



Stag Brewery, Mortlake

Aboriginal Survey Report and Impact Assessment

For Reselton Properties

July 2020



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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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Comments

Final - Amendments to highway works and introduction



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1. Introduction

- 1.1. This Arboricultural Survey Report and Impact Assessment has been prepared by Waterman Infrastructure & Environment Ltd ('Waterman IE') as a revised submission document to the Arboricultural Survey Report and Impact Assessment (ref. WIE10667-R-3-4-2-ASR&IA dated April 2019) submitted in support of Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant'). A summary of the Applications is set out below:
- a) Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
 - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
 - ii. Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as 'Development Area 2' throughout).
 - b) Application B – detailed planning application for the school (on land to the west of Ship Lane).
 - c) Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 1.2. This document replaces the Arboricultural Survey Report and Impact Assessment (WIE10667-R-3-4-2-ASR&IA) dated April 2019.
- 1.3. The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT's Planning Committee with a recommendation for approval. This scheme is thereafter referred to as "the Original Scheme".
- 1.4. The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:
- a) Conditions and informatives as set out in the officer's report, published addendum and agreed verbally at the meeting;
 - b) Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement which was delegated to the Assistant Director to conclude;
 - c) No adverse direction from the Greater London Authority ('GLA'); and
 - d) No call in by the Secretary of State for Housing, Communities and Local Government. The Applications have been referred to the GLA and the Mayor has given a direction that he will

take over the determination of the Applications and act as local planning authority in relation to all three applications.

- 1.5. The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority in relation to all three applications.
- 1.6. The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the 'Revised Scheme'. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:
 - Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living and / or residential units) to up to 1,250 units;
 - Increase in affordable housing provision from up to 17% to up to 30%;
 - Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
 - Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
 - Reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces and introduction of an additional basement storey beneath Building 1 (the cinema);
 - Other amendments to the masterplan including amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
 - Landscape amendments, including canopy removal of four trees on the north west corner of the Site; and
- 1.7. Associated highways works may be carried out on adopted highways land. The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.
- 1.8. Minor amendments have also been made to the road and pedestrian route layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.
- 1.9. A more detailed summary is included within the Planning Statement Addendum and the Design and Access Statement Addendum submitted with the Revised Scheme documents.
- 1.10. These changes are being brought forward as substitutions to Applications A, B, and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement). It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has

progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent. Accordingly, Application C remains 'live' within this substitution package.

- 1.11. Four alternative highways options proposed have been discussed with TfL to date. In summary the options are:
 - Option 1: Do nothing plus financial contribution for highways (as per the LBRuT Planning Committee Resolution);
 - Option 2: Introduce an additional left-hand turning lane on the south side of Lower Richmond Road ('Chalkers Corner light');
 - Option 3: Introduce a bus lane along Mortlake High Street; and
 - Option 4: Do both Option 2 and 3.
- 1.12. The physical works at Chalkers Corner have been proposed to mitigate the effects of the re-aligned carriageway and to enhance pedestrian and cyclist facilities. Further details of the proposed Options are set out in the submitted Transport Assessment Addendum, prepared by Stantec. The Development as proposed under Application A would not prejudice the delivery of any of these highways mitigation options. An addendum note to this report (**Appendix G**) summarises the impacts of those works in relation to the original Chalkers Corner mitigation (Application C) as detailed in the original April 2019 ASR&IA as this July 2020 ASR&IA focusses on the above four alternative highways options.
- 1.13. In order to present an assessment of the likely impacts of the highways works, the Applicant's landscape architect (Gillespies) considered the potential landscape implications of each of the above options. Options 2 and 4 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, it is proposed that two new trees could be planted to the north of the stop sign on the pavement to the west of the junction, should these options be progressed. Options 1 and 3 would not require any landscape works and, therefore, none are proposed.
- 1.14. This report sets out the findings of an arboricultural survey of trees on and directly adjacent to the Site and the s278 works area (**Drawings 1 and 2**), hereafter referred to as the 'Survey Area'.
- 1.15. The survey involved collecting data relating to existing trees to assess their condition and relative merit. This report describes the findings of the survey and highlights the above and below ground constraints posed by the canopy shape and rooting area of the surveyed trees. It also considers the Revised Scheme and outlines the resulting implications to trees.

Tree Survey Methodology

- 1.16. The arboricultural survey is based upon existing topographical information relating to the Survey Area provided by APR services (Job no. 915213, dated July 2015 and 916061, dated February 2017) and was otherwise conducted in accordance with the principles outlined within BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations¹ (BS5837).
- 1.17. Fieldwork was undertaken on the Stag Brewery component of the Site on 16th and 17th February 2016, and Chalkers Corner and a portion of Mortlake Green on 11th April 2017. During the survey on 11th April 2017, the trees located along the southern bank of the River Thames, adjacent to the

¹ BS5837:2012 Trees in relation to design, demolition and construction – Recommendations, 2012, British Standards Institution.

Stag Brewery component of the Site were re-surveyed to record these features in more detail. Fieldwork comprised a non-intrusive, visual survey undertaken at ground level, during which dimensional data and observational information were collected. A diameter breast height (DBH) tape measure and Leica Disto™ laser distance meter was used in the collection of data presented in this report.

Tree Numbers

- 1.18. Individual trees surveyed were given the prefix 'T', groups of trees the prefix 'G' and hedges the prefix 'H'. Where sufficiently consistent, tree groups have been categorised and include information relating to species composition, age and condition ranges as appropriate. Within these features, principal trees have been identified, where appropriate.

Species

- 1.19. Species are listed by their common and Latin names, both in the schedule and in the report text.

Height

- 1.20. Tree heights are approximate and estimated in metres.

Stem Diameter

- 1.21. The stem diameter of single stemmed trees is measured at 1.5m above ground level and given in millimetres. The diameter measurement of multi-stemmed trees is taken as a combined measurement of all the major stems. Where stems fork or swell the measurement is taken at the narrowest point below the fork or swelling. Where access to the trunk of a tree is not available, an estimation of the stem diameter is made and identified by "*" on the accompanying tree survey table.

Crown Spread

- 1.22. Radial crown spread is measured in metres to the nearest decimal (rounded up). These are recorded for each of the four cardinal points where access allows. Where access is not available the spread is estimated and identified by "*" on the accompanying tree survey table. The canopy shape for surveyed trees depicted on the accompanying plans accurately represents the canopy spread as measured on Site.

Height of Crown Clearance and Canopy

- 1.23. The height of crown clearance is the height above ground in metres of the first significant branch and the direction of growth. The height of canopy is the height above ground in metres of the main canopy. These are measured to the nearest decimal point (rounded up) for dimensions up to 10m and the nearest whole metre for dimensions over 10m.

Age Class

- 1.24. The age of each tree is defined as follows:
 - Young (Y): Within the first 1/4 of useful life expectancy.

- Semi-mature (SM): Within the second 1/4 of useful life expectancy.
- Early Mature (EM): Within the third 1/4 of useful life expectancy.
- Mature (M): Within the fourth 1/4 of useful life expectancy.
- Over Mature (OM): Tree in decline.

Physiological and Structural Condition

- 1.25. The physiological or structural condition of each tree group is described, highlighting specific features. The survey involved ground level examination of the external features of the trees. Crown density is noted together with the presence of dead branch wood, small branch die-back and fungal fruiting bodies.
- 1.26. Unless otherwise stated, trees were found to be displaying 'normal' characteristics for their species. The structural or physiological condition for each tree is described as Good (G), Fair (F) or Poor (P). Where appropriate, notes on the structural integrity are provided on form, taper, forking habit, storm damage, decay, fungi, pests, etc. No invasive investigations or climbing inspections were carried out to confirm visual or audible signs of defect or debility and no tissue or soil samples were taken for laboratory analysis. Where identified, signs of substantial defects or debility have been recorded. Where access to a tree was not possible, an estimation of physiological and structural condition has been made.

Estimated Remaining Contribution (ERC) in Years

- 1.27. The Estimated Remaining Contribution (ERC) for each tree is based on species and existing physiological and structural condition of the tree. The ERC may affect proposed development layout because the longer the tree is likely to live, the greater the contribution it will make and the greater the need for retention.

Category Grading

- 1.28. Each individual tree was given a Category Grading in accordance with BS5837: 2012 to reflect the overall arboricultural value and retention category. The Category Gradings are defined according to the following criteria, which are further divided into sub-categories based on arboriculture, landscape and/or historic value, as defined within BS5837:2012, contained at **Appendix A**:
- **Category Grading A:** Trees of high quality and value, (with a suggested remaining life expectancy exceeding 40 years);
 - **Category Grading B:** Trees of moderate quality and value, (with a suggested remaining life expectancy of at least 20 years);
 - **Category Grading C:** Trees of low quality and value, (with a suggested remaining life expectancy exceeding 10 years or young / immature trees which may have the potential to attract a higher Grade as they mature); and
 - **Category Grading U:** Trees which are in such a condition that they are unsuitable for retention in the context of the current land use for longer than 10 years.

Preliminary Management Recommendations

- 1.29. Any recommendations made for management of the existing tree stock, (for example, tree surgery) are not a 'specification' for tree work. These recommendations are instead intended as a preliminary guide to inform future management of tree stock in the current context which should be formalised as a separate management plan. References to habitat value should be taken as comparative observations compared with a baseline situation with no tree present.
- 1.30. Proposed tree surgery or inspection works should be undertaken by a suitably qualified arboricultural contractor, such as those listed in the Arboricultural Association's Approved Contractors Directory (Ref. www.trees.org.uk). Any work undertaken by the contractor should be in accordance with best practice, such as the European Tree Pruning Guide² or required by BS3998: 2010 Tree Work - Recommendations³.

Limitations

- 1.31. All trees were visually inspected from ground level with no climbing, boring or sampling undertaken. All measurements are metric and where qualified, approximate. The comments made were based on the conditions and observable factors present at the time of inspection, including weather, seasonality and access.
- 1.32. This report is intended to assist with the planning and management of construction, refurbishment and / or demolition operations under current best practice.
- 1.33. The Arboricultural Survey and this report does not constitute a tree risk assessment. This report is not intended to confirm the safety, (or otherwise) of surveyed trees or tree groups. References to defects or potential safety issues are not exhaustive and are intended as a guide only to inform the provision of further resources / more detailed investigations. The person(s) responsible for the management of the trees surveyed within this report are recommended to commission a separate tree condition survey by a suitably qualified and experienced person to manage the Health and Safety aspects of trees under their control and discharge their reasonable Duty of Care under the 'Duty of Care' owed under the Occupiers' Liability Act 1984⁴.

Un-assessable Risks

- 1.34. Owing to the changing nature of trees and other Site circumstances, this report and any recommendations made remains valid for a period of 18 months between authorisation of this report and commencement of the Works. Any alteration to the Site or development proposals could change the current circumstances and may invalidate this report and any recommendations made. An updated survey would therefore be required.
- 1.35. Unless otherwise stated, trees should be inspected regularly to satisfy the 'Duty of Care' owed under the Occupiers' Liability Act 1984, or directly proceeding heavy storms (i.e. force 6-7 and above on the Beaufort scale). It is recommended that advice from an ecologist is sought prior to carrying out any works to trees, in order to ensure these are carried out in accordance with (in particular) the protection afforded to wild birds and bats under The Wildlife and Countryside Act⁵ and The Conservation of Habitats and Species Regulations⁶.

² European Tree Pruning Guide (2001); 'Arboricultural Association'.

³ British Standards Institution (2010; 'BS3998:2010 'Treework - Recommendations', 2010, BSI.

⁴ HMSO (1984); 'Occupiers' Liability Acts 1957 and 1984'. HMSO.

⁵ The Wildlife and Countryside Act 1981 (as amended), OPSI

⁶ The Conservation of Habitats and Species Regulations 2017 (as amended), OPSI

Root Protection Area

- 1.36. The Root Protection Area (RPA) defines the approximate underground area occupied by the tree roots based on a calculation relating to the girth of the tree, point above ground at which the trunk begins to branch out and the number of stems. BS5837 outlines the calculation of RPA as follows:

$$\text{RPA(m}^2\text{)} = \left(\frac{\text{stem diameter (mm) @ 1.5 m} \times 12}{1\ 000} \right)^2 \times \pi \text{ (3.142)}$$

- 1.37. Trees with more than one stem below 1.5m above ground level are given an aggregate stem diameter using either of the following two calculations as outlined in BS5837. This diameter is then used in the above calculation to estimate RPA:

- a) For trees with two to five stems:

$$\sqrt{(\text{stem diameter } 1)^2 + (\text{stem diameter } 2)^2 \dots + (\text{stem diameter } 5)^2}$$

- b) For trees with more than five stems:

$$\sqrt{(\text{mean stem diameter})^2 \times \text{number of stems}}$$

- 1.38. The RPA of existing tree stock is an important material consideration when considering site constraints and planning development activities.
- 1.39. Construction activities, materials storage or changes in level should generally be avoided within the RPA of a tree to be retained. This is because these operations have the potential to damage or kill the tree, the safe retention of which may be a condition of planning permission. This is significant when considering construction in proximity to off-Site / third party land. Special construction techniques, i.e. no-dig construction / permeable surfacing may be considered for light loadings, e.g. pedestrian footpaths etc., within the RPA.
- 1.40. The RPA often varies in size to the physical area occupied by the canopy spread (due to particular tree species or management practices to artificially alter the canopy size). This is of particular importance when integrating new development in proximity of existing trees. Similarly, the canopy heights (as identified in the schedule of existing trees in **Appendix B**) should be considered as the usable space below a low branching tree, which will be severely restricted without specific arboricultural works to raise the canopy (which may not always be appropriate).
- 1.41. It should also be noted that BS5837 states that although RPAs should be plotted as a circle centred on the base of the stem, pre-existing site conditions or other factors may indicate that rooting has occurred asymmetrically, and so RPAs may instead be represented as a polygon of equivalent area.

