

PROPOSED HIGHWAY OPTIONS

LANDSCAPE WORKS

CHALKERS CORNER LANDSCAPE WORKS

The Original Scheme included works at Chertsey Court and along the northern alignment of Lower Richmond Road. Following resolution to refuse at LBRuT Committee the proposals for Chalkers Corner have been reconsidered. A number of scenarios are being proposed with all works proposed to the public highway, no works would take place within Chertsey Court. Application C is not being brought forward under this application and was withdrawn by the Applicant in Nov 2020.

PROPOSED HIGHWAYS OPTIONS

Chalkers Corner Landscape Works

Four alternative highways options were considered as part of the Refused Scheme. Option 2 is the preferred option following detailed consultation with TfL.

The proposed physical works delivered under Option 2 would be potentially delivered via Section 278 agreement. Most importantly, the proposal for the development as proposed under Applications A and B would not prejudice the delivery of the preferred Option 2.

Options 2 would necessitate the removal of a tree (Category B) from Clifford Avenue but no loss of existing trees or vegetation from Lower Richmond Road. To compensate for the loss of this tree, two new trees are proposed to be planted to the north of the stop sign on the pavement to the west of the junction. The details of this are shown in the drawings below.

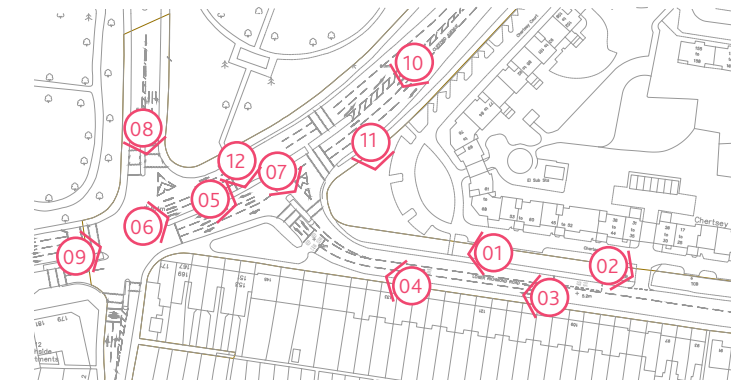


AERIAL VIEW OF EXISTING CHALKERS CORNER

-- Site Boundary

EXISTING CONDITION

PHOTO SURVEY



01. Approaching junction from Lower Richmond Road - footpath



04. View from Lower Richmond Road



07. Lower Richmond Road from Clifford Av



10. Approaching junction from Clifford Av



02. Lower Richmond Road - tree line



05. Clifford Av / Lower Richmond Road junction



08. Approaching Junction From S Circular Road



11. Clifford Av. Footpath



03. Approaching junction from Lower Richmond Road



06. Clifford Av / Lower Richmond Road junction



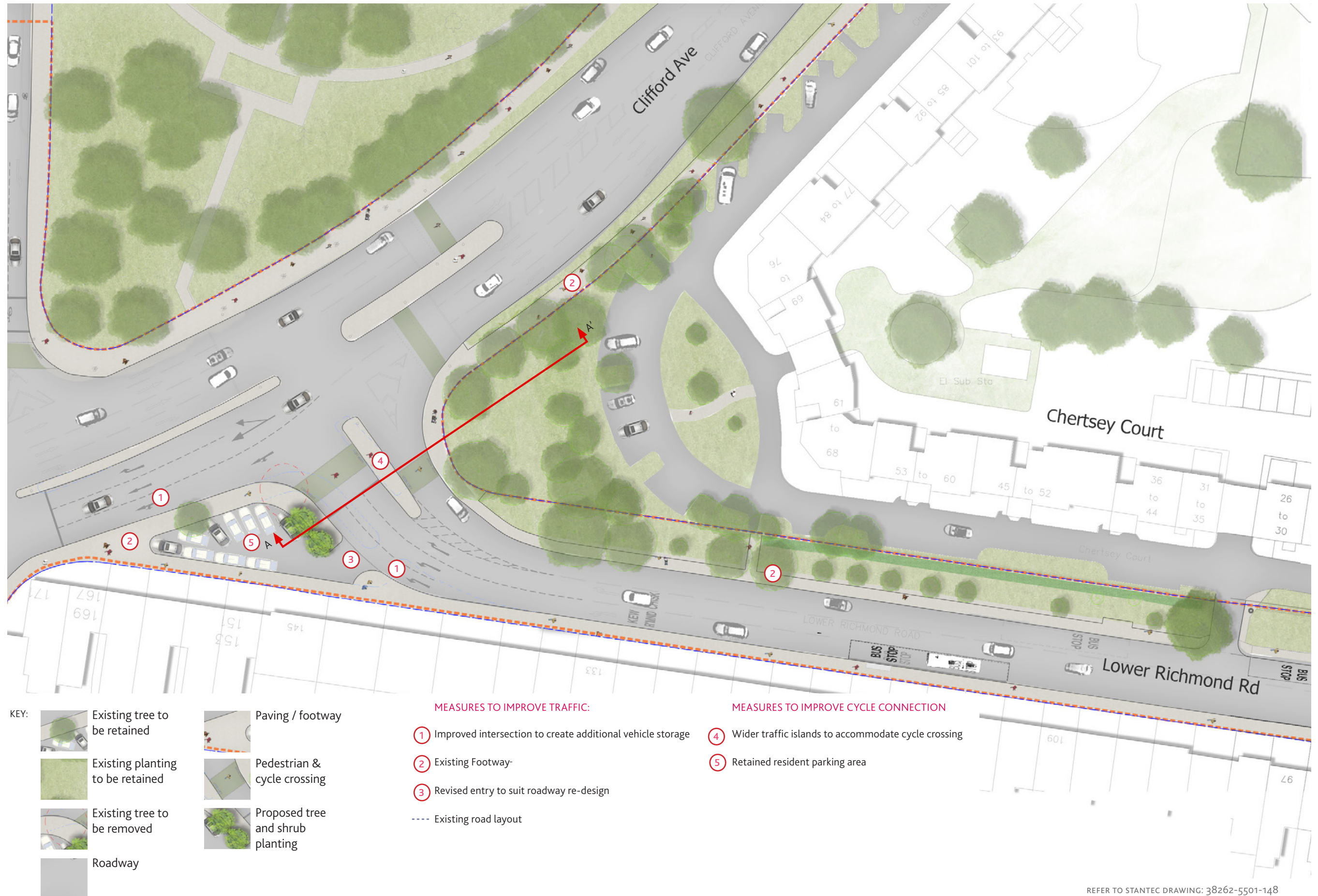
09. Approaching junction from Lower Richmond Road










12. Residents parking area from Lower Richmond Road

PROPOSED LANDSCAPE

MASTERPLAN



KEY:

	Existing tree to be retained		Paving / footway
	Existing planting to be retained		Pedestrian & cycle crossing
	Existing tree to be removed		Proposed tree and shrub planting
	Roadway		

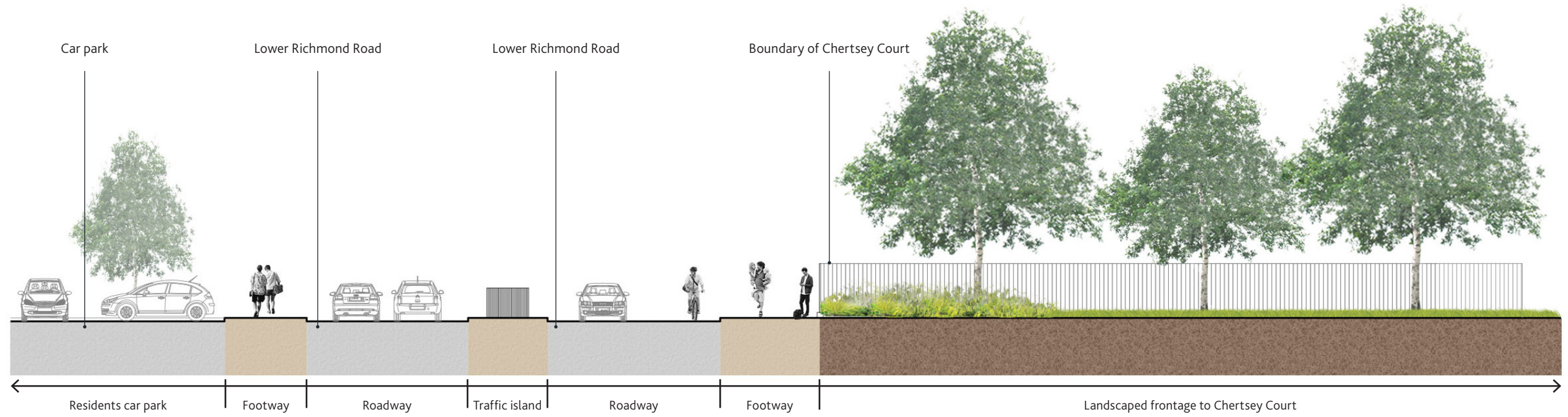
- MEASURES TO IMPROVE TRAFFIC:**
- ① Improved intersection to create additional vehicle storage
 - ② Existing Footway-
 - ③ Revised entry to suit roadway re-design
- Existing road layout

