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Tree Consultancy

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**TREE INSPECTION AND
ARBORICULTURAL IMPACT
ASSESSMENT IN RELATION TO
PROPOSED DEVELOPMENT AT
LIFFORDS PLACE,
BARNES HIGH STREET,
LONDON
SW13.**

Clive Fowler, Dip.Arb (RFS), F.Arbor.A, MICHort, Tech. Cert.Arbor.A

Tree Inspection and Arboricultural Impact Assessment in Relation to Proposed Development at Liffords Place, Barnes High Street, London SW13.

1. I am instructed by Roundlistic Limited to undertake an inspection of trees at and adjacent to the above site in connection with its redevelopment. I carried out my inspection on the 30th March 2015 and this report summarises my findings.
2. Before any tree work specified within this report is undertaken it will be necessary to write to the Local Authority as I understand that the site and surrounding area forms part of a Conservation Area.
3. I have been supplied with a copy of the existing site plan and enclose an annotated copy of this as appendix 'b' (Tree Location Plan). Survey details of the trees are provided in appendix 'a'. All measurements are approximate and all inspections were carried out from ground level only. No specialist decay detection equipment was used to assess internal wood quality.
4. The information contained within the schedule has been collected in accordance with recommendations given in BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. I have also categorised the trees in accordance with the above Standard.

The following categories apply;

A - Trees of high quality. (Green)

B - Trees of moderate quality. (Blue)

C - Trees of low quality. (Grey)

U - Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years. (Red)

5. In addition to the above, the trees are assigned a subcategory (1 – 3) which are detailed in the table attached at appendix 'e'. It is intended that each subcategory carries equal weight – for example an A 1 category tree would have the same retention priority as an A 2 tree.
6. The specification for pruning works are as per recommendations given in BS 3998 'Tree Work - Recommendations'.

General.

7. The tree cover at this site is extremely limited in nature and is confined to a low quality group of mature elderberries that are situated in the far south east corner of the property. Access could not be gained to this part of the site in order to

accurately measure the said trees / shrubs, however, it was possible to view them from adjacent land and to conclude that they are insignificant from a public amenity point of view and not worthy of retention within any development proposals.

8. To the west of the site and in neighbouring land (The Coach and Horses Public House, Barnes High Street), access was gained in order to inspect three trees that are situated within proximity to the western site boundary (other trees within this property were not inspected). To the north of this group and within 0.65 metres of the western site boundary is a common walnut (T.1) which is a twin stemmed specimen that is in early maturity. This tree has a pronounced incline towards the west and, unfortunately, has a weak main stem union at close to ground level which will necessitate regular containment works in the future.
9. Further to the south of the above boundary and away from the development area is a twin stemmed magnolia (T.2) which has a well balanced crown of a good appearance and a congested main stem union at a height of 0.5 metres. A twin stemmed cherry tree (T.3) is located close to the boundary wall to the south western corner of the subject property and has a fairly large trunk wound to its south with associated decay. It has been pruned back to its east in the relatively recent past in order to facilitate the construction of a building in close proximity to its south east and such works have left a number of stubs that spoil its natural appearance.

Proposed Development/Methodology.

10. I have assessed the proposed site layout whilst having regard to tree protection measures recommended in BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' and taking into account the Root Protection Areas (RPA's) shown in appendix 'c'. The said proposals involve the demolition of the existing buildings at Liffords Place and the construction of Commercial units with Flats above. The only trees / large shrubs that are situated within the subject property itself are the small group of elderberries (group 1) which are located within the south eastern corner (see appendix 'b'). These trees / shrubs will be removed in order for this development to proceed and replacement planting will take place within the central courtyard area in order to mitigate such loss. The removal of this group would have little, if any, impact upon the amenity of the surrounding area.
11. As detailed above and in appendix 'b', a number of trees grow in the garden of the adjacent Public House to the west of the subject property and, in the case of common walnut T.1 and cherry tree T.3, are located within close proximity to the existing boundary wall. Magnolia T.2 grows further to the west of the garden and will be unaffected by the proposals (see appendix 'c'). The existing boundary wall is to be retained as part of the development proposals and it is very likely that such structure, when combined with the expected inhospitable growing conditions

beneath the existing buildings at Liffords Place, would have acted as a root barrier between the properties. This can not, however, be confirmed (with the aid of trial pit investigations etc.) without causing significant disruption within the existing buildings (which are currently in use), or without the risk of causing root injury, should the owners of the neighbouring property be willing to allow investigations to be undertaken within their land.