2. Fieldwork Observations

- 2.1. The tree surveys detailed in paragraph 1.10 identified a total of 163 individual trees, 36 tree groups and 1 hedgerow within the Survey Area. However, on the 27th April 2020, Waterman IE visited the site to confirm that the surveyed trees were still present and that their condition had not altered. During that visit it was noted that the following trees T1, T13, T18, T21, T23, T36, T63, T65, T66, T69, T80, T87, T91 and T92 have all been felled and are no longer included in the Tree Survey Schedule contained in **Appendix B**, nor are they included in this impact assessment.
- 2.2. As a result of that site visit, the categories of trees T33, T35, T43, T44, T45, T46, G101 and T121 were also down-graded due to changes in the structural and / or physiological condition either resulting from recent pruning work or natural causes. Again, this is reflected in **Appendix B** and within this impact assessment.
- 2.3. Furthermore, 8 trees located within the curtilages of Chertsey Court, adjacent to Chalkers Corner, have also been removed from the assessment as Chertsey Court is no longer affected by the proposals. These are trees T118, T119, T123, T124, T125, T128, T129 and T130. The trees surveyed around the perimeter of Chertsey Court are still included as they have the potential to be impacted by the Chalkers Corner s278 works on account of their crowns and RPAs extending into the s278 area.
- 2.4. The locations of the remaining trees are shown in **Drawings 1 and 2**. The category grading of each feature is detailed within **Table 1** below;

Table 1: Category Grading of Trees / Groups / Hedge

Category	Quantity	Description
A	13	T3*, T29*, T48*, T49*, T50*, T51*, T52*, T53*, T54*, T55*, T56*, T57*, and G155
B	86	T4*, T5*, T6*, T7*, T8*, T9*, T10*, T11*, T14*, T15*, T25*, T26*, T27*, G42*, G58g**, G58k**, G58l**, G58s**, G58t**, G58u**, G58w**, T64*, T67*, T68*, T70*, T71*, T73*, T74*, T75*, T76*, T77*, T78*, T79*, T82*, T83*, T84*, T85*, T86*, T88*, T90*, T93*, T94*, T95*, T97*, T98*, T99*, T100*, T103, G104, T106, T107, T111, T116, G117 (part removed), T122, G131, T133, T134, T136, T137, T140, T143, T144, T145**, G146**, G148, T149, G150, G151 (part removed), T153, T154, G156, T157, T158, T159, T161, T163, G164, T165, G166, G167, G169, T170, G174, T175 and G176
C	69	T2*, T16*, T17*, T19*, T20*, T22*, T24*, T31*, T32*, T34*, T37*, T38*, T39*, T40*, T41*, T43*, T44*, T45*, T46*, G47 (part removed)*, G58a**, G58b**, G58c**, G58d**, G58e**, G58f**, G58h**, G58i**, G58j**, G58m**, G58n**, G58o**, G58p**, G58q**, G58r**, G58v**, T59**, T60**, T61*, T62*, T72*, T81*, T89*, T96*, G101, H102*, T105, T108, G109, T110, G112, T113, T114, G115, T120, T126, T127, G132, T142, G147**, T152**, T160, G162, T168, T171, G172, T173, G177 and T178
U	10	T12*, T28*, T30*, T33*, T35*, T121, T135, G138, G139 and G141

* indicates trees covered by Tree Preservation Order T0880/2016 and ** indicates trees within Mortlake Conservation Area (see paragraph 2.4 below)

- 2.5. Trees present within the Site are located both adjacent to its boundaries and within internal areas of the Site (**Photographs 1 and 2**). Trees present at Chalkers Corner are located adjacent to carriageways (**Photograph 3**). Off-Site trees surveyed include those located around the perimeter of Chertsey Court adjacent to Chalkers Corner, trees within a portion of Mortlake Green (**Photograph 4**), trees located along Mortlake High Street and a group bounding the north-eastern boundary of Development Area 2 (G101). The tree stock present within the Survey Area comprises a high proportion of amenity species with London Plane (*Platanus x hispanica*) being common. This species is well-suited to the challenging urban growing conditions including those locally found within the Survey Area.



Photograph 1 (T67 - T82)



Photograph 2 (T8-T11)



Photograph 3 (T103 - T105)

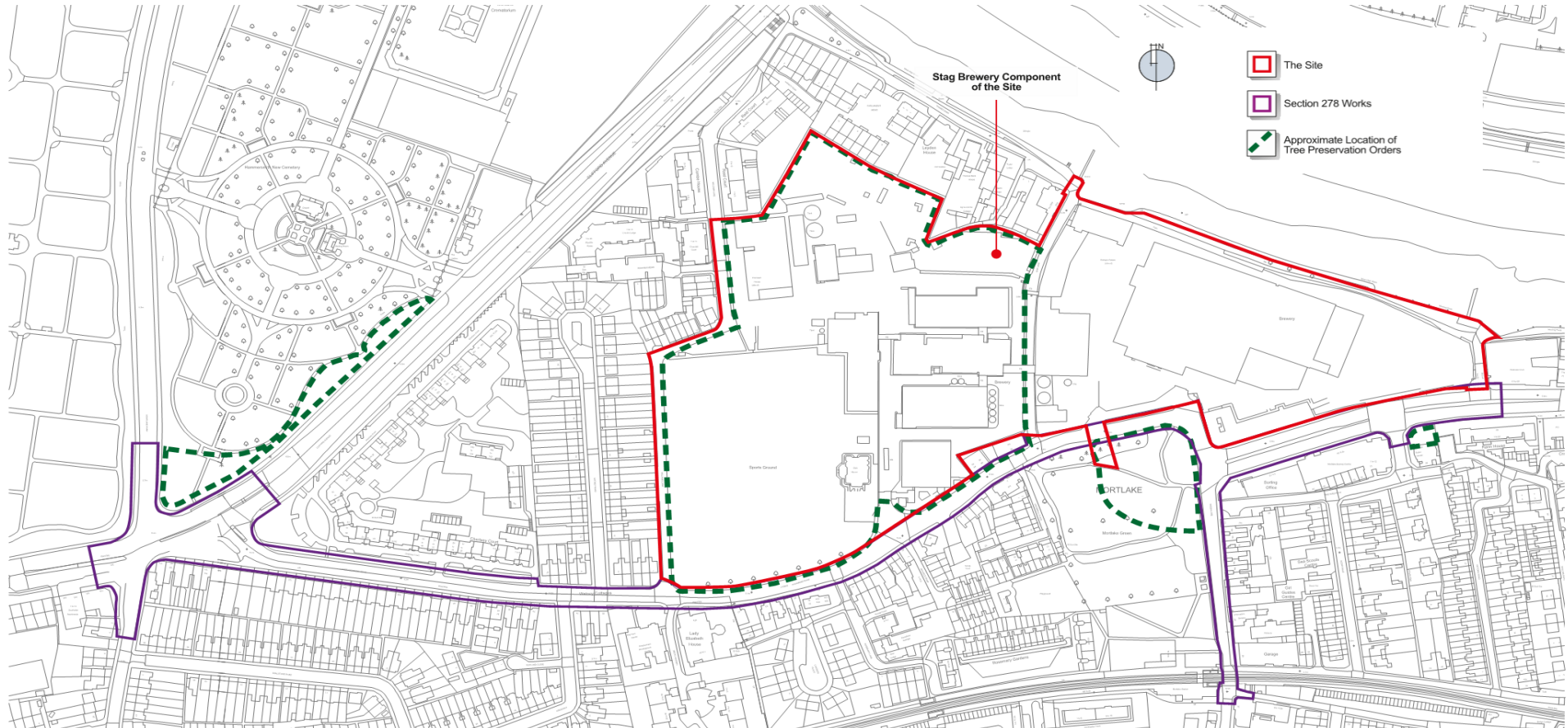
- 2.6. The majority of trees within the Site are broadly similar in age and are considered likely to date from the construction of the brewing facilities (circa late 19th and early 20th centuries). Trees at Chalkers Corner are also broadly similar in age and are considered likely to date from the development of this road junction. Three trees within the Stag Brewery component of the Site (T13, T18, both Small-leaved Lime (*Tilia cordata*) and T41 London Plane (*Platanus x hispanica*)) have been felled with subsequent regrowth recorded. A review of historical mapping, suggests these trees may have originated from the residential garden boundaries of Fairfax and Cromwell House, dating back to the late 19th Century. Within **Drawing 2**, the RPAs of these three trees have been calculated using the stem diameter of the remaining stumps.



Photograph 4 – Trees within Mortlake Green (view looking north)

- 2.7. The western portion of the Site (i.e. to the west of Ship Lane) is covered by an area Tree Preservation Order (TPO) (ref. T0880 dated March 2016). 29 trees / tree groups (G58a-w inclusive, T59, T60, T145, G146, G147 and T152) are also afforded protection due to their location within Mortlake Conservation Area. The location of the TPOs within the Site and surrounding area are shown in **Figure 1** and detailed in **Table 1**.

Figure 1: Tree Preservation Orders within the Site and Surrounding Area



Historic management included general pruning / canopy lifting operations, recent felling of one London Plane (approximately 3-5 years prior to the date of survey, with good regeneration) (T41), lopping and pollarding. Several instances of mechanical damage were noted, likely from vehicular impact, mowing and strimmer damage. Variable degrees of wound wood development were noted, from minimal to complete occlusion. Fallen deadwood and occasional torn branch stubs on some specimens however suggests that management within the Survey Area may have lapsed in recent years. It is understood that G58a-w growing adjacent to the Stag Brewery component of the Site on the south bank of the River Thames (**Photograph 5**) is subject to management by the Port of London Authority (**Photograph 6**). The Port of London Authority publicised planned works to this group in spring 2016 which included increasing heights of canopy clearance, removing overhanging limbs and felling or poisoning of trees which are either diseased or have an impact on the safety of river users, footpath users or are growing in inappropriate locations and causing damage to the adjacent flood defence retaining walls. Several instances of such management (including removal of diseased Elms) was noted during the April 2017 survey.



Photograph 5 (G58a-k)

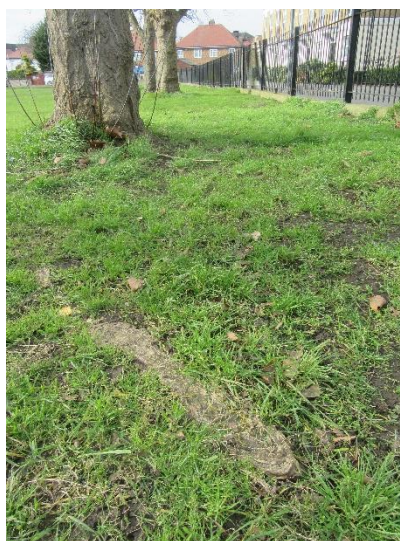


Photograph 6 (signage pertaining to G58a-w)

- 2.8. Deflection was locally noted to some areas of hard surfacing and boundary and retaining walls within the Survey Area through natural root development (**Photograph 7**). Shallow / exposed surface roots were also recorded in several specimens located within areas of mown grass (**Photograph 8**).



Photograph 7 (T86)



Photograph 8 (T85)

- 2.9. Recorded pests and diseases of trees within the Survey Area included Bleeding Canker of Horse Chestnut (BCHC) *Pseudomonas syringae* pv *aesculi* (**Photograph 9**), specifically within the Horse Chestnut trees adjacent to Lower Richmond Road and within Mortlake Green. BCHC can pose significant health risks to the trees in addition to safety risks where infected trees are located in proximity to persons, property or highways. Birch polypore (*Piptoporus betulinus*) was also noted within the Stag Brewery component of the Site, with further fungi and bracket fungi noted within the trees at Chalkers Corner. Dutch Elm Disease (*Ophiostoma novo-ulmi*) was also noted within G58a-w adjacent to the Stag Brewery component of the Site during the 2016 survey, however tree works by the Port of London Authority as mentioned above appear to have included the removal of infected trees, as these were not visible during the 2017 survey. Symptoms of ash dieback (*Hymenoscyphus fraxineus*) were not recorded within the Survey Area, but this species should be closely monitored to allow prompt recording and management since this pathogen is known to be active and spreading within the local area⁷. Instances of leaf miners, likely the Zeller's midget moth (*Phyllonorycter messaniella*), were recorded within Holm Oak (*Quercus ilex*) trees adjacent to Chalkers Corner (**Photograph 10**), however these pose no real significance to the health of affected trees.



Photograph 9 (T67)



Photograph 10 (from T113)

⁷ Forestry Commission. Available online at <http://www.forestry.gov.uk/chalara>

3. Arboricultural Impact Assessment

Development Proposals

- 3.1. A number of documents / drawings prepared and submitted in support of the Revised Scheme have been reviewed in the preparation of this impact assessment. This arboricultural impact assessment is indicative for trees located at Chalkers Corner at this stage, given this part of the Site will be revisited in detail as potential highways works , but has been included within this report for completeness. Documents which have been reviewed in the completion of this impact assessment include, *inter alia*;
- **Drawing 3** – Indicative Proposed Landscape Site Wide Landscape GA Plan;
 - **Drawing 4** – Chalkers Corner Illustrative General Arrangement
 - **Drawing 5** – Lower Richmond Road and Mortlake High Street Scenario 4 – Combined Improvements;
 - the Framework Construction Management Plan⁸ (produced in conjunction with Waterman’s Arboriculturalist);
 - Proposed Masterplan Ground Floor Level⁹;
 - Proposed Development Area 01 Basement Plan¹⁰; and
 - Proposed Development Area 02 Basement Plan¹¹.

