

tree:fabrik/ar/tf913/01

7th December 2017

Berkeley Homes (West London) Ltd
FAO Mr Maull
Latchmere House
Latchmere Close
Richmond
TW10 5HH

Dear Mr Maull,

LATCHMERE HOUSE, RICHMOND
False Acacia (G122)

I refer to my site visit on the 29th November 2017 and subsequent inspection of the above trees prior to transfer of land.

The purpose of this letter is to provide a record of my site visit and in light of that inspection to evaluate the findings in relation to tree maintenance and management options. A visual inspection of the trees was carried out from ground level.

I understand from checks with Royal Borough of Kingston upon Thames Council that the trees are not subject to a Tree Preservation Order and the trees are not located within a Conservation Area. However, whilst the trees are accessible from No 1 Garth Close and located beyond the boundary wall of Latchmere House, the trees remain within the curtilage of Latchmere House and as such, the existing planning Consent should be reviewed. Whilst not affording statutory protection to the trees a planning condition may require written agreement with the Council prior to carrying out tree works.

False Acacia (G122)

Two mature trees are located to the rear of No 1 Garth Close. Both trees are identified as False Acacia (*Robinia psuedoacacia*) and located 0.5m south of the boundary wall to Latchmere House. The boundary wall appears intact with no visual cracks or movement typically characteristic of tree root action and forms a physical protection barrier to the tree from the development.

For ease of reference, the two trees are identified as G122 0.2 and G122 0.3. G122 0.2 being to the west and G122 0.3 to the east.

G122 0.2- The tree is approximately 8m in height and twin-stemmed from 0.5m a.g.l supporting a crown with an average radius of 5m. From a visual inspection, the tree appears to be outwardly of fair condition with no visual evidence of fungal brackets or significant visual defects or decay within the

basal, lower or upper trunk. The crown displays previous crown reduction (shortening of lateral branches) with scattered deadwood distributed throughout the crown. The tree was previously heavily ivy clad and following severance of the ivy stems now forms a fragile skeleton of deadwood around the trunk.

In conclusion, the tree is outwardly of fair health and provides some screening to the development beyond. However, there is potential for failure of dead branches and debris from the severed ivy and this should be removed as part of good arboricultural management.

G122 0.3 - The tree is approximately 8m in height and twin-stemmed from g.l supporting a crown with an average radius of 5m. The northwest trunk appears to be formed from a sucker and subservient to the primary trunk with no visual evidence of fungal brackets or significant visual defects or decay within the basal, lower or upper trunk. The primary trunk however, displays lower bark damage and detached bark mid trunk on the NE side with a dead spire. The dead spire appears to be decayed and shattered/hollow with the crown formed from co-dominant lateral branches below. With the exception of the crown from the subservient trunk to the north, the remaining crown displays apical die-back of branches within the upper crown and a dog-legged branch on the south side from previous reduction. The tree was previously heavily ivy clad and following severance of the ivy stems now forms a fragile skeleton of deadwood around the trunk.

In conclusion, the tree is of poor structural condition and appears to be in gradual decline with significant trunk defects within the upper crown and deadwood. The tree therefore has a limited future life expectancy and potential for failure of the upper spire, dead branches and debris from the severed ivy. However, the tree provides some screening from the development beyond and therefore the feasibility of retention, atleast in the short term, could be explored subject to a climbing inspection to ascertain the extent of decay within the upper crown. Subject to this assessment, remedial works including reduction in height and volume to retain the tree should be considered against the impact on the trees visual amenity and its value for retention.

Recommendations

G122.02

- Remove dead ivy.
- Remove major deadwood (>25mm diameter)
- Tip reduce by 3m to provide an average crown spread of 7m

G122.03

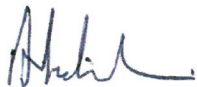
- Fell to ground level, grind out core of stump to detach roots and provide replacement planting.
or

- Carryout climbing inspection to ascertain extent of decay and defects within upper crown. Provide recommendations as to feasibility of retention and extent of crown reduction required to retain tree in short term.