12. In order to allow the development to proceed, some pruning of overhanging growth from walnut T.1 and cherry tree T.3 will be required. The specification for such work is provided in appendix 'a' and this will involve the careful reduction of small diameter overhanging growth only. This work will be undertaken by a suitably qualified and experienced Arborist in full accordance with the recommendations provided in BS3998 – 'Tree Work – Recommendations' and would not be of serious detriment to the health or appearance of the said trees.
13. Due to the fact that the retained trees are located in neighbouring land and will be excluded from the development area by the retention of the substantial boundary wall, a Tree Protection Plan is not appropriate in this case. A plan detailing the relationship between the proposed development and the walnut and cherry trees (T.1 & 3) is, however, enclosed as appendix 'd'.

Conclusions.

14. The above proposals will necessitate the loss of a low quality group of elderberries (group 1) which are of little or no public amenity value and replacement planting will be undertaken within the courtyard area to mitigate such loss. The more significant trees that are situated within neighbouring land to the west of the site (trees 1 – 3) are excluded from the development area by a substantial boundary wall which, when combined with the presence of the existing buildings, is likely to have provided a barrier to root growth towards the east.
15. Prior to commencement of any pruning works detailed in appendix 'a' it will be necessary to write to the Local Authority as trees at and adjacent to this site are the subject of protective legislation. Every effort should also be made to ensure that the protection afforded by the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000 in relation to nesting birds and disturbing or damaging bat roosts is fully complied with.
16. Any tree works which are undertaken should preferably be carried out by an Arboricultural Association Approved Contractor. Such works must be carried out to a minimum standard of BS3998 and in accordance with good Arboricultural practice.

C. Fowler.

C.E. Fowler Dip. Arb (RFS), F. Arbor.A, MICHort, Tech. Cert. (Arbor.A).

April 2015.

Appendix 'a'
Tree details

Clive Fowler Associates: Tree Survey at Liffords Place, Barnes High Street, London SW13.

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
1	Common walnut	23, 28 & 29	Mature	7 north 5 east 7.5 south 7 west	2.8 north west	3	8.5	Good	20>	C 2	Reduce back as necessary on eastern side to allow construction of building - staggering cuts and pruning back to suitable side growth so as to retain as near to a natural appearance as possible (pruning cuts to be a maximum diameter of 4.5 cm).	Twin stemmed at close to ground level with a large area of included bark which has exudations to the north and south. Pronounced lean towards the west - due to shading as a result of the close proximity of the boundary wall. Previously crown lifted with a small pocket of decay in pruning point on south side of southern stem. Adjacent shed roof to the north has been adapted / constructed to accommodate low abrading stem.
2	Magnolia	21, 24, 17 & 23	Mature	6.5 north 5.5 east 6.5 south 6 west	1.5 west	2	7	Good	20>	B 2 (est.)	No action.	Twin stemmed at 0.5 metres with a weak main stem union / included bark. Dominant stem grows towards the north. Branch pull out point on south eastern stem at 2.6 metres. Branch stubs in lower crown. Small pocket of decay to the west at 0.6 metres. Seating / box at base prevents full inspection.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality** - **B = Moderate quality** - **C = Low quality** - **U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Clive Fowler Associates: Tree Survey at Liffords Place, Barnes High Street, London SW13.