- MEASURES TO IMPROVE CYCLE CONNECTION**
- ④ Wider traffic islands to accommodate cycle crossing
 - ⑤ Retained resident parking area

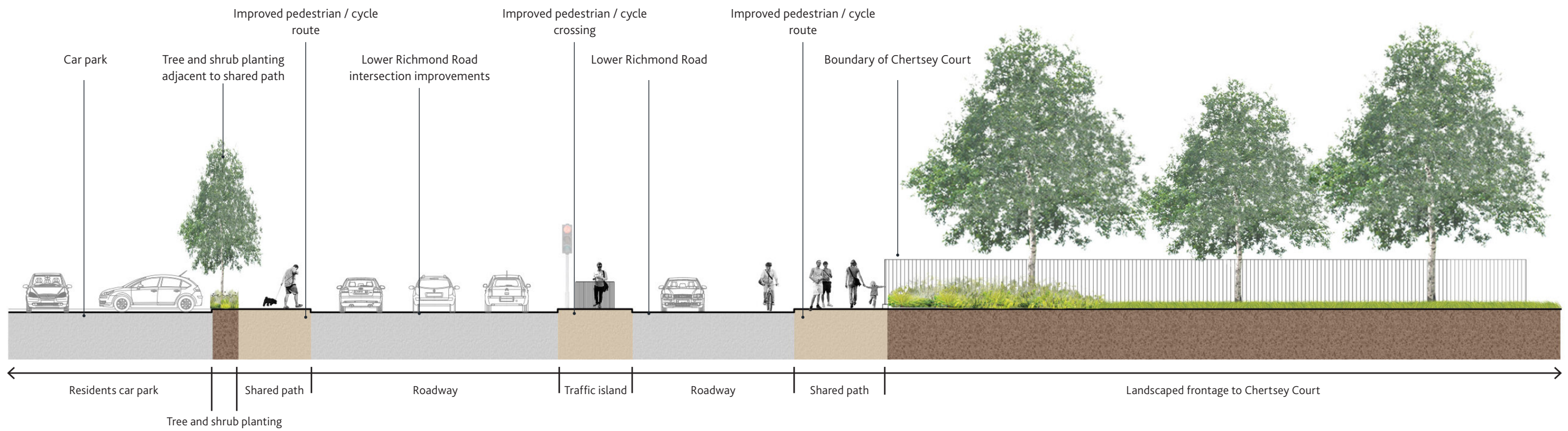
REFER TO STANTEC DRAWING: 38262-5501-148

SECTIONS

Existing Section A-A'