Trees to be Removed

- 3.2. Based on the Development layout shown in **Drawings 3, 4 and 5**, a number of trees / tree groups will currently need to be removed, as set out within **Drawings 6 and 7** and detailed within **Tables 2 and 3**. These trees require removal to facilitate construction of the Development layout and / or proposed hard and soft landscape design. The Development proposals have sought to retain trees wherever possible, but due to the nature of the proposals and location of trees, some will need to be removed. The design team has actively sought to restrict tree removals to lower quality trees wherever possible and protect high quality and value ‘A’ grade trees.
- 3.3. The Revised Scheme for the Site will result in the removal of no additional trees when compared with the Original Scheme, and the total number of trees to be removed is now lower due to tree removals already undertaken at the Site (see paragraph 2.1).
- 3.4. Only one tree will be removed as a result of the potential alternative highways works at Chalkers Corner compared to 26 trees that were identified for removal in the Original Application C (refer to **Appendix G**). As set out in **Section 1: Introduction** of this report, it should be noted that the removal of this tree would only be required should either Options 2 or 4 of the potential highways works be pursued.

⁸ Aecom Construction Services (April 2020). *Stag Brewery, Mortlake, London SW14 – Framework Construction Management Statement*.

⁹ Squire and Partners Proposed Masterplan Ground Floor Level Drawing ref. C645_MP_P_00_001 Rev. C

¹⁰ Squire and Partners Proposed Development Area 01 Basement Plan Drawing ref. C645_Z1_P_B1_001 Rev. C

¹¹ Squire and Partners Proposed Development Area 02 Basement Plan Drawing ref. C645_Z2_P_B1_001 Rev. C

Table 2: Trees to be Removed

Category Grading	Tree/Group		Total no. trees or tree groups by Category Grading (all applications)
	Application A	Application B	
A	<u>T29*</u>	-	1
B	<u>T5*, T6*, T7*, T8*, T9*, T10*, T11*, T14*, T15*, T25*, T26*, T27*</u> and G151 (1 tree)	T64*, T88*, T90*, T93*, T94*, T95*, T96*, T97*, T98*, T99* and T100*	24
C	<u>T2*, T16*, T17*, T22*, T24*, T31*, T32*, T34*, T37*, T40*, T45*, T46*, G47 (part), T59**, T60**, T62*</u> and G147 (part)**	T89*	18
U	<u>T12*, T28*, T30*, T33*, T35*</u>	-	5
Total	34	12	

Notes;

* Indicates trees covered by area TPO designation T0880/2016. ** Indicates trees covered by Mortlake Conservation Area. Blue bold underlined font indicates trees located within Development Area 2 of Application A (outline application) and are, therefore, subject to confirmation at the reserved matters stage of the application.

- 3.5. 'B' Category tree (T107), and one tree within 'B' Category group G151, 'C' Category trees T59, T60 and the two westernmost trees in G147 (located along Mortlake High Street) have been identified for removal as part of the indicative Section 278 highway works which are to be undertaken post-planning. As such, their removal has been included and detailed within this report and on **Drawing 7** for completeness.
- 3.6. The removal of T29, an 'A' Category tree is due to an unavoidable direct conflict with proposed built form in this location.
- 3.7. The removal of 'B' and 'C' Category trees to facilitate the Development is not considered to be significant to the general amenity and screening of the Site and adjacent land uses. The majority of trees to be removed within the Stag Brewery component of the Site are internal trees which will be removed due to direct conflicts with built form. However, valuable boundary features including the London Plane trees along Ship Lane (T48-T57), trees along Lower Richmond Road (T67-T82) and the off-Site trees bordering the River Thames (G58a-G58w) would be retained and protected during the construction phase as detailed below.
- 3.8. The removal of the 5 'U' category trees is considered insignificant, due to their poor quality and short remaining life expectancy (i.e. <10years in their current context).
- 3.9. Several trees proposed for removal are afforded protection by TPO T0880/2016 or Mortlake Conservation Area as indicated within **Table 1** above. These designations prevent pre-emptive works to or removal of these trees without prior permission from LBRuT. In addition, the status of the TPO and Conservation Area are material considerations in planning terms although these need

not preclude the removal of these features if this can be negotiated as part of a Planning Application approval.

- 3.10. Likewise, whilst the alternative highways works at Chalkers Corner are anticipated to only be in the adopted highways land, the likely impacts to existing trees from the indicative layout shown in **Drawings 4 and 5** have been included within this report and **Drawing 6** for completeness.
- 3.11. The exact number of trees to be removed within Development Area 2 of Application A (indicated by blue and bold underlined text in **Table 2** above) would be confirmed at the next detailed design stage of development where detailed analysis of existing tree positions relative to proposed buildings, walls, pavements and other elements of hard and soft landscape in this area would be undertaken (i.e. when such detail becomes available).

Proposed New Tree Planting

- 3.12. Up to 406 new trees will be provided as an integrated part of the Development as shown within the Site Wide Landscape Plan in **Drawing 3**.
- 3.13. Details of the proposed species mix and sizes are not available at this stage, however, it is understood that there will be a mix of evergreen and deciduous trees, with a number of new trees proposed.
- 3.14. Species choice will be influenced by those found within the local area in addition to those which grow well in challenging urban environments. New tree planting will include specimen trees, native ornamentals, fruit / nut / berry producing trees, hardy native columnar street trees and courtyard ornamentals. Further details can be found within the Landscape Design and Access Statements prepared by Gillespies LLP submitted with each application.
- 3.15. The further diversification of species mix and age (light standards to semi-mature trees are proposed) across the Site would enhance the Site with regards to general environmental resilience and would be of assistance in longer term management. Tree planting will add diversification of age / species and support longer term biosecurity and disease resilience on Site.

Trees to be Retained

- 3.16. All remaining trees can be retained and integrated within the landscape masterplan as part of the Development. This includes the retention of several significant features, including the linear avenue of London Plane trees along Ship Lane (T48-T58), the avenue of trees along Lower Richmond Road (T67-T82), the off-Site trees bordering the River Thames (G58a-G58w) and a number of those along the north-western boundary of the Stag Brewery component of the Site, as discussed below.
- 3.17. T48-T58 along Ship Lane potentially have a long-life expectancy in this location (perhaps 50-100 years+) and their retention within the Development will maintain the amenity, landscape and screening value these trees offer to this location. The Development will also provide the opportunity to improve both the growing conditions and public amenity value of these trees. This is likely to include the careful removal of some / all of the concrete hardstanding surrounding them and carefully demolishing and removing the existing boundary wall to the east of this line of trees, controlled via the implementation of a Site-specific Arboricultural Method Statement (see below).

- 3.18. The retention of trees along Lower Richmond Road (T67-T82) will filter views of the proposed built form within the Stag Brewery component of the Site. These trees would benefit from ongoing management including a gradual programme of replacement planting to ensure the integrity of this tree line is maintained.
- 3.19. The location of the proposed crossing between Mortlake Green and the Stag Brewery component of the Site has been carefully considered to ensure the retention of G155, two 'A' Category trees located within Mortlake Green and at the head of Mortlake High Street (designated as a Conservation Area). Here, the crossing has been re-located further away from its initial proposed position near this corner to avoid the unacceptable removal of these trees to facilitate a highway visibility splay that would have been required as part of a new pedestrian crossing in this initial design location.
- 3.20. As a result of the Revised Scheme, lateral canopy reductions will be required to trees T3, T4, T19, and T20 in order to provide an approximate clearance of 2m from proposed building facades and / or terraces of buildings 20 and 21 to manage the future relationship between these trees and buildings. Such works would also provide space for construction (including for the erection of scaffolding) and pre-emptively minimises the potential for any mechanical damage to tree canopies or branches during construction.
- 3.21. The incursion of the footprint of building 20 within the RPA of T3 is equivalent to 3.4% of the total RPA and as such, is not considered to result in a significant impact to this tree given its current location within a small island tree pit. Furthermore, this tree is currently situated within concrete hardstanding and the proposed Development allows for the replacement of a large portion of this with permeable soft landscape. Where new hard surfaces are proposed within the RPAs of these trees, these will be in the footprints of existing hard surface and as such, impacts from new hard surface are considered negligible, subject to the implementation of the protection measures detailed below.

Protection of Existing Trees to be Retained

- 3.22. Where existing trees are retained in proximity to construction work, tree protection will be required to mitigate for potential above and below ground impacts, and to ensure these trees are retained successfully. The factors which most commonly result in below ground damage affecting oxygen diffusion and availability of water, and which therefore must be avoided, include:
- Compaction of the ground;
 - Any change in soil levels (even if temporary), including ground excavation and soil stripping;
 - Covering the root zone with impervious surfaces;
 - A rise in the water table level or ground saturation; and
 - Damage by the direct toxicity of some materials (e.g. petrol, oil and lime in cement can kill underlying roots).
- 3.23. Tree protection should generally accord with the recommendations contained within BS5837:2012. The area occupied by the canopy spread or RPA, (whichever is the greater) will be secured as a Construction Exclusion Zone (CEZ) where no unauthorised access or construction operations (including Site compounds / facilities / storage of materials) are permitted in order to protect the ground from compaction or excavation and canopies from physical damage. This will be secured by means of temporary protective fencing as shown in **Drawing 7** with weatherproof signage as

per the examples provided within **Appendices C, D and E**. Given the urbanised nature of the Site, traditional tree protection fencing will not be a practical solution with regards to certain trees. Instead, temporary tree protection boxes would be installed with weatherproof signage as per the examples provided within **Appendix F** and as shown on **Drawings 6 and 7**. Where construction or soft landscape works are required within the RPA of retained trees, the area within the canopy spread and / or RPA of these trees (whichever is the greater) would become a **Construction Working Area (CWA)**. All demolition and construction works affecting the CWA (which may include removal of existing hard surfacing, construction of new soft/hard landscape, access for piling activities and / or remediation activities (see paragraph 3.25 below)) would be carefully planned and executed via a Site specific Arboricultural Method Statement, secured via Planning Condition, to manage and minimise damage to the retained trees. Most tree roots can be expected to be found within the upper soil horizons (usually the top 600mm of field soil) and soft landscape operations within the CWA will have regard to the potential presence and protection of tree roots within this location.

- 3.24. Tree protection systems as shown on the Development Area 2 of the Stag Brewery Component of the Site are indicative and will be confirmed at the next detailed design stage.
- 3.25. The location / extent of individual CWAs will be identified and marked on Site prior to the commencement of any construction operations. In addition to the principles outlined within BS5837:2012, the Works within the CWAs will be planned and developed using the following method statement:
 - Select site access routes and construction plant that can safely access the Site given the physical constraints imposed by the height of the existing retained tree canopies;
 - For construction purposes, systems for the control and suppression of dust, hydrocarbons, cementitious and other phytotoxic elements will be employed to prevent damage to the adjacent trees;
 - Do not store materials or construction plant within the canopy spread or RPA of trees to be retained;
 - In order to minimise damage to shallow tree roots, excavation work within the CWA will be minimised to avoid significant harm to retained tree. No-dig systems would be used where possible with regards to required finished levels;
 - Where existing surface within the CWA is removed, this area will be protected from excessive compaction from people/plant. This will include the use of temporary ground protection and selection of light, tracked plant over heavier, wheeled alternatives;
 - Where paving and surfacing systems are proposed within the RPAs of retained trees, consideration has been given to the use of permeable paving/surfacing systems (including resin-bound gravel) in order to assist with the long-term passive infiltration of air and water into the rootzone. Specialist pavement treatments have been designed within the RPAs of retained trees as detailed within the Design and Access statement submitted with the application. With regards to outline application areas, the use of Cellweb TRP systems or similar 3D cellular confinement systems is recommended;
 - Where piling activities are required in proximity to retained trees (i.e. for the construction of basement structures to the west of the canopy spreads/RPAs of T48-57 inclusive along Ship Lane), above and below ground arboreal constraints will be considered and managed within

CWAs. This will include careful equipment selection, use of existing hard surfacing for piling mats and / or load-bearing ground protection systems, and consideration to above ground constraints posed by canopy spreads (which may include localised lateral canopy reduction works where required) in accordance with Section 7.5 of BS5837:2012. As detailed above, all works required within CWAs will be carefully planned and executed via Site specific Arboricultural Method Statements, secured via Planning Condition.

- Where new underground services cannot be routed outside the CWA, excavation for these would be undertaken in line with the principles of Section 7.7 of BS5837:2012, including the use of hand or air-spade to prevent damage to retained tree roots;
 - Where tree roots are encountered during essential ground intrusive works, roots exceeding 25mm diameter should remain undamaged, intact and protected by damp hessian/straw to prevent desiccation prior to backfilling with arisings from the original excavation; and
 - Where tree roots below 25mm diameter are encountered, and cannot be retained, these can be cut with a single, sharp saw to minimise the cut area and potential for ingress of pathogens or diseases. Any torn/damaged roots should similarly be cut back to sound wood with a clean cut.
- 3.26. All ground contamination remediation activities will be carefully managed and considered within proximity to retained trees. As detailed within the Framework Construction Management Plan, the intention is to remove contaminated soils as required in all areas apart from RPAs of retained trees. Whilst a detailed remediation strategy is yet to be produced, a range of remediation strategies will be carefully considered where identified as required within RPAs. This will focus on minimising the impact upon existing trees and will be assessed on a tree-by-tree basis by the project Arboriculturalist. It is considered that minor increases in soil levels are unlikely to result in significant harm to retained trees where such trees currently exist within impermeable hard surfaces (i.e. whilst an increase in soil level may result, access to air, water and nutrients in these locations will likely be improved due to the removal of hard surfacing and replacement with permeable soft landscape).
- 3.27. Should any tree surgery be proposed to retained trees to facilitate construction access, this would be undertaken by an Arboricultural Association Approved Contractor with works compliant with BS3998:2010 and BS5837:2012. Trees to be felled or vegetation to be removed should be clearly marked. Tree work should be timed to avoid the bird nesting season and other potential ecological constraints (e.g. bats), subject to consultation with an ecologist. If required, tree surgery work on trees with deadwood, cavities, split / lifted bark and dense ivy should be carried out under an Ecological Watching Brief. Care should be taken not to damage any surrounding vegetation to be retained.
- 3.28. The tree protection measures recommended above should be managed through an Arboricultural Method Statement (MS), conditioned as part of Planning Approval, that is bespoke to the Site/each application and activities concerned, including detailed construction proposals and final position of fencing / construction working areas as agreed with the Main Contractor.