No.	Species	Diameter @ 1.5 m (cm)	Age Class	Crown radius (m)	Height to 1st branch (m)	Crown height (m)	Height (m)	Condition / vitality	Estimated remaining contribution (years)	Category	Works	Notes.
3	Cherry	28 & 24	Mature	6.5 north 5 east 5 south 5 west	2.5 west	2.5 west	9.5	Good	10>	C 2	Reduce back as necessary on eastern side to allow construction of building - staggering cuts and pruning back to suitable side growth so as to retain as near to a natural appearance as possible (pruning cuts to be a maximum diameter of 6 cm).	Grows close to wall and has a slight incline towards the west as a result. Two main stems arise at 1.1 metres. Trunk wound on south side reaching from ground level - 0.6 metres in height with underlying decay. Crown lifted in the past with a pocket of developing decay in wound to the south west at 2 metres. Pruned back on east side - leaving stubs.
Group 1	Elderberry	30 (est.)	Mature	2.5 (av.)	-	Ground level	4.5	Good	10>	C 2 (est.)	No action.	Low quality group of shrubs forming a joint canopy. Access not gained to undertake a full inspection.

Notes: Diameter at 1.5 metres refers to trunk diameter. Categories are as defined in BS 5837 (2012) - **A = High quality - B = Moderate quality - C = Low quality - U = Less than 10 years life expectancy - poor quality**. Crown height clearance / height to first branch = from ground level - Estimated remaining contribution = probable life expectancy as assessed at time of inspection. All measurements are approximate.

Appendix 'b'
Tree Locations.