Trees and shrubs are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked on a regular basis and conclusions and recommendations can only be valid for one year. These periods of validity may alter in the case of any changes in conditions in proximity to the trees or buildings. If the tree is retained it should be checked at least once a year and after severe winds. If the resident notices any change in the trees condition or any mushrooms or fungal brackets are observed, then these should be investigated by an arboriculturist.

I trust that the above addresses the concerns raised and if you have any queries or wish to discuss please contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Alan Richardson', with a stylized flourish at the end.

Alan Richardson
For and on behalf of *tree:fabrik* Limited

Appendix 1 Photographs

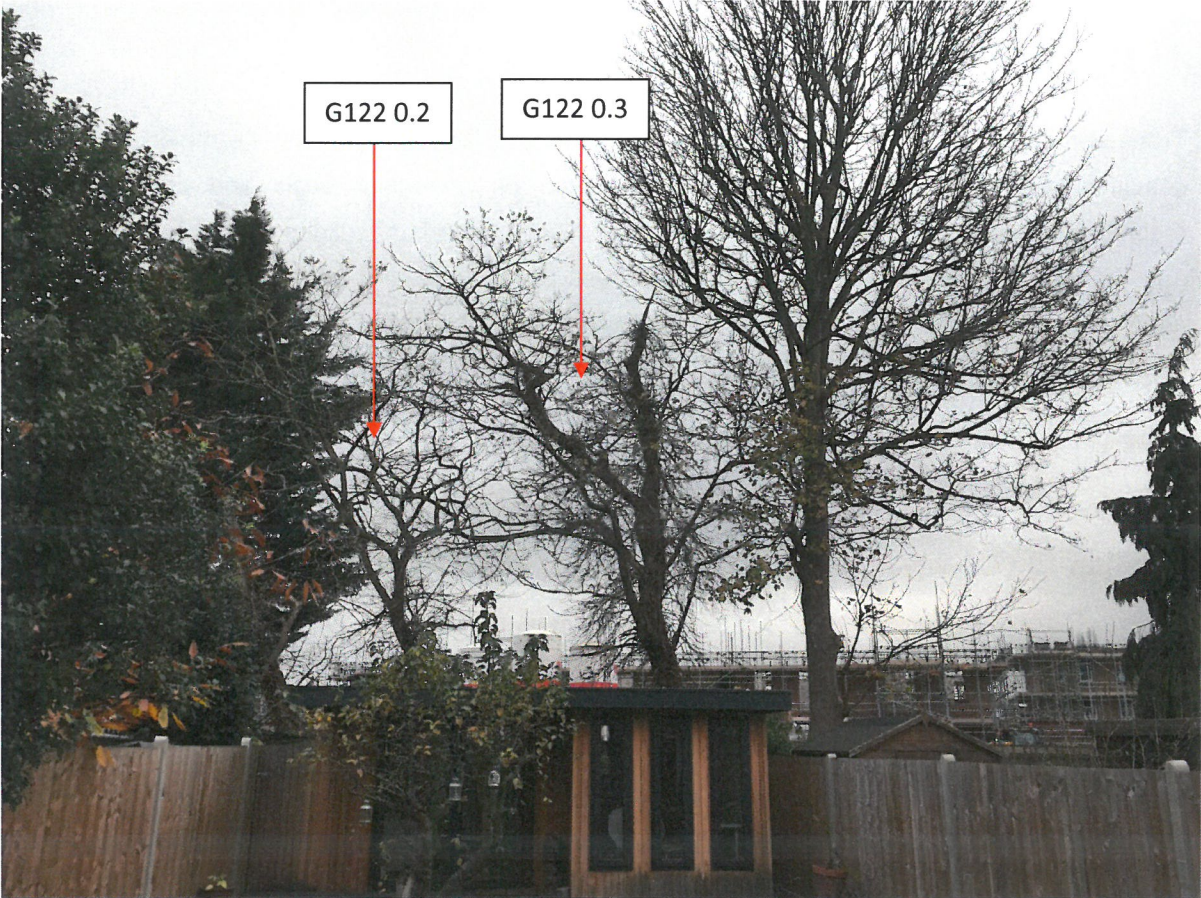


Photo 1 View from No.1 Garth Close



Photo 2 G122 0.02 Scattered deadwood & dead ivy



Photo 3 G122 0.03 displaying dog-legged branch following previous branch removal (indicate by arrow).