4. Summary

- 4.1. The Site included trees of mostly semi-mature to early-mature age; a number of which are subject to an Area Tree Preservation Order or located within the Mortlake Conservation Area. Trees are largely located along the boundaries of the Site or in the middle of the Site, open green space, the River Thames towpath, streets or Mortlake Green. The tree survey comprised a total of 163 individual trees, 36 tree groups and 1 hedgerow (of which 22 have been removed from this assessment either as result of having already been felled, or no longer being impacted by the works). The remaining 178 arboricultural features are listed in the schedule of existing trees within **Appendix B** and shown on **Drawings 1 and 2**. The trees on Site are mostly similar in age, likely dating to the current 20th Century brewery development, with the exception of three trees (T13, T18 and T41) which although recently felled, show signs of vigorous regeneration and may be derived from a previous phase of residential development on the Site from the late 19th Century. A summary of the remaining trees, and their Category Grading are described in **Table 3**.

Table 3: Category Grading of Trees / Groups / Hedge

Category	Quantity	Description
A	13	T3*, T29* , T48*, T49*, T50*, T51*, T52*, T53*, T54*, T55*, T56*, T57*, and G155
B	86	T4*, T5* , T6* , T7* , T8* , T9* , T10* , T11* , T14* , T15* , T25* , T26* , T27* , G42*, G58g**, G58k**, G58l**, G58s**, G58t**, G58u**, G58w**, T64* , T67*, T68*, T70*, T71*, T73*, T74*, T75*, T76*, T77*, T78*, T79*, T82*, T83*, T84*, T85*, T86*, T88* , T90* , T93* , T94* , T95* , T97* , T98* , T99* , T100* , T103, G104, T106, T107* , T111, T116, G117, T122, G131, T133, T134, T136, T137, T140, T143, T144, T145**, G146**, G148, T149, G150, G151 (part removed), T153, T154, G156, T157, T158, T159, T161, T163, G164, T165, G166, G167, G169, T170, G174, T175 and G176
C	69	T2* , T16* , T17* , T19*, T20*, T22* , T24* , T31* , T32* , T34* , T37* , T38*, T39*, T40*, T41*, T42, T43*, T44*, T45* , T46* , G47 (part removed)*, G58a**, G58b**, G58c**, G58d**, G58e**, G58f**, G58h**, G58i**, G58j**, G58m**, G58n**, G58o**, G58p**, G58q**, G58r**, G58v**, T59** , T60** , T61*, T62* , T72*, T81*, T89* , T96* , G101, H102*, T105, T108, G109, T110, G112, T113, T114, G115, T120, T126, T127, G132, T142, G147**, T152**, T160, G162, T168, T171, G172, T173, G177 and T178
U	10	T12*, T28*, T30*, T33* , T35* , T121, T135, G138, G139 and G141

Note. **Bold** denotes trees to be removed. * indicates trees covered by Tree Preservation Order T0880/2016 and ** indicates trees within Mortlake Conservation Area.

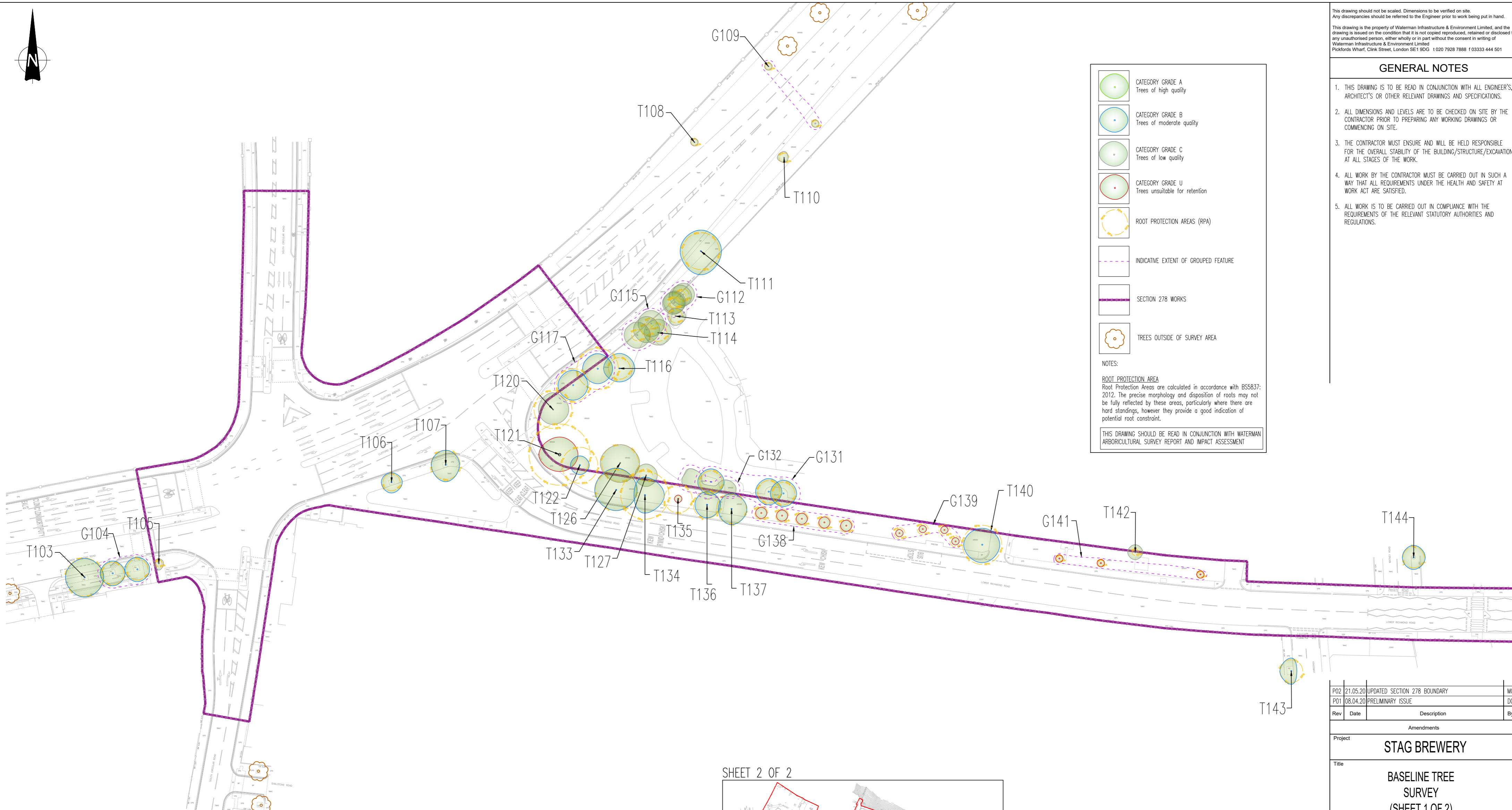
- 4.2. The 'A' Category trees present on Site are awarded a slightly higher value than might otherwise be afforded due to their strategic screening and amenity value to the Site and adjacent public realm in that they form part of formal / semi-formal groups or are of significant size. Some 'C' Category trees have been graded as such due to their immaturity, however a number of these trees have the potential to increase in value as they mature on Site. The 'U' category trees on Site are either in severe decline, are dead or are considered to be impeding the growth or natural development of adjacent trees of superior quality and / or value and as such their removal in the medium to long term is recommended irrespective of the proposed development.

- 4.3. Where trees are currently retained within the Site and in the s278 areas, protection measures will be required to mitigate for potential above and below ground impacts and ensure these trees are retained successfully. Although the Development will result in the removal of a number of 'B' Category trees and one 'A' Category tree due to direct conflicts with the proposals, the Development provides an important opportunity to improve the growing conditions of some retained trees within the Site (i.e. the London Plane trees along Ship Lane and T3, T4, T19, T20 and T21). In addition, the further diversification of species mix and age across the Site as a result of mitigatory and new tree planting would enhance the Site with regards to environmental / disease resilience and biosecurity in addition to providing scope for informed management of trees across the Site. The current loss (and replacement) of trees as identified within this report is not considered to significantly affect the screening, amenity and habitat value provided on Site.
- 4.4. This Tree Survey Report and Impact Assessment should be used to guide the remaining detailed design process of Application A regarding existing arboricultural constraints. Once detailed scheme proposals including soft landscape have been agreed, this report should be updated accordingly.



DRAWINGS

Drawing 1: Baseline Tree Survey (Sheet 1 of 2) (ref. 15582-WIE-ZZ-XX-DR-L-7701)



	CATEGORY GRADE A Trees of high quality
	CATEGORY GRADE B Trees of moderate quality
	CATEGORY GRADE C Trees of low quality
	CATEGORY GRADE U Trees unsuitable for retention
	ROOT PROTECTION AREAS (RPA)
	INDICATIVE EXTENT OF GROUPED FEATURE
	SECTION 278 WORKS
	TREES OUTSIDE OF SURVEY AREA

NOTES:

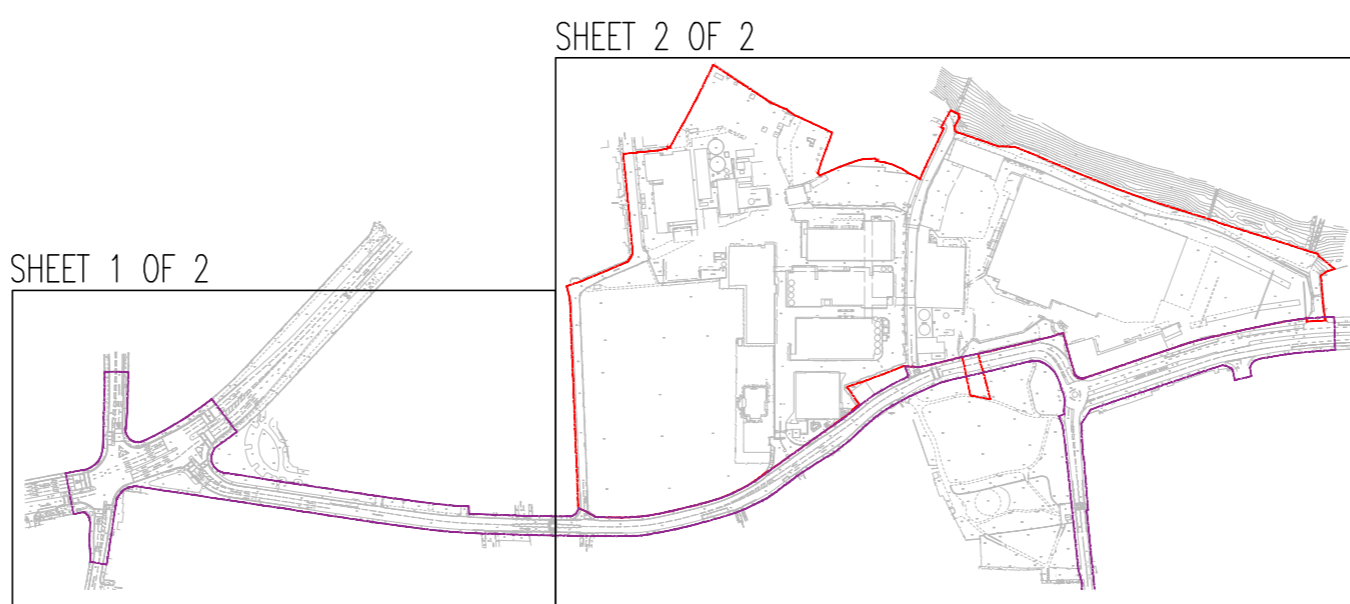
ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH WATERMAN ARBORICULTURAL SURVEY REPORT AND IMPACT ASSESSMENT

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5. ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.