176420

176400

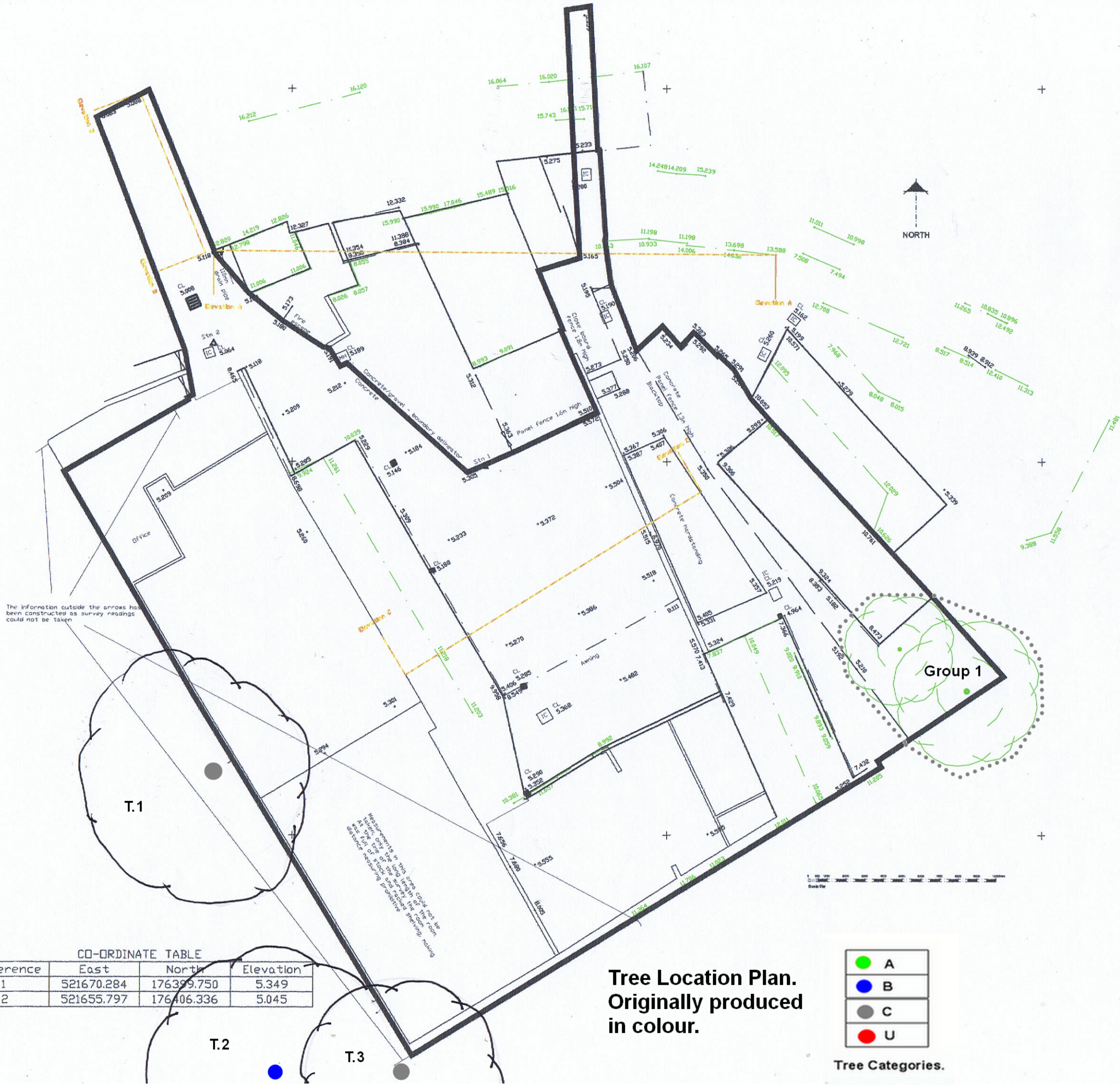
176380

176420

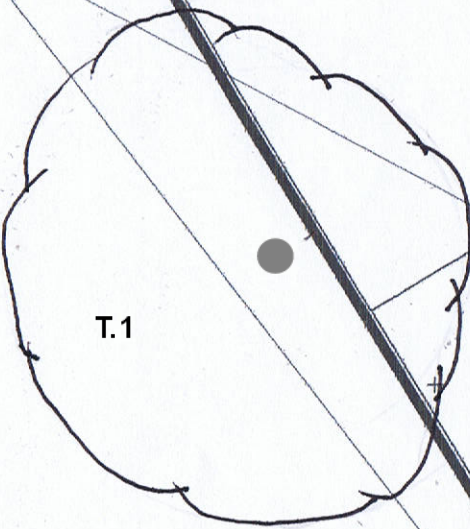
176400

176380

Figured dimensions only to be taken from this drawing. Any errors or omissions to be reported to the project.



The information outside the arrows has been constructed as survey readings could not be taken



T.1

CO-ORDINATE TABLE

Reference	East	North	Elevation
Stn 1	521670.284	176399.750	5.349
Stn 2	521655.797	176406.336	5.045

Measurements in 2014, ground level, not in situ. Only take into account the top of the tree. Full of block. If any raised planting, make distance readings. Protective

T.2



T.3



Tree Location Plan. Originally produced in colour.



Tree Categories.

client :
ROUNDLISTIC LTD

drawing title :
SITE PLAN

property :
LIFFORDS PLACE
BARNES HIGH STREET
LONDON SW13

AVIS APPLETON & ASSOCIATES
11 Barmouth Road
Wandsworth
London SW18 2DT
t: 0208 877 9170
e: post@avisappleton.com

scale : A1 @ 1:100 A3 @ 1:200
date : 5.08.2014
drawing number : 14.8355.02
drawn by : MJA / MB

Appendix 'c'
Recommended Root Protection Areas

Clive Fowler Associates : Recommended Root Protection Areas (Radius) at Liffords Place, Barnes High Street, London SW13.

Tree No	Species	Recommended Distances for Root Protective Areas (Metres).	Comments.
1	Common walnut	5.75	Construction proposed within RPA but within the footprint of an existing building. Tree also excluded from the development area by a substantial boundary wall which is to be retained.
2	Magnolia	5.25	Development proposals are located clear of its protection area.
3	Cherry	4.5	As per. T.1 above.
Group 1	Elderberry	n/a	Remove to allow development.