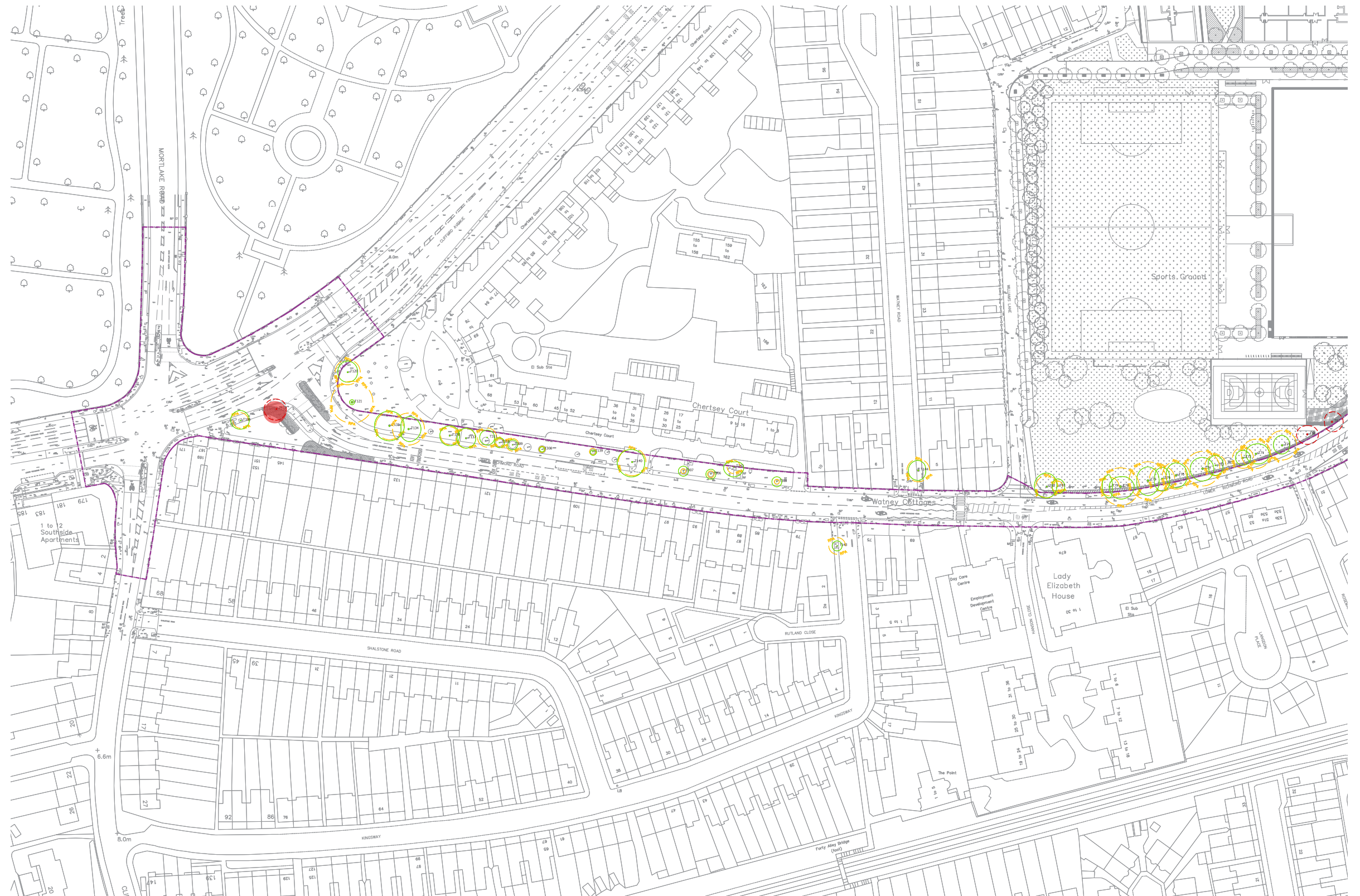
Proposed Section A-A'



ARBORICULTURAL SURVEY

EXISTING TREE PLAN - RETAIN / REMOVE

-  TREES TO BE RETAINED
-  TREES TO BE REMOVED
-  ROOT PROTECTION AREAS (RPA)
-  INDICATIVE EXTENT OF GROUPED FEATURE
-  SECTION 278 WORKS



TREE SURVEY SUMMARY

SURVEY

A survey was undertaken (April 2020) of trees within the road reserve and within the property boundary of Chertsey Court. A summary of this survey is adjacent, full information from the arboriculturalist is contained in the appendix.