PO2	21.05.20	UPDATED SECTION 278 BOUNDARY	MC
PO1	08.04.20	PRELIMINARY ISSUE	DC
Rev	Date	Description	By

Amendments	
Project	STAG BREWERY
Title	BASELINE TREE SURVEY (SHEET 1 OF 2)
Client	RESELTON PROPERTIES LIMITED

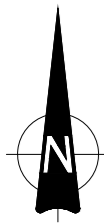
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Drawing Status			
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Designed by	RA	Checked by	RH
Drawn by	DC	Date	APRIL 2020
Scales @ A1			Work Order No
work to figured dimensions only 1:500			100

WIE	ZZ	XX	7701	P02
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Drawing 2: Baseline Tree Survey (Sheet 2 of 2) (ref. 15582-WIE-ZZ-XX-DR-L-7702)



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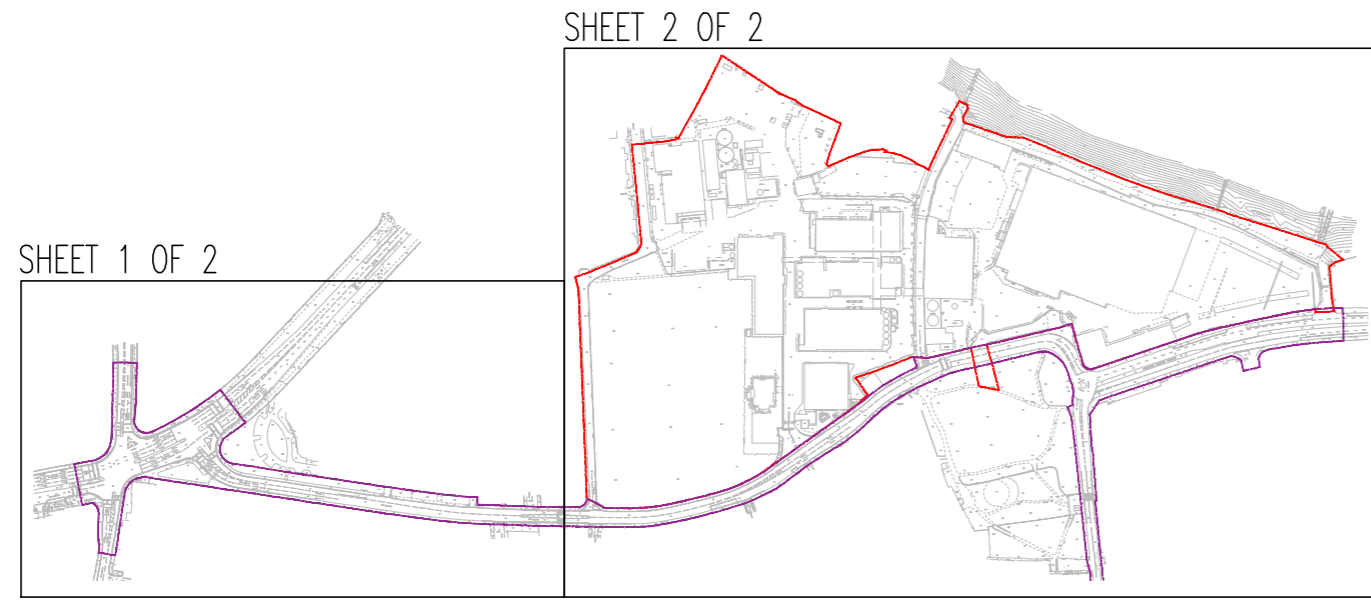
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S, ARCHITECT'S OR OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
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	CATEGORY GRADE A Trees of high quality
	CATEGORY GRADE B Trees of moderate quality
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	CATEGORY GRADE U Trees unsuitable for retention
	ROOT PROTECTION AREAS (RPA)
	INDICATIVE EXTENT OF GROUPED FEATURE
	SITE BOUNDARY
	TREES OUTSIDE OF SURVEY AREA

NOTES:
ROOT PROTECTION AREA
 Root Protection Areas are calculated in accordance with BS5837:2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH WATERMAN ARBORICULTURAL SURVEY REPORT AND IMPACT ASSESSMENT



PO2	21.05.20	UPDATED SECTION 278 BOUNDARY	MC
PO1	08.04.20	PRELIMINARY ISSUE	DC
Rev	Date	Description	By

Amendments			
Project	STAG BREWERY		
Title	BASELINE TREE SURVEY (SHEET 2 OF 2)		
Client	RESELTON PROPERTIES LIMITED		



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Drawing Status			
PRELIMINARY			
Designed by	RA	Checked by	RH
Drawn by	DC	Date	APRIL 2020
Scales @ A1			Work Order No
work to figured dimensions only 1:500			100

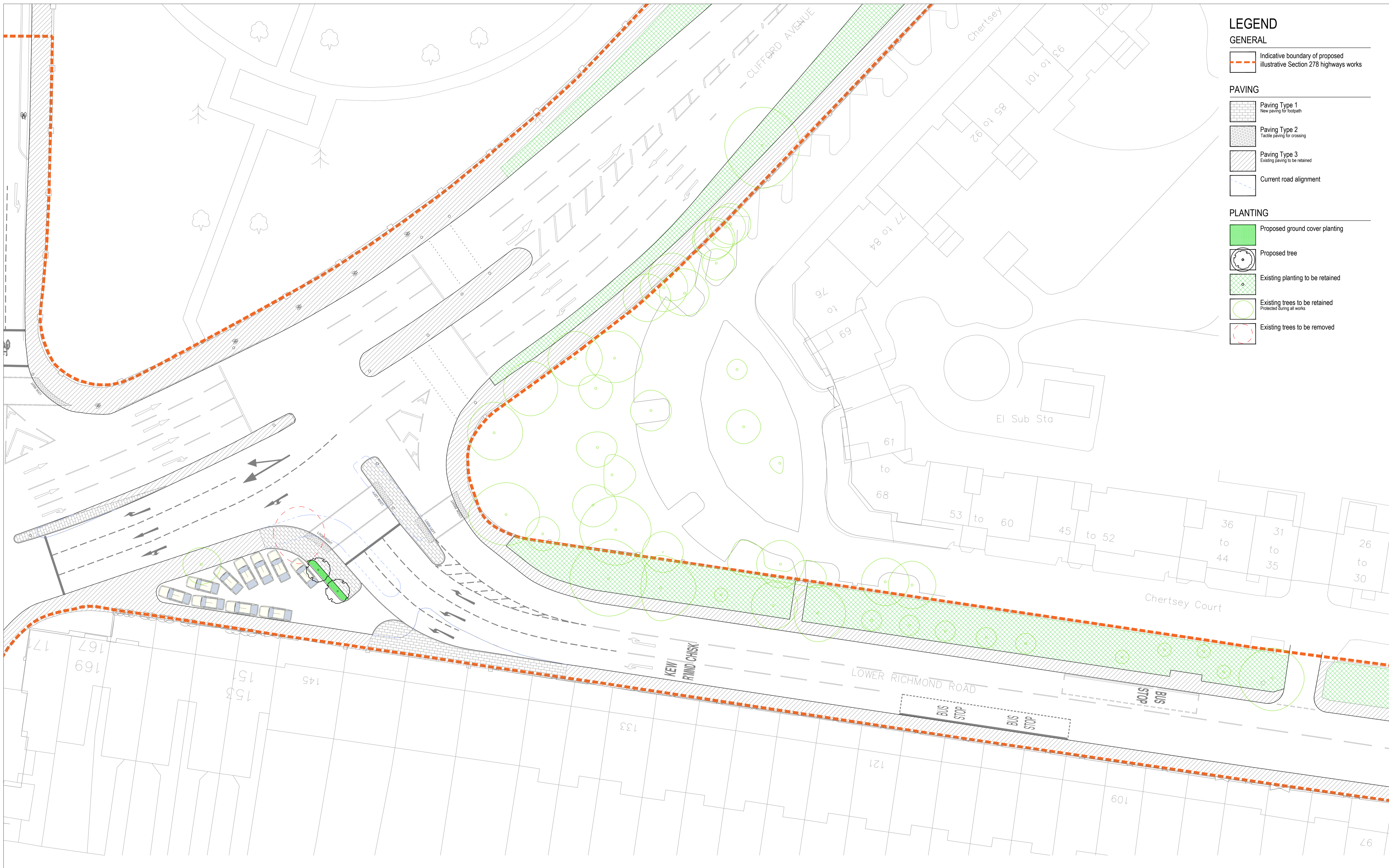
Publisher	Zone	Category	Number	Revision
WIE	ZZ	XX	7702	P02



Drawing 3: Indicative Proposed Landscape Site Wide General Arrangement (Gillespies drawing no. P10736-00-001-101 Revision D10 dated 24.04.2020)



Drawing 4: Chalkers Corner Illustrative General Arrangement (Gillespies drawing no. P10736-00-003-GIL-0111 Revision 02 dated 20.05.2020)



LEGEND

GENERAL

Indicative boundary of proposed illustrative Section 278 highways works

PAVING

Paving Type 1
New paving for footpath

Paving Type 2
Tactile paving for crossing

Paving Type 3
Existing paving to be retained

Current road alignment

PLANTING

Proposed ground cover planting

Proposed tree

Existing planting to be retained

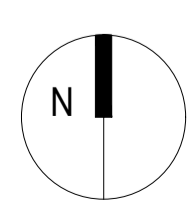
Existing trees to be retained
Protected during all works

Existing trees to be removed

rev	details	by	date
00	First Issue	RM	07.04.2020
01	Update to redline	RM	20.04.2020
02	Tree planting incorporated	RM	20.05.2020

Notes

1.0 Do not scale from drawing, use figured dimensions only
 1.1 All dimensions to be checked onsite
 1.2 This drawing to be read in conjunction with all other Gillespies drawings and specifications



Project title
STAG BREWERY

Drawing title
Chalkers Corner Illustrative General Arrangement

Drawing number
P10736-00-003-GIL-0111

Drawing Status
DESIGN

Date
20.05.2020

Scale
1:250 @ A1

Revision
02

Drawn
RM

Checked
CL

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Drawing 5: Lower Richmond Road and Mortlake High Street Scenario 4 - Combined Improvements
(Stantec ref.38262/5514/023 dated 22.04.2020)



Drawing 6: Tree Removal and Protection Plan (Sheet 1 of 2) (ref.15582-WIE-ZZ-XX-DR-L-7703)



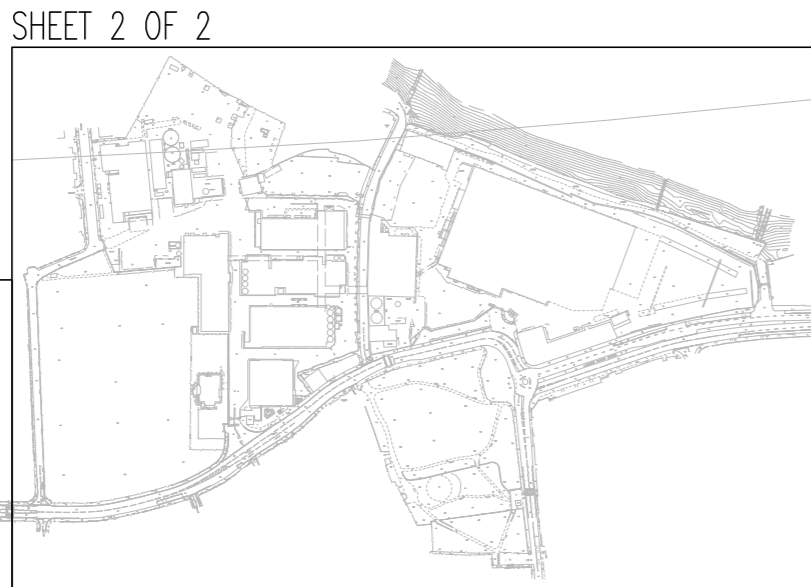
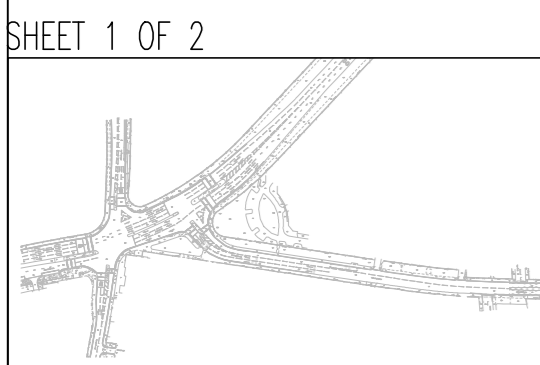
LEGEND

- TREES, GROUPS OR HEDGES TO BE RETAINED
Subject to detailed design in outline application areas.
- TREES, GROUPS OR HEDGES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- INDICATIVE EXTENT OF GROUPED FEATURE(S)
- SECTION 278 WORKS
- TREES OUTSIDE OF SURVEY AREA

NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING IS INDICATIVE AND SUBJECT TO CONFIRMATION OF S278 HIGHWAYS WORKS. PLEASE REFER TO THE WATERMAN ARBORICULTURAL SURVEY REPORT AND IMPACT ASSESSMENT FOR FURTHER DETAIL.