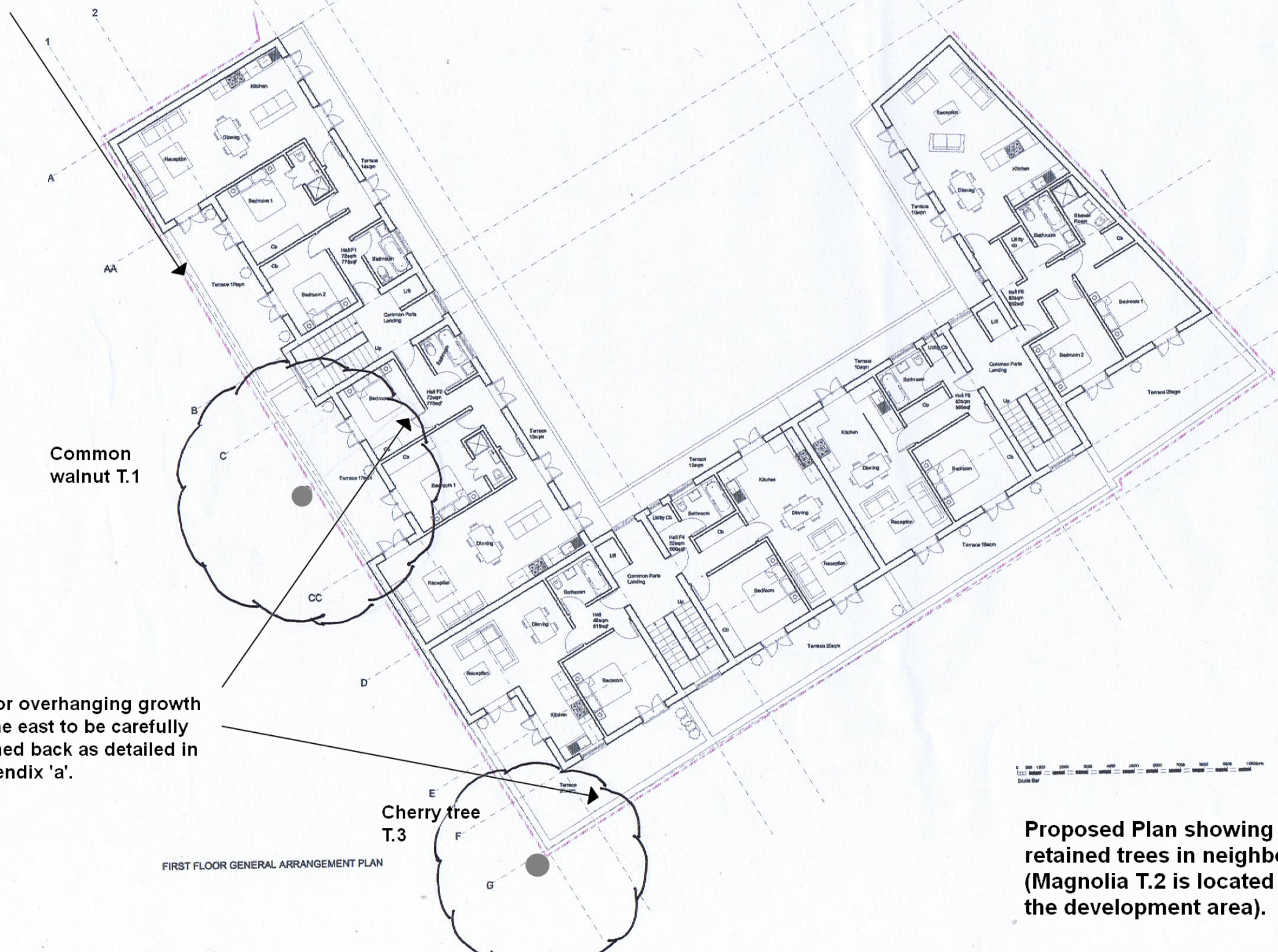
Note 1. Root Protection Area Radii are shown in ¼ metre graduations. Note 2. It should be emphasised that the above relates to the distance from the centre of the tree to protective fencing.