Option 2 will require the removal of a single tree from Clifford Avenue but no loss of existing trees or vegetation from Lower Richmond Road or Chertsey Court.

TREE REMOVED

Ref. #	Species	Condition	Category
T107	Silver Leaved Lime (<i>Tilia petiolaris</i>)	Good	A1/2

TREES RETAINED

Ref. #	Species	Condition	Category
T106	Lime (<i>Tilia</i> sp.)	Fair/Good	B2
T108	Himalayan Birch (<i>Betula utilis</i>)	Fair	C2
T110	Silver Birch (<i>Betula pendula</i>)	Fair	C2
T111	London Plane (<i>Platanus x hispanica</i>)	Fair/Good	B2
T113	Holm Oak (<i>Quercus ilex</i>)	Good	C2
T114	Holm Oak (<i>Quercus ilex</i>)	Fair/Good	C2
T116	Cherry (<i>Prunus</i> sp.)	Good	B2
T118	Holm Oak (<i>Quercus ilex</i>)	Good	B2
T119	Cherry (<i>Prunus</i> sp.)	Dead	U
T120	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	Fair/Good	C2
T121	Cherry (<i>Prunus</i> sp.)	Fair	B2
T122	Cider Gum (<i>Eucalyptus gunnii</i>)	Fair	B2

T123	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Good	B2
T124	False Acacia (<i>Robina pseudoacacia</i>)	Fair	C2
T125	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	Fair	C2
T126	Norway Maple (<i>Acer platanoides</i>)	Fair	C2
T127	Yew (<i>Taxus baccata</i>)	Fair	C2
T128	Silver Birch (<i>Betula pendula</i>)	Fair	C2
T129	Atlas Cedar (<i>Cedrus atlantica</i>)	Fair	B2
T130	Ash (<i>Fraxinus excelsior</i>)	Fair	C2
T133	Horse Chestnut (<i>Aesculus hippocastanum</i>)	Fair/Good	B2
T134	Italian Alder (<i>Alnus cordata</i>)	Fair	B2
T135	Italian Alder (<i>Alnus cordata</i>)	Poor	U
T136	Red Horse Chestnut (<i>Aesculus x carnea briotii</i>)	Fair	B2
T137	Italian Alder (<i>Alnus cordata</i>)	Fair	B2
G112	4No. Norway Maple (<i>Acer platanoides</i>)	Good	C2
G115	5No. Norway Maple (<i>Acer platanoides</i>)	Fair/Good	C2
G117	2No. Cider Gum (<i>Eucalyptus gunnii</i>)	Fair/Good	B2
G131	3No. Cherry (<i>Prunus</i> sp.)	Fair/Good	B2
G132	Plum (<i>Prunus</i> sp.) Norway Maple (<i>Acer platanoides</i>) Cherry Laurel (<i>Prunus laurocerasus</i>) Japanese Laurel (<i>Aucuba japonica</i>)	Fair/Good	C2
G138	5No. Italian Alder (<i>Alnus cordata</i>)	Fair	U
G139	4No. Italian Alder (<i>Alnus cordata</i>)	Poor/ Dead	U