PO2	21.05.20	SECTION 278 BOUNDARY UPDATED AND TREE PROTECTION DETAIL	MC
PO1	08.04.20	PRELIMINARY ISSUE	DC
Rev	Date	Description	By

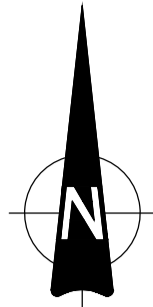
Amendments	
Project	STAG BREWERY
Title	TREE REMOVAL AND PROTECTION (SHEET 1 OF 2)
Client	RESELTON PROPERTIES LIMITED

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Drawing Status				
PRELIMINARY				
Designed by	RA	Checked by	RH	Project No
Drawn by	DC	Date	APRIL 2020	WIE15582
Scales @ A1				Work Order No
work to figured dimensions only 1:500				100
Publisher	Zone	Category	Number	Revision
WIE	ZZ	XX	7703	P02



Drawing 7: Tree Removal and Protection Plan (Sheet 2 of 2) (ref. 15582-WIE-ZZ-XX-DR-L-7704)



LEGEND

- TREES, GROUPS OR HEDGES TO BE RETAINED
Subject to detailed design in outline application areas.
- TREES, GROUPS OR HEDGES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION FENCING or BOX
Refer to Detail.
Location of tree protection systems for retained trees subject to detailed design in outline application areas
- CONSTRUCTION WORKING AREA (including Demolition)
Refer to notes for details.
Subject to detailed design in outline application areas
- INDICATIVE EXTENT OF GROUPED FEATURE(S)
- SECTION 278 WORKS
- SITE BOUNDARY
- TREES OUTSIDE OF SURVEY AREA

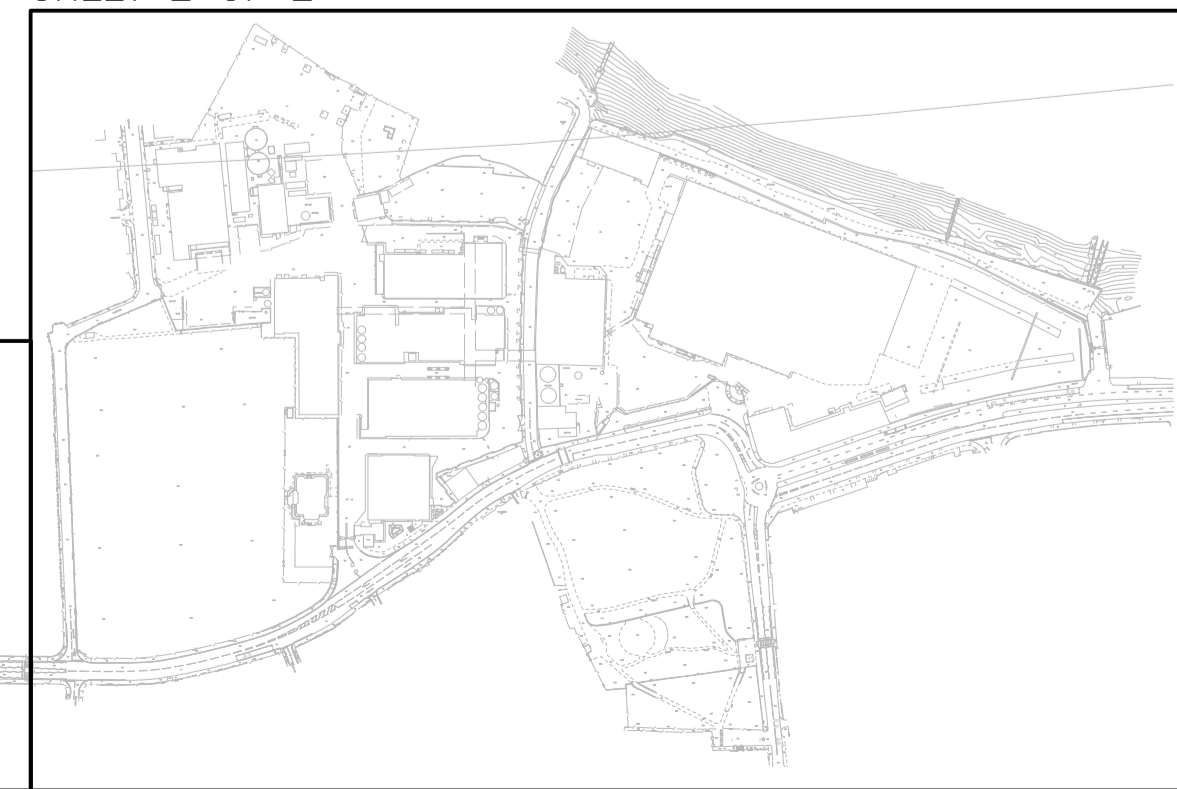
NOTES:

ROOT PROTECTION AREA
Root Protection Areas are calculated in accordance with BS5837:2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

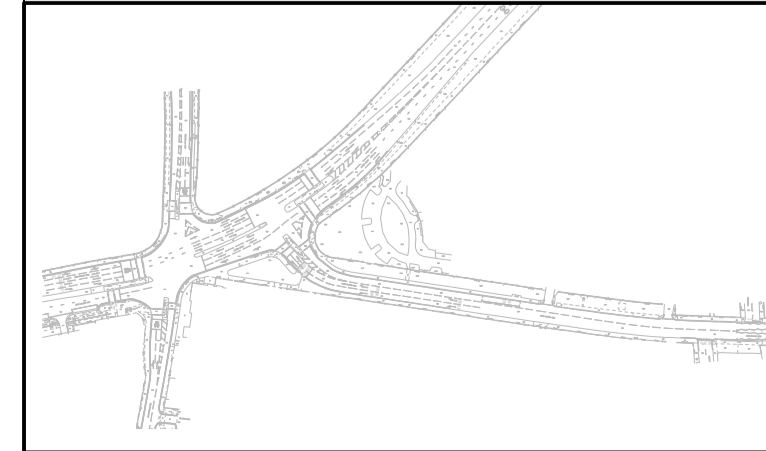
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH WATERMAN ARBORICULTURAL SURVEY REPORT AND IMPACT ASSESSMENT



SHEET 2 OF 2



SHEET 1 OF 2



PO2	21.05.20	SECTION 278 BOUNDARY UPDATED	MC
PO1	08.04.20	PRELIMINARY ISSUE	DC
Rev	Date	Description	By

Amendments	
Project	STAG BREWERY
Title	TREE REMOVAL AND PROTECTION (SHEET 2 OF 2)
Client	RESELTON PROPERTIES LIMITED

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Drawing Status: PRELIMINARY				
Designed by	RA	Checked by	RH	Project No
Drawn by	DC	Date	APRIL 2020	WIE15582
Scale @ A1	work to figured dimensions only 1:1000			Work Order No
100				
Publisher	Zone	Category	Number	Revision
WIE	ZZ	XX	7704	P02



APPENDICES

A. Cascade Chart for Tree Quality Assessment (extract from BS5837:2012)

TREES FOR REMOVAL				
Category and Definition	Criteria			Identification on Plan
<p>Category U</p> <p>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning); Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline; and Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality. <p>NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria - Subcategories			Identification on Plan
	1 Mainly Arboricultural Values	2 Mainly Landscape Values	3 Mainly Cultural Values, including Conservation	
<p>Category A</p> <p>Trees of high quality with an estimated remaining life expectancy minimum of at least 40 years.</p>	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and / or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and / or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	LIGHT GREEN
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	Trees that might be included in category A but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	MID BLUE
<p>Category C</p> <p>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary / transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

B. Tree Survey Table

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T1															
				Tree No Longer Present on Site											
T2	Sycamore (<i>Acer pseudoplatanus</i>)	10.0	M/S (4), 205, 160, 180, 200	1.2*	4.5	4.1	4.3	2.0 (S)	2.5 (S)	Fair	SM	Growing in small island tree pit near north west Site boundary of the Stag Brewery component of the Site on edge of hardstanding area. Multi-stem (M/S) from base with 4 main trunks rising up. Occasional historic pruning wounds visible on N side over footpath with cavities visible. Minor ivy growth becoming established.	Of general amenity / screening value on Site boundary and potential habitat value to bats. Monitor trunk junctions for weakness and pruning wounds for signs of decay. Sever ivy and remove from lower 1m of trunk.	20+	C2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T3	London Plane (<i>Platanus x hispanica</i>)	14.0	735	8.0*	9.0	8.5	9.2	4.0 (W)	Av. 3.5	Fair / Good	M	Growing in small island tree pit near north west Site boundary of the Stag Brewery component of the Site on edge of hardstanding. Balanced form. Some ivy becoming established on main trunk. Historic pruning wounds visible with large wound on E side at 4m Ht. with wound wood development but decay also visible.	Of significant amenity value and potential on Site boundary. Sever ivy at base and remove from lower 1m of trunk. Monitor pruning wounds for decay.	40+	A2
T4	London Plane (<i>Platanus hispanica</i>)	14.0	470	3.0*	8.0	7.7	7.4	2.4 (S)	3.0 (S)	Fair / Good	EM	Growing in small island tree pit near north west Site boundary of the Stag Brewery component of the Site and beginning to compete with T5. Canopy slightly bias to S with some historic pruning wounds visible with wound wood development. Ivy becoming established on main trunk.	Of amenity value and potential on Site boundary. Sever ivy at base and remove from lower 1m of trunk. Monitor pruning wounds for signs of decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T5	London Plane (<i>Platanus x hispanica</i>)	13.0	540	7.3	7.0	8.2	8.3	2.0 (N&S)	4.0 Av.	Fair / Good	M	Growing in small island tree pit within area of hard standing in the north west of the Stag Brewery component of the Site. Balanced form and beginning to compete with T4 and T6. Minor historic pruning wounds visible.	Of amenity value and potential as part of semi-formed group. Monitor pruning wounds for signs of decay.	40+	B2
T6	Fastigate Hornbeam (<i>Carpinus betulus</i> 'Fastigiata')	13.0	375	4.8	3.6	4.7	3.3	1.7 Av.	3.0 Av.	Fair / Good	EM	Growing in small island tree pit within area of hard standing in the north west of the Stag Brewery component of the Site. General balanced form and beginning to compete with T5. Some historic pruning wounds and mechanical damage with modest wound wood development.	Of amenity value and potential as part of semi-formed group. Monitor pruning wounds for signs of decay.	40+	B2
T7	London Plane (<i>Platanus x hispanica</i>)	14.0	525	8.2	6.8	6.7	9.7	Av. 4.0	Av. 3.0	Fair / Good	M	Growing within an island tree pit within area of hardstanding in the north west of the Stag Brewery component of the Site. Open grown with a generally balanced canopy. Minor historic pruning wounds visible with wound wood development.	Of amenity value and potential to location. Monitor pruning wounds for decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T8	London Plane (<i>Platanus x hispanica</i>)	11.0	405	7.5	6.6	7.7	2.7	2.5 (S)	2.5 (S)	Fair / Good	EM	Growing in linear area of soft landscaping within hardstanding as part of a short line of similar aged trees in the north west of the Stag Brewery component of the Site. Loose kerb edges present around tree pit. Beginning to compete with adjacent tree. Historic pruning wounds visible with some wound wood development.	Of amenity value and potential as part of an informal group. Monitor pruning wounds for signs of decay.	40+	B2
T9	London Plane (<i>Platanus x hispanica</i>)	13.0	425	8.5	7.1	4.9	3.2	3.5 (S)	3.0 (S)	Fair / Good	EM	Growing in linear area of soft landscaping within hardstanding as part of a short line of similar aged trees in the north west of the Stag Brewery component of the Site. Loose kerb edges present around tree pit. Beginning to compete with adjacent trees. Historic pruning wounds visible with some wound wood development but some cavity formation.	Of amenity value and potential as part of an informal group and of potential habitat value to bats. Monitor pruning wounds for signs of decay. In the longer term, consider for removal to allow for the development of adjacent T8 and T10.	20+	B2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T10	London Plane (<i>Platanus x hispanica</i>)	13.0	455	8.4	6.7	2.3	5.2	4.0 (NE)	3.5 (S)	Fair / Good	EM	Growing in linear area of soft landscaping within hardstanding as part of a short line of similar aged trees in the north west of the Stag Brewery component of the Site. Loose kerb edges present around tree pit. Beginning to compete with adjacent trees. Historic pruning wounds visible with some wound wood development but some cavity formation.	Of amenity value and potential as part of an informal group. Monitor pruning wounds for signs of decay.	40+	B2
T11	London Plane (<i>Platanus x hispanica</i>)	12.0	410	7.7	6.4	28	6.3	3.5 (S)	Av. (3.0)	Fair / Good	EM	Growing in linear area of soft landscaping within hardstanding as part of a short line of similar aged trees in the north west of the Stag Brewery component of the Site. Beginning to compete with adjacent trees. Minor historic pruning wounds visible now mostly occluded.	Of amenity value and potential as part of an informal group. Monitor pruning wounds for signs of decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T12	Sycamore (<i>Acer pseudoplatanus</i>)	6.0	265	4.2	3.7	3.1	3.1	Av. 2.3	2.2 Av.	Fair	SM	Younger tree growing on edge of area of soft landscaping set within hardstanding in the north west of the Stag Brewery component of the Site. Beginning to compete with adjacent tree. Historic pruning wounds and mechanical damage visible, especially to S side at base with decay occurring.	Of general amenity value. Consider for removal to allow the development of adjacent tree.	10+	U
T13	Tree No Longer Present on Site														
T14	London Plane (<i>Platanus x hispanica</i>)	12.0	415	7.4	6.5	6.6	2.5	Av. 3.0	1.7 (N)	Fair / Good	EM	Growing in linear area of soft landscaping within area of hard standing in the north west of the Stag Brewery component of the Site. Beginning to compete with adjacent tree. Historic pruning wounds with wound wood developing and occasional crossing branches. Branch tops are touching temporary cabin roof to north.	Of amenity value in association with adjacent trees. Monitor pruning wounds for decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T15	London Plane (<i>Platanus x hispanica</i>)	12.0	285	7.3	5.0	3.7	4.1	3.0 (E)	2.5 (N)	Fair / Good	SM	Growing in area of soft landscaping within area of hard standing in the north west of the Stag Brewery component of the Site. Beginning to compete with adjacent tree. Slight lean to west.	Of general amenity value in association with adjacent trees. In the longer term consider for removal to allow for the development of adjacent T14.	20+	B2
T16	Sycamore (<i>Acer pseudoplatanus</i>)	10.0	240 + 200	4.5	4.6	4.4	2.5	1.8 (SW)	2.5 (S)	Fair	EM	Growing in linear area of soft landscaping within area of hardstanding in the north west of the Stag Brewery component of the Site. Beginning to compete with adjacent tree. Forks into two main trunks at approx. 0.6m Ht. with third trunk now lost with wound wood, decay and a cavity visible. Shallow surface roots visible to north side. Leader shoot has been torn out of one of the trunks at high level.	Of general amenity value to Site in association with adjacent trees. Monitor mechanical damage for decay.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T17	Sycamore (<i>Acer pseudoplatanus</i>)	10.0	260	3.4	3.3	3.9	3.3	2.0 (E)	2.0 (S)	Fair	SM	Growing in linear area of soft landscaping within area of hard standing in the north west of the Stag Brewery component of the Site. Beginning to compete with adjacent trees. Many crossing/twisted branches and mechanical damage visible including large linear wound – may be from a historical lightning strike with wound wood development. Some pruning wounds visible.	Of general amenity value to Site in association with adjacent trees. Monitor mechanical wounds for decay. Consider formative pruning to alleviate crossing branches.	20+	C2
T18	Tree No Longer Present on Site														