Note 3. With appropriate precautions, temporary site works can occur within the protected area, e.g. for access for scaffolding (see BS 5837 - 2012).

Note 4. N/a = not applicable.

Appendix 'd'
Plan Showing Relationship between the trees
& the Proposed Development.

Trees excluded from the development area by substantial boundary wall.

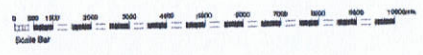


Common walnut T.1

Minor overhanging growth to the east to be carefully pruned back as detailed in appendix 'a'.

Cherry tree T.3

FIRST FLOOR GENERAL ARRANGEMENT PLAN



Proposed Plan showing location of retained trees in neighbouring land (Magnolia T.2 is located away from the development area).

A	Design revisions	18.09.14	MJA

client:
ROUNDLISTIC LTD

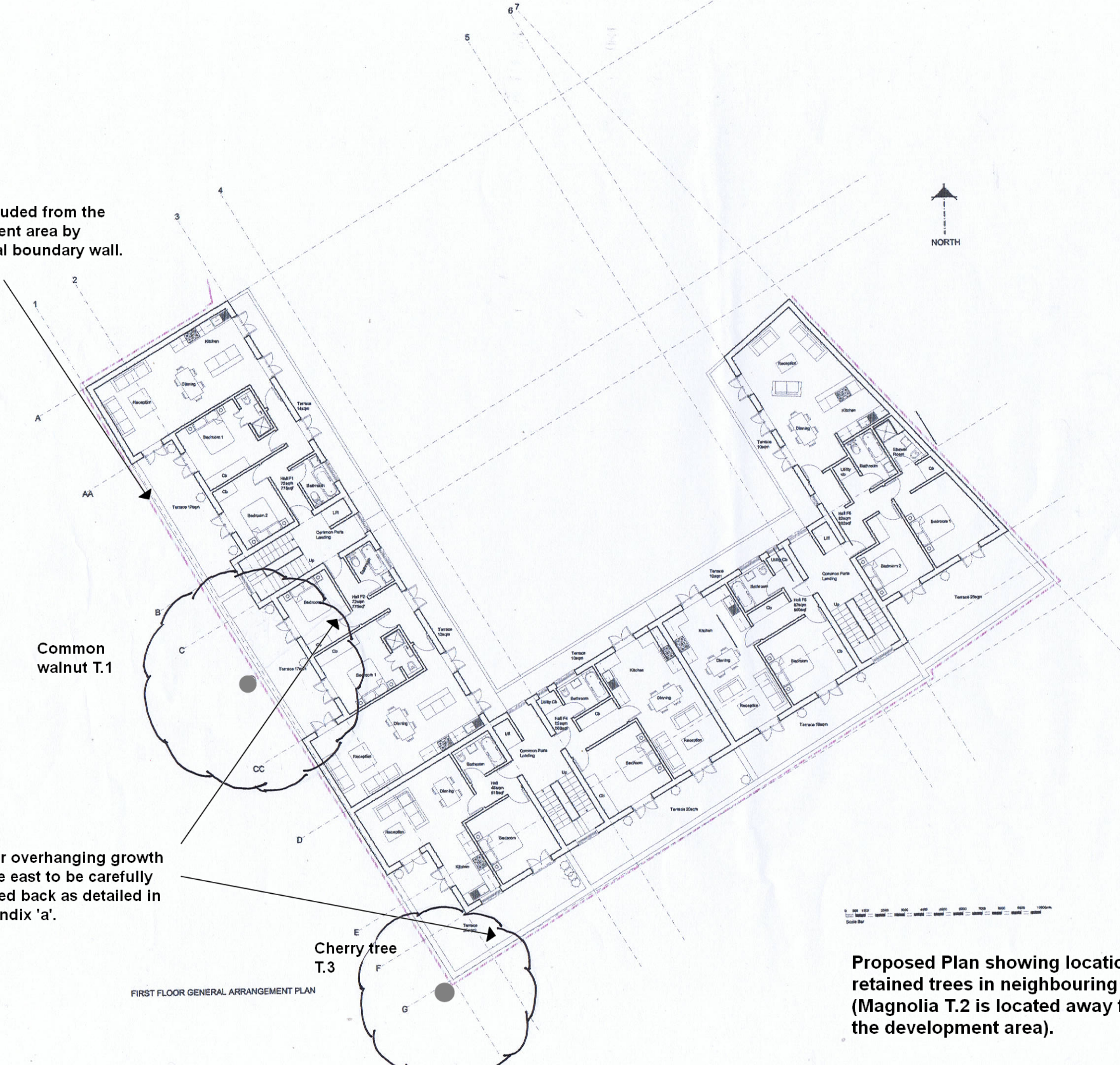
drawing title:
PROPOSED FIRST FLOOR PLAN