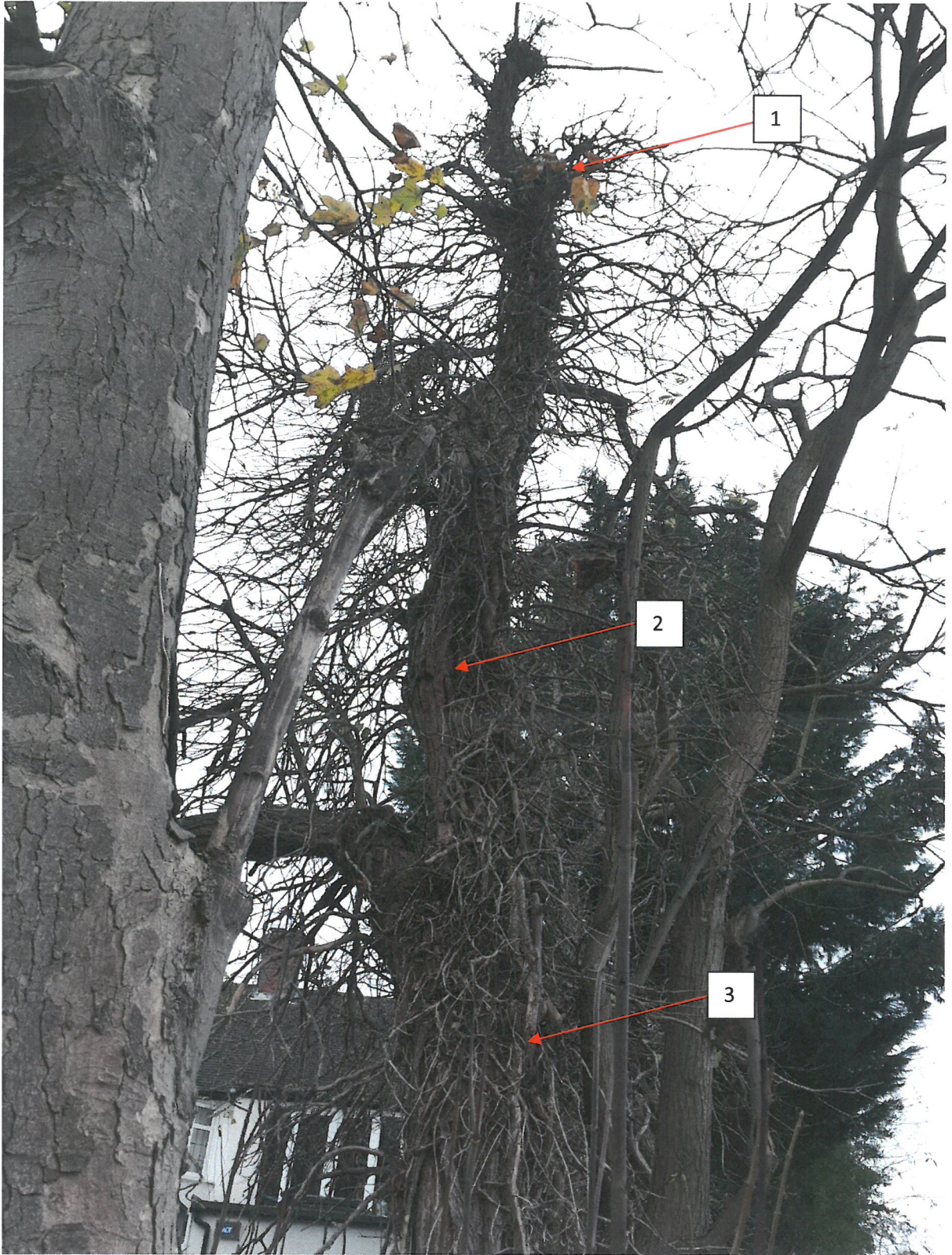


Photo 4 G122 0.3 arrow 1 - dead spire, arrow 2 – possible delamination of bark arrow 3 dead ivy