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T19	Sycamore (<i>Acer pseudoplatanus</i>)	10.0	245	3.5* (1.2 from fence)	3.6	3.3	4.5	2.0 Av.	3.0 (E&W)	Fair / Good	SM	Self-sown tree (?) growing on Site boundary on edge of area of hardstanding in the north west of the Stag Brewery component of the Site. General balanced form with historic pruning wounds visible and minor suckers to base. Some shallow surface roots visible with minor deflection to adjacent hard surfaces.	Of amenity and screening value on Site boundary. Remove sucker growth and monitor pruning wounds for decay and adjacent surfaces for further deflection.	20+	C2
T20	Wild Cherry (<i>Prunus avium</i>)	11.0	260	4.0* (Over-hanging boundary wall)	2.7	4.0* (Over boundary wall)	5.4	Av. 2.5	0.0 (W)	Fair / Good	SM	Growing on Site boundary on edge of area of hard standing in the north west of the Stag Brewery component of the Site. Generally balanced canopy with occasional crossing branches and low canopy tips. Occasional historic pruning wounds and little / no wound wood development visible and possible decay on north and north west sides.	Of general amenity and screening value on Site boundary. Monitor pruning wounds for decay.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T21											Tree No Longer Present on Site				
T22	Whitebeam (<i>Sorbus aria</i>)	6.0	125	2.9	2.6	2.6	2.2	2.2 (S)	1.6 (N&S)	Fair / Good	Y	Young tree growing on edge of area of hardstanding in the north west of the Stag Brewery component of the Site. Still tied to stakes with generally balanced canopy. Deflection to adjacent hard surfacing from root development.	Of general amenity value. Monitor deflection to adjacent surfaces. Remove all stakes and ties.	10+	C2
T23											Tree No Longer Present on Site				

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T24	Wild Cherry (<i>Prunus avium</i>)	7.0	230	4.5	4.4	4.0	4.0*	Av. 2.3	2.0 Av.	Fair / Good	SM	Growing on edge of area of hardstanding in the north west of the Stag Brewery component of the Site. Canopy biased to west with occasional pruning wounds and torn branch stubs visible. Low hanging canopy tips.	Of general amenity value. Monitor pruning wounds for decay. Consider removal of adjacent concrete surface to improve growing conditions.	20+	C2
T25	London Plane (<i>Platanus x hispanica</i>)	14.0	545	7.0	8.0*	9.0	7.7	2.5 (S)	2.0 (E&W)	Fair / Good	M	Growing on edge of area of hard standing in short line of similar aged trees in the north west of the Stag Brewery component of the Site. Some historic pruning wounds visible and regeneration overhanging adjacent building. Beginning to compete with adjacent T26.	Of general amenity value. Monitor pruning wounds for decay. Consider removal of adjacent concrete surface to improve growing conditions.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T26	London Plane (<i>Platanus x hispanica</i>)	13.0	420	7.0	5.0	7.1	8.4	3.5 Av	2.0 (E&W)	Fair / Good	EM	Growing on edge of area of hard standing in short line of similar aged trees in the north west of the Stag Brewery component of the Site. Some historic pruning wounds visible with regeneration. Minor crossing branches within canopy.	Of general amenity value. Monitor pruning wounds for decay. Consider removal of adjacent concrete surface to improve growing conditions. Consider formative pruning to alleviate crossing branches.	40+	B2
T27	London Plane (<i>Platanus x hispanica</i>)	13.0	480	6.5	5.3	7.6	5.1	5.0 (W)	3.5 Av.	Fair / Good	EM	Growing on edge of area of hard standing in short line of similar aged trees in the north west of the Stag Brewery component of the Site. Some historic pruning wounds visible with regeneration.	Of general amenity value. Monitor pruning wounds for decay. Consider removal of adjacent concrete surface to improve growing conditions.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T28	Ash (<i>Fraxinus excelsior</i>)	15.0+	300	4.7	3.7	1.0	4.3	3.0 (N)	5.0 (N&W)	Fair / Good	M	Growing in low raised planted within area of hard standing in the north west of the Stag Brewery component of the Site. Competing / suppressed by adjacent T29. Minor deflection to adjacent retaining wall to west and south and hard surface to north through root development.	Of general amenity value. Consider for removal to allow development of adjacent T29.	10+	U
T29	London Plane (<i>Platanus x hispanica</i>)	15.0+	670	9.6	7.9	9.1	7.4	3.5 (NE & SW)	3.0 (N)	Fair / Good	M	Growing in low raised planting bed in close proximity to T28 and T30 in the north west of the Stag Brewery component of the Site. Beginning to compete with / suppress adjacent trees. Deflection / damage to wall to north and north west sides. Generally high canopy with occasional historic pruning wounds now mostly occluded. Some deflection to hard surface to north.	Of high amenity and screening value near Site boundary. Monitor pruning wounds for decay and retaining wall for further damage / deflection.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T30	Whitebeam (<i>Sorbus aria</i>)	6.0	195	1.8	4.4	3.2	2.5	1.7 Av.	2.0 (S)	Fair	Y	Growing in low raised planting bed in the north west of the Stag Brewery component of the Site. In close proximity to T29 and being suppressed by it resulting in a canopy biased to the south. Historic pruning wounds with some wound wood development but also cavities and decay visible.	Of general amenity value. Consider for removal to allow for the development of adjacent T29.	10+	U
T31	London Plane (<i>Platanus x hispanica</i>)	11.0	370	5.7	5.5*	3.9	5.2	4.0 (S)	3.0 (N&S)	Fair / Good	SM	Growing within kerbed tree pit adjacent to internal boundary wall and within area of hardstanding in the north west of the Stag Brewery component of the Site. Minor historic pruning wounds visible. Canopy overhangs adjacent building and is beginning to compete with adjacent T32.	Of general amenity value within the Site in association with adjacent trees.	20+	C2
T32	Swedish Whitebeam (<i>Sorbus x intermedia</i>)	7.0	280	3.3	2.3*	2.8	2.9	Av. 2m	Av 3.0	Fair / Good	SM	Growing within kerbed tree pit adjacent to internal boundary wall and within area of hardstanding in the north west of the Stag Brewery component of the Site. Historic pruning wounds visible on lower trunk and canopy with wound wood and possible decay visible.	Of general amenity value within the Site in association with adjacent trees. Monitor pruning wounds for decay.	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T33	London Plane (<i>Platanus x hispanica</i>)	9.0	190	2.7	2.4*	4.2	2.3	3.0 (E&W)	1.8 (E)	Fair / Good	Y	Growing within kerbed tree pit adjacent to internal boundary wall and within area of hardstanding in the north west of the Stag Brewery component of the Site. Very low crown density		<10	U
T34	London Plane (<i>Platanus x hispanica</i>)	8.0	230	4.6	3.1*	3.7	3.9	3.2 (N&S)	2.0 (N&E)	Fair / Good	Y	Growing within kerbed tree pit adjacent to internal boundary wall and within area of hardstanding in the north west of the Stag Brewery component of the Site. Minor historic pruning wounds visible. Leans to west.	Of general amenity value in association with adjacent trees.	20+	C2
T35	Unidentified species	11.0	190	2.0	1.4	2.0	2.1	1.8 (E)	1.6 (N)	Fair	Y	Growing within small informal tree pit within area of precast concrete access / loading area in the north west of the Stag Brewery component of the Site. Very low crown density.		<10	U
T36	Tree No Longer Present on Site														

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T37	Sycamore (<i>Acer pseudoplatanus</i>)	15.0	370* Over Ivy	5.0*	5.6	5.5	5.2	4.0 (S)	4.0 (S)	Fair / Good	EM	Growing in belt of soft landscaping adjacent to car park and Site boundary wall in the north west of the Stag Brewery component of the Site. In competition with T38 and growing to the west. Heavy ivy growth covering main trunk and lower canopy, limiting further inspection.	Of general screening and amenity value within the Site and of potential habitat value to bats. Consider severing ivy and removing from lower 1.0m of trunk and re-inspect.	20+	C2/3
T38	Ornamental Fruit Tree	12.0	190* Over Ivy	1.5	1.8	1.5	1.8	2.5 (S)	3.0 (S)	Fair	Y	Growing in belt of soft landscaping adjacent to car park and Site boundary wall in the north west of the Stag Brewery component of the Site. In competition with T37 and growing to the west. Heavy ivy growth covering main trunk and lower canopy, limiting further inspection.	Of general screening and amenity value within the Site and of potential habitat value to bats. Consider severing ivy and removing from lower 1m of trunk and re-inspecting.	10+	C2/3
T39	Elder (<i>Sambucus nigra</i>)	8.0	235	2.0*	2.6	1.8	3.7	Av. 2.0	1.8 (W)	Fair	M	Growing in belt of soft landscaping adjacent to carpark and beginning to compete with T38 and T40 in the north west of the Stag Brewery component of the Site. Thinning canopy.	Of general screening and amenity value within Site.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T40	Holly (<i>Ilex aquifolium</i>)	7.0	160*	2.4	2.8	3.2	2.7	Av. 2.5	1.4 (E)	Fair / Good	Y	Growing within belt of soft landscaping adjacent to carpark and boundary wall in the north west of the Stag Brewery component of the Site. Slightly suppressed by adjacent T37. Ivy becoming established on main trunk.	Of general screening and amenity value within Site. Sever ivy at base and remove from lower 1m of trunk.	10+	C2/3
T41	London Plane (<i>Platanus x hispanica</i>)	7.0	1400* (At base of trunk)		3.2 Av.			0.1 Av (M/S)	0.1 Av.	Fair/ Poor	OM	Felled tree stump with vigorous regeneration with several main shoots rising up in mutual competition located in the north west of the Stag Brewery component of the Site. Decay visible within main stool.	Of screening value and arboricultural interest. Monitor stool for decay and consider management as a coppice stool.	20+	C1/2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G42	2No. Ash (<i>Fraxinus excelsior</i>), 6No. Tree of Heaven (<i>Ailanthus altissima</i>)	10.0 to 15.0+	300-370	5.0 Av. (Ash 7.5 Av.)				Varies	3.0 (min. S extent)	Fair	SM to EM	Belt of trees in mutual competition growing adjacent to boundary wall and carpark in the north west of the Stag Brewery component of the Site. Slightly thin canopied within group. Some ivy becoming established on trunk and suckering growth present on the tree of heaven specimens. High canopies on all.	Of amenity and screening value as a group. Consider thinning out to allow for the development of better specimens. Sever ivy at base and remove from lower 1m of trunk.	20+	B2
T43	Tree of Heaven (<i>Ailanthus altissima</i>)	12.0	1100* + 400* stump @ base to E with regeneration	1.0	2.0	2.0	2.0	5.0 (E)	5.0 (E)	Fair	OM?	Growing on boundary between car park and public highway (Ship Lane) in the north west of the Stag Brewery component of the Site. Within a narrow / linear planting bed as part of a short line of similar aged trees. Tree recently reduced in height back to significant structural limbs.	Of general screening value.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T44	Tree of Heaven (<i>Alianthus altissima</i>)	12.0	300* & 520*	2.0	2.0	2.0	2.0	6.0 (S)	8.0 (E)	Fair	M	Growing on boundary between car park and public highway (Ship Lane) in the north west of the Stag Brewery component of the Site. Within a narrow / linear planting bed as part of a short line of similar aged trees. Tree recently reduced in height back to significant structural limbs.	Of general screening value.	20+	C2
T45	Tree of Heaven (<i>Alianthus altissima</i>)	12.0	250* & 340	3.0	2.0	3.0	1.0	4.0 (W)	6.0 (N)	Fair	M	Growing on boundary between car park and public highway (Ship Lane) in the north west of the Stag Brewery component of the Site. Within a narrow / linear planting bed as part of a short line of similar aged trees. Tree recently reduced in height back to significant structural limbs.	Of general screening value.	20+	C2
T46	Tree of Heaven (<i>Alianthus altissima</i>)	12.0	205 & 435	1.0	2.0	2.0	2.0	5.0 (E)	3.0 (W)	Fair	M	Growing on boundary between car park and public highway (Ship Lane) in the north west of the Stag Brewery component of the Site. Within a narrow / linear planting bed as part of a short line of similar aged trees. Tree recently reduced in height back to significant structural limbs.	Of general screening value.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T43											Tree No Longer Present on Site				
T44											Tree No Longer Present on Site				
T45											Tree No Longer Present on Site				
T46											Tree No Longer Present on Site				