property:
LIFFORDS PLACE
BARNES HIGH STREET
LONDON SW13

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date : 5.08.2014
drawing number : 14.8355.07A
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Trees excluded from the development area by substantial boundary wall.



FIRST FLOOR GENERAL ARRANGEMENT PLAN

Common walnut T.1

Minor overhanging growth to the east to be carefully pruned back as detailed in appendix 'a'.

Cherry tree T.3



A	Design revisions	18.09.14	MJA

client :
ROUNDLISTIC LTD

drawing title :
PROPOSED FIRST FLOOR PLAN

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drawn by : MJA / MB

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176420

176420

176400

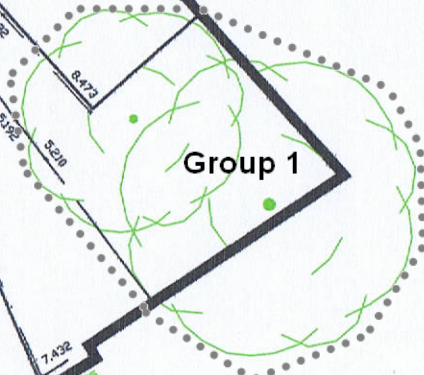
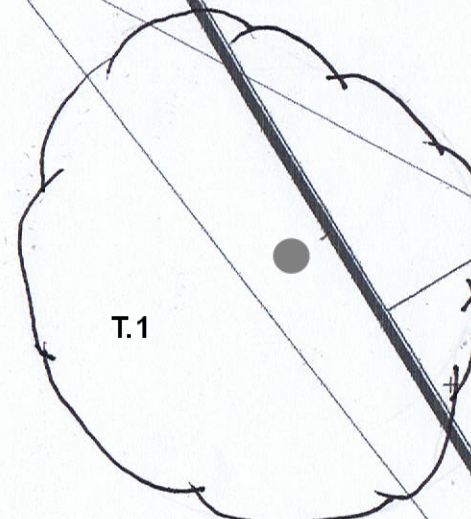
176400

176380

176380

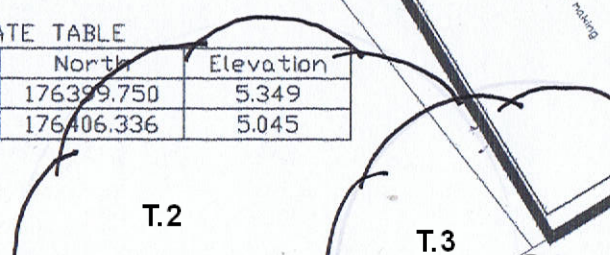


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Tree Location Plan.
Originally produced
in colour.

●	A
●	B
●	C
●	U

Tree Categories.



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SITE PLAN

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LONDON SW13

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