

tree:fabrik/ar/tf913/02

7th December 2017

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

Dear Mr Maull,

LATCHMERE HOUSE, RICHMOND
Sycamore (T121) & Cypress

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 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.

Sycamore (T121)

The mature tree is identified as Sycamore (*Acer pseudoplatanus*) and located to the rear of No.3 Garth Close and 0.5m south of the boundary wall to Latchmere House. The tree is visually prominent and provides some screening to the development beyond.

The tree is approximately 16m in height with a single trunk supporting a full crown of some 5m radius. From a visual inspection, the tree appears to be outwardly of fair health and condition with no visual evidence of root plate movement or significant visual defects or decay within the basal, lower or upper trunk.

The tree displays good vigour and has been subject to previous management evidenced by lower branch wounds and previous crown reduction (shortening of lateral branches).

In conclusion, the tree has responded well to past works including the presence of wound wood at branch wounds and a regrown and balanced crown with limited minor deadwood. The tree appears to be of outwardly of fair health and condition. Whilst it is understood that concern has been raised that the tree is 'unsafe' and moves in high winds, I saw no significant structural defects and no visual indication of root plate movement or disturbance to the adjacent wall which would be typically characteristic of instability. Movement within high winds is a natural occurrence within all trees and is a mechanical response to dissipation of wind energy through its structure.

Cypress

The semi-mature Cypress (*Chamaecyparis* spp) is located to the rear of No.3 Garth Close adjacent to the eastern fence and approximately 6m in height supporting a crown radius of 2m. The tree is located 1m from the boundary wall. The tree has been crown lifted through removal of the lower branches and whilst of fair health and condition is subservient to the Sycamore (T121).

Recommendations

Sycamore (T121)

- Remove basal growth.
- Remove epicormic growth up to 3m above ground level.

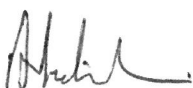
Cypress

- No works recommended.

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,



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

Appendix 1 Photographs

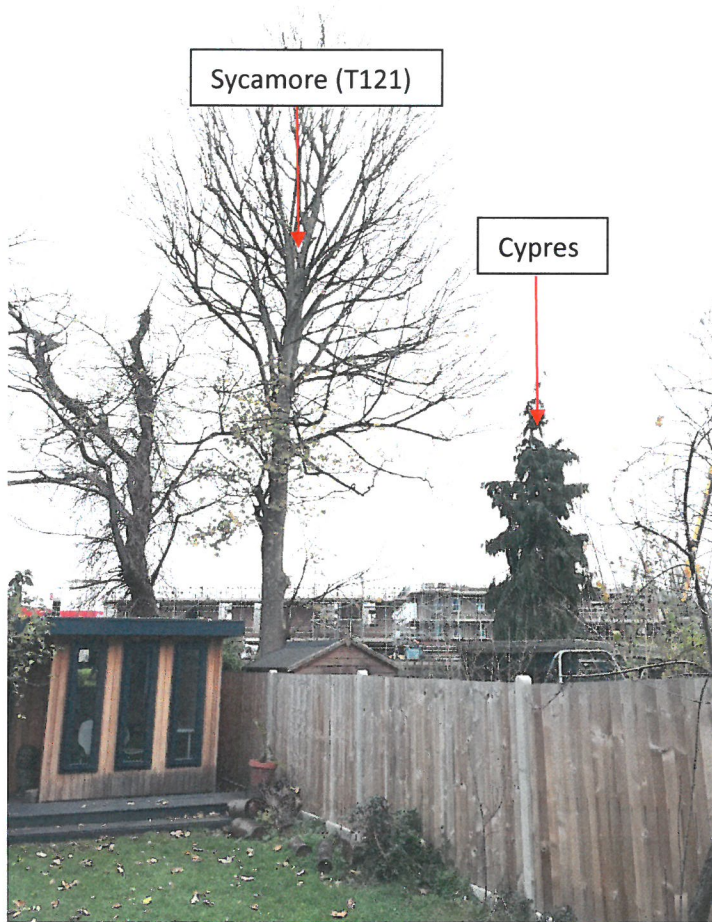


Photo 1 View from No.1 Garth Close



Photo 2 Sycamore - View of base of trunk adjacent boundary wall and lower basal growth



Photo 3 Sycamore – lower branch removal with subsequent epicormic growth



Photo 4 Cypress – view of semi-mature Cypress