SW)	M	N	Fungal brackets (Kretzschmaria deusta) at g.l. on trunk, lower trunk distortion, upper crown die back, branch loss, squirrel damage on laterals.	<10	U
T65a	Holly	14	480	5	5	5.5	5.5	1		M	N	Fair form and condition, understorey tree.	10+	C1

APPENDIX 2
Photographic Record

MARKETING SUITE, LATCHMERE HOUSE, RICHMOND

ARBORICULTURAL DEVELOPMENT REPORT

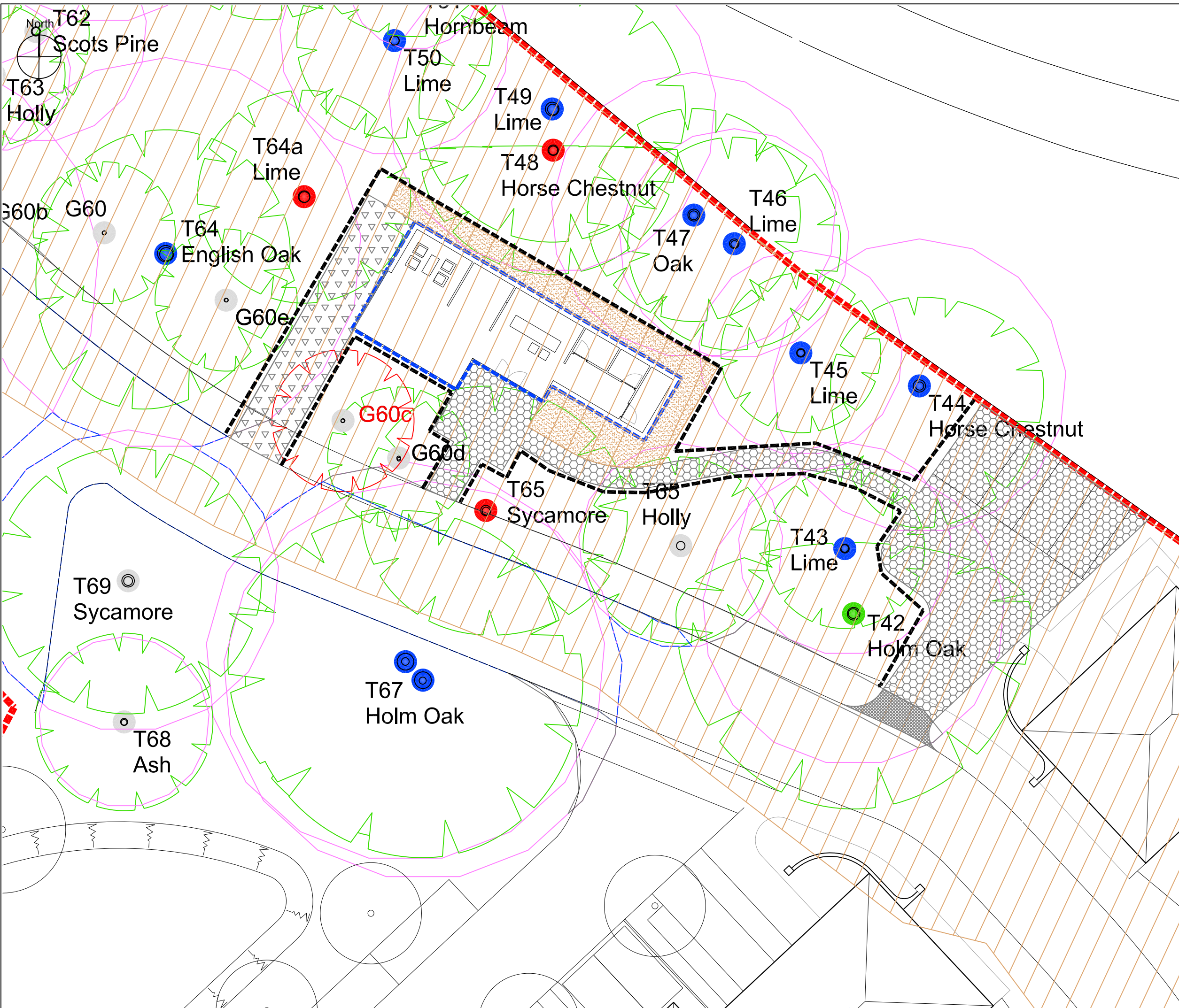
1. General view of trees located to north of Church Road with proposed area of Marketing Suite (right of photo) .



2. General view of proposed parking area.



APPENDIX 3
Arboricultural Impact Assessment



NOTES
 This drawing is the property of tree: fabrik Ltd. It must not be copied or reproduced without written consent. The original of this drawing was produced in colour - monochrome copies should not be relied upon. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing.

General
 This illustrative plan is intended to be read in conjunction with the Arboricultural Development Report [TF/DR/913a] and provides an illustrated analysis of the potential impact of the proposals on existing trees, based on the proposed development.

Boundary
 Indicative site boundary

Statutory Designation
 The area subject to this planning application lies within Ham Common Conservation Area administered by London Borough of Richmond Upon Thames Council. As such, all trees over 75mm diameter (measured @ 1.5m a.g.l.) are subject to statutory protection. Six weeks written notification must be given to the LPA in writing prior to carrying out tree works.

Conservation Area

Tree Survey

	Tree No to be retained.		Tree No to be removed.
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Quality & value of existing tree stock
 The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to construction'. This categorisation method allows informed decisions to be made concerning which trees should be removed or retained should development occur.

	U Category tree Trees in such a condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.		B Category tree Trees of moderate quality and value
	A Category tree Trees of high quality and value		C Category tree Trees of low quality and value

Marketing Suite

- Outline of building footprint

Precautionary Areas and Tree Protection Measures

- Crown spread (extent of current crown)
- Preliminary root protection area (illustrated as an area equivalent to a circle)

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

- Tree Protection Barriers
- Temporary erection during installation/dismantling
- Precautionary Area 1
Area of temporary ground protection (vehicle) - installation/dismantling
- Precautionary Area 2
Area of temporary ground protection (pedestrian) - installation/dismantling
- Precautionary Area 3
Area of proposed handstanding to be of 'no dig' construction
- Precautionary Area 4
Area of localised excavation to tie into 'no dig' construction

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Project
 MARKETING SUITE
 LATCHMERE HOUSE, RICHMOND

Drawing
 ARBORICULTURAL IMPACT ASSESSMENT

Scale	Date	Drawn
1:200	MARCH '16	AR
Drawing No.	Revision	
tf 913/TPP/202	.	

	Preliminary		Issued for Design/Information
	Issued for Planning Approval		Issued for Tender
	Issued for Construction		As Built

Drawing sheet size - A3

APPENDIX 4
Qualifications and Experience

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Brief qualifications and experience of Alan Richardson

Qualifications: I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

Career experience: I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

As a Director of **tree : fabrik**, I draw on the wide range of experience obtained and specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012), arboricultural implication reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

Continuing professional development: I keep current on arboricultural issues and best practice through membership of the Arboricultural Association and attendance at short courses.



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