PROPOSED PLANTING

OPTION 2

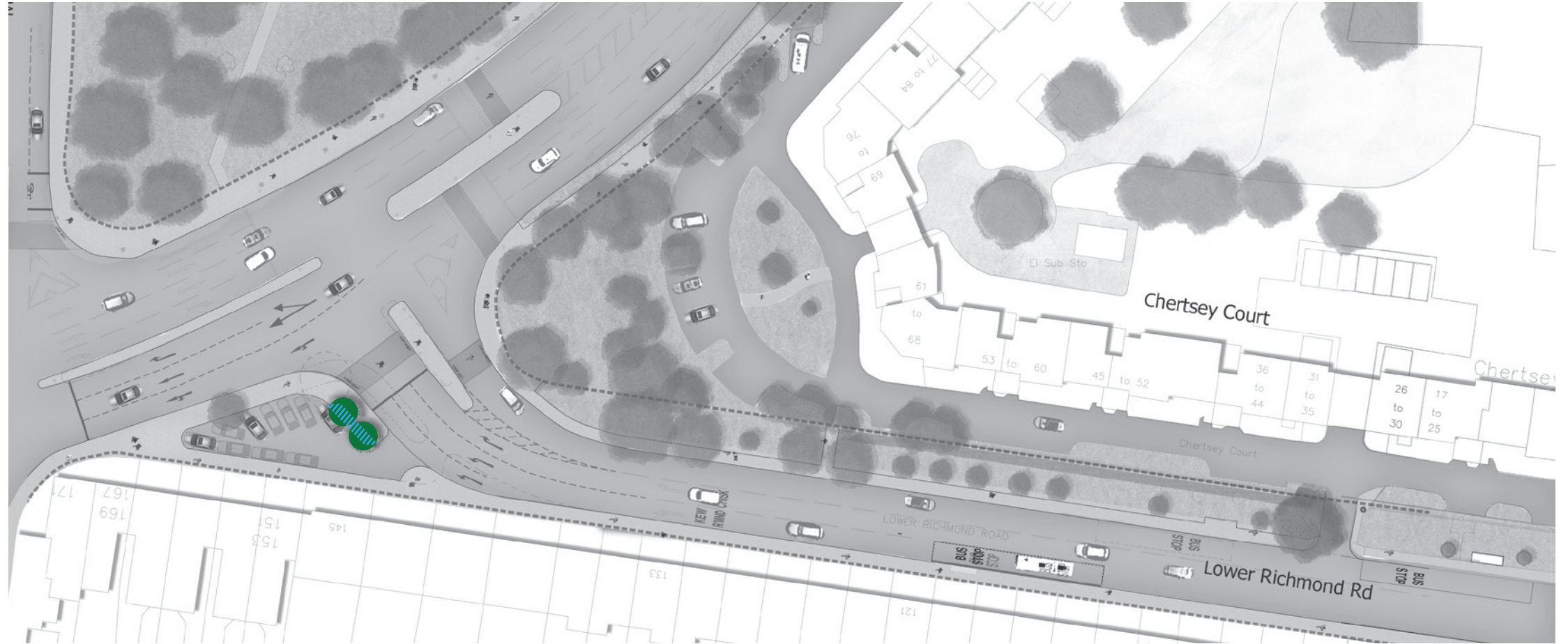
LANDSCAPE STRATEGY

The planting strategy for option 2 at Chalkers Corner has a number of aims - the compensation of a single tree removed by junction re-alignment and improvements, maintaining streetscape character and visual amenity for users and residents.

It is proposed to compensate for the removal of this tree by planting two trees under planted with low growing shrub and ground cover species as close as technically feasible to the original. Locating the proposed trees close to the original will also be beneficial in the continuation of the character and amenity experienced at Chalkers Corner.

To maintain to greatest extents possible, the character and visual amenity currently experienced at Chalkers Corner the habit, form and texture of the proposed trees will be closely aligned with the removed tree. The selection of under planting species beneath the proposed trees will introduce evergreen and season interest through foliage, flower and form. Additionally, this modest corner of planting will assist in positively disrupting a streetscape that otherwise may be viewed as only functional.

TREES REMOVED: 1
TREES PLANTED: 2
INCREASE IN TREES: 1



PROPOSED TREE SPECIES



TILIA PETIOLARIS
SIZE: SEMI-MATURE. GIRTH: 50-60CM
OVERALL HEIGHT: 7-9M
ESTIMATED HEIGHT IN 2027: 10-12M
CLEAR STEM: MIN 2M
MAXIMUM HEIGHT: 25M +

PROPOSED SHRUB /GROUND COVER SPECIES



Sarcococca confusa



Libertia grandiflora



Carex divulsa



Helleborus niger



Iris foetidissima



Blechnum spicant

CHALKERS CORNER DESIGN

OPTION 2 SUMMARY

- ① Extension of intersection queuing capacity
- ② Creation of improved pedestrian / cycle crossing
- ③ Creation of additional left turn lane
- ④ Existing trees retained
- ⑤ Tree and ground cover planting to compensate for the removal of a single tree



PROPOSED LANDSCAPE WORKS DIAGRAM