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G47	3No. Holly (<i>Ilex aquifolium</i>)	5.0 to 11.0	250* Av.		2.5 Av.			Varies	Varies	Fair / Poor to Fair / Good	M?	Growing within linear planting bed on boundary between carpark and public highway (Ship Lane) in the north west of the Stag Brewery component of the Site. Forms understorey to T43-T46. Variable quality with lost leader / dieback in central tree and northern-most tree is suppressed by adjacent tree.	Of general screening value on Site boundary.	10+	C2
T48	London Plane (<i>Platanus x hispanica</i>)	15.0+	555	7.3	3.4	6.6	7.5	3.0 Av.	6.0 (E)	Fair	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent tree. Historic pruning wounds and mechanical damage on lower trunk at 1.0-2.0m Ht. on W and SW sides with wound wood development but cavities and decay also present. Canopy overhangs road on east side.	Of amenity and screening value on boundary as part of a line of similar aged trees. Monitor pruning wounds and mechanical damage for decay. Consider removal of some concrete at base to improve growing conditions.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T49	London Plane (<i>Platanus x hispanica</i>)	15.0+	525	7.2	5.4	5.0	7.1	3.0 (E)	5.0 (E)	Fair / Good	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Historic pruning wounds visible. Canopy overhangs road on east side. Possible water pocket at large branch junction at approx. 3.0m Ht.	Of amenity and screening value as a single line of trees. Monitor pruning wounds for decay and inspect trunk junction for presence of water and possible decay. Consider removal of some concrete at base to improve growing conditions.	40+	A2
T50	London Plane (<i>Platanus x hispanica</i>)	15.0+	370	3.2	7.9	3.7	6.2	4.0 (SW & NE)	3.0 (S)	Fair / Good	EM	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Minor historic pruning wounds. Canopy overhangs road on east side.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete at base to improve growing conditions.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T51	London Plane (<i>Platanus x hispanica</i>)	15.0+	620	8.5	4.3	7.1	3.9	3.0 (NE)	3.0 (E)	Fair / Good	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). In competition with adjacent trees. Minor historic pruning wounds throughout with canopy reduction wounds on west side adjacent to building. Canopy overhangs road on east side.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete at base to improve growing conditions.	40+	A2
T52	London Plane (<i>Platanus x hispanica</i>)	15.0+	550	4.6	3.2	7.2	2.6	3.0 (NE)	3.0 (E)	Fair / Good	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Historic pruning and canopy reduction wounds visible on W side. Overhangs road on east side. Large birds' nest in upper canopy.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete surface at base to improve growing conditions and prevent trunk development becoming fouled.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T53	London Plane (<i>Platanus x hispanica</i>)	15.0+	450	2.4	3.2	8.0	1.4	3.0 (E)	8.0 (E)	Fair / Good	EM	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Historic pruning and canopy reduction wounds visible on west side. Overhangs road on east side. Large birds' nest in upper canopy.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete surface at base to improve growing conditions and prevent trunk development becoming fouled.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T54	London Plane (<i>Platanus x hispanica</i>)	15.0+	520	1.9	5.5	7.8	5.0	4.0 (E)	7.0 (E)	Fair / Good	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Historic pruning and canopy reduction wounds visible on west side. Overhangs road on east side. Large birds' nest in upper canopy.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete surface at base to improve growing conditions and prevent trunk development becoming fouled.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T55	London Plane (<i>Platanus x hispanica</i>)	15.0+	565	4.7*	5.4	6.1	7.6	5.0 (S&E)	3.5 (W)	Fair / Good	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Historic pruning and canopy reduction wounds visible on west side. Overhangs road on east side. Large birds' nest in upper canopy.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete surface at base to improve growing conditions and prevent trunk development becoming fouled.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T56	London Plane (<i>Platanus x hispanica</i>)	15.0+	445	3.2	7.2	5.8	7.7	2.5 Av.	4.0 Av	Fair / Good	EM	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Minor historic pruning wounds visible. Overhangs road to east side.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete surface at base to improve growing conditions and prevent trunk development becoming fouled.	40+	A2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T57	London Plane (<i>Platanus x hispanica</i>)	15.0+	600	6.8	6.5	7.6	7.5	4.0 (N)	3.0 (N)	Fair / Good	M	Growing in informal tree pit (approx. 1.2 x 1.5m in size) within area of precast concrete surfaced loading area and adjacent to Site boundary wall west of Ship Lane in the Stag Brewery component of the Site (approx. 0.5m east). Beginning to compete with adjacent trees. Minor historic pruning wounds visible. Overhangs road to east side.	Of amenity and screening value on boundary as a single line of trees. Monitor pruning wounds for signs of decay. Consider removal of some concrete surface at base to improve growing conditions and prevent trunk development becoming fouled.	40+	A2
Note: G58 as identified in original survey was resurveyed in April 2017 in detail and labelled accordingly below to include both individual trees and tree groups.															
G58a	5No. Ash (<i>Fraxinus excelsior</i>) 1No. Sycamore (<i>Acer pseudoplatanus</i>)	Av. 12.0	Av. 150		Av. 2.5			Av. 1.5	Av. 0.5	Fair	SM	Growing in riverbank and from adjacent retaining wall to the north east of the Stag Brewery component of the Site causing a large amount of deflection and structural movement of wall. Eastern Ash is m/s in form. Crossing and fused branches to some.	Of nominal amenity value to location in association with adjacent trees. Consider for removal to allow inspection and repair of retaining wall.	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58b	1No. Sycamore (<i>Acer pseudoplatanus</i>)	15.0+	M/S (3) Av. 375		Av. 5.5			1.5 (N)	0.0 (S)	Good	SM - EM	Growing on top of riverbank causing some deflection to retaining wall to the north east of the Stag Brewery component of the Site. Some canopy reduction noted to lower branches. Exposed shallow surface roots noted on south side.	Of general amenity value to location in association with adjacent trees. Monitor wounds for signs of decay. Consider for removal to allow for inspection/repair to retaining river wall.	10+	C2
G58c	1No. Elder (<i>Sambucus nigra</i>)	6.0	M/S (3) Av. 70	2.0	0.0 (wall)	2.0	2.0	0.0	0.0	Fair	SM	Located within strip of soft landscape adjacent to Site boundary wall to the north east of the Stag Brewery component of the Site. M/S In form and scrubby in appearance.	Of nominal amenity value to location.	10+	C2/3
G58d	1No. Goat Willow (<i>Salix caprea</i>)	8.0	M/S (4) Av. 250		Av. 3.0			0.0	0.0	Fair	SM	Growing on top of riverbank adjacent to tow path to the north east of the Stag Brewery component of the Site. Scrubby in form and causing deflection to retaining wall. Some deadwood present in canopy.	Of general amenity value to location in association with adjacent trees. Monitor deflection to retaining wall.	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58e	1No. Ash (<i>Fraxinus excelsior</i>)	10.0	225	4.1	4.2	4.0	3.8	2.0 (E)	0.5 (E)	Fair / Good	SM	Growing on top of riverbank adjacent to tow path to the north east of the Stag Brewery component of the Site. Some deadwood present within canopy.	Of nominal amenity value to location. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	20+	C2
G58f	1No. Ash (<i>Fraxinus excelsior</i>)	12.0	M/S (2) Av. 260		Av. 4.0			2.0 (S)	2.0 (S)	Fair	EM	Growing on top of riverbank adjacent to tow path to the north east of the Stag Brewery component of the Site. Ivy growth to 8.0m Ht. on trunk. Minor exposed shallow surface roots on S side.	Of general amenity value to location in association with adjacent trees. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	20+	C2
G58g	1No. Sycamore (<i>Acer pseudoplatanus</i>)	15.0	M/S (3) Av. 300	6.2	6.1	4.5	4.1	0.5 (N)	0.5 (N)	Good / Fair	SM	Growing on top of riverbank on edge of tow path to the north east of the Stag Brewery component of the Site. In competition with G58h. Causing deflection to adjacent retaining wall. Deadwood present in lower canopy.	Of general amenity value to location. Consider for removal to allow inspection and repair of retaining wall.	10+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58h	1No. Ash (<i>Fraxinus excelsior</i>)	15.0	190	0.5	5.5	5.2	4.9	2.0 (S)	3.0 (S)	Fair	SM	Growing on top of riverbank on edge of tow path to the north east of the Stag Brewery component of the Site. Leans to south from competition with G58g. Minor exposed shallow surface roots.	Of nominal amenity value in association with adjacent trees. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	10+	C2
G58i	1No. Ash (<i>Fraxinus excelsior</i>)	12.0	235		Av. 3.0			1.0 (W)	0.0 (N)	Fair	SM	Growing on top of riverbank on edge of tow path to the north east of the Stag Brewery component of the Site. Torn branch stubs on south side.	Of nominal amenity value to location. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	10+	C2
G58j	2No. Ash (<i>Fraxinus excelsior</i>)	Av. 8.0	Av. 110		Av. 2.5			0.0	0.5 (N)	Fair	SM	Growing on top of riverbank and from retaining wall to the north east of the Stag Brewery component of the Site causing deflection. Deadwood and torn branches in lower canopy.	Of nominal amenity value to location. Consider for removal to allow for inspection and repair of retaining wall. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58k	Sycamore (<i>Acer pseudoplatanus</i>) Elder (<i>Sambucus nigra</i>) Cherry (<i>Prunus sp.</i>) Ash (<i>Fraxinus excelsior</i>) Elm (<i>Ulmus sp.</i>) Hawthorn (<i>Crataegus monogyna</i>)	Av. 12.0	<70 - 450		Av. 4.0			-	-	Poor / Good	Y - EM	Growing at the top of riverbank and from retaining wall to the north east of the Stag Brewery component of the Site. Ivy (<i>Hedera helix</i>) growth to some trunks which has been severed at base and removed from lower 1.0m of trunks in several cases. In mutual competition and becoming drawn-up as a result. Some deflection noted to retaining wall. Exposed shallow surface roots noted on south side within towpath.	Of general amenity value to location as a group. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>) and Dutch Elm Disease (<i>Ophiostoma novo-ulmi</i>).	20+	B2
G58l	1No. Sycamore (<i>Acer pseudoplatanus</i>)	15.0+	M/S (4) Av. 210		Av. 6.0			0.0	0.0	Fair / Good	EM	Growing on top of riverbank to the north east of the Stag Brewery component of the Site. Large exposed shallow surface root on north side before river wall with further exposed shallow surface roots to east. M/S in form. Some deadwood in canopy and beginning to compete with adjacent trees.	Of general amenity value to location. Consider formative pruning to remove deadwood from canopy.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58m	2No. Sycamore (<i>Acer pseudoplatanus</i>)	Av. 15.0	Av. 270		Av. 3.5			Av. 1.0	Av. 1.0	Fair / Good	SM	Located within the top of the retaining river wall in the north east of the Stag Brewery component of the Site. Dead branch stubs in lower canopy. West specimen is M/S in form. Some exposed shallow surface roots noted.	Of nominal amenity value to location in association with adjacent trees.	20+	C2
G58n	Elm (<i>Ulmus sp.</i>) Hawthorn (<i>Crataegus monogyna</i>) Sycamore (<i>Acer pseudoplatanus</i>) Elder (<i>Sambucus nigra</i>)	Av. 10.0	<70 to 250		Av. 3.0			-	-	Fair / Good	Y - SM	Group of young saplings growing between retaining river wall and tow path to the north east of the Stag Brewery component of the Site.	Of nominal amenity value but potential to increase with age. Monitor Elm for signs of Dutch Elm Disease (<i>Ophiostoma novo-ulmi</i>)	40+	C2
G58o	1No. Ash (<i>Fraxinus excelsior</i>)	10.0	360		Av. 3.5			0.5 (E)	0.0 (E)	Fair	SM - EM	Growing on top of riverbank to the north east of the Stag Brewery component of the Site. Minor ivy (<i>Hedera helix</i>) growth to trunk. Deadwood in lower canopy.	Of nominal amenity value to location. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58p	1No. Sycamore (<i>Acer pseudoplatanus</i>)	15.0+	M/S (2) Av. 450		Av. 5.0			0.5 (E)	0.0 (E)	Fair	SM - EM	Growing from top of retaining wall in the north east of the Stag Brewery component of the Site and causing deflection. Historic damage to S side of S branches with some wound wood noted but also signs of decay. Minor Ivy (<i>Hedera helix</i>) growth noted.	Of nominal amenity value to location in association with adjacent trees. Monitor wounds for signs of decay.	20+	C2
G58q	3No. Ash (<i>Fraxinus excelsior</i>) 4No. Sycamore (<i>Acer pseudoplatanus</i>)	Av. 12.0	Av. 300		Av. 4.5		-	-	Fair	SM	SM	Growing on top of riverbank and from retaining river wall to the north east of the Stag Brewery component of the Site causing deflection in places. Some m/s in form. In mutual competition.	Of nominal amenity value to location in association with adjacent trees. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	20+	C2
G58r	1No. Goat Willow (<i>Salix caprea</i>)	5.00	M/S (10) Av. 90		Av. 2.5			0.0	0.0	Fair	SM	Growing from retaining river wall to the north east of the Stag Brewery component of the Site. Scrubby and m/s in form. Crossing branches and deadwood within.	Of nominal amenity value. Consider for removal to allow retaining wall to be inspected/repared.	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58s	1No. Hornbeam (<i>Carpinus betulus</i>)	15.0+	465		Av. 6.5			0.5 (N)	1.0 (N)	Fair	EM	Located within an area of soft landscape adjacent to tow path to the north east of the Stag Brewery component of the Site. Historic pruning wounds to lower canopy with some torn branches Exposed shallow surface roots. Canopy extends over Site boundary wall and into Site.	Of general amenity value to location. Monitor pruning wounds and exposed shallow surface roots for signs of decay. Consider formative pruning to tidy torn branches.	20+	B2
G58t	1No. Hornbeam (<i>Carpinus betulus</i>)	12.0	550		Av. 6.5			0.25 (N)	0.0 (N)	Fair	EM - M	Located within an area of soft landscape adjacent to tow path to the north east of the Stag Brewery component of the Site. Minor Ivy (<i>Hedera helix</i>) growth to trunk. Some torn branches in lower canopy with decay noted. Exposed shallow surface roots to south. Generally balanced form.	Of general amenity value to location. Consider formative pruning to tidy torn branches and therefore decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58u	1No. Hornbeam (<i>Carpinus betulus</i>)	12.0	270		Av. 4.5			1.0 (N)	0.5 (S)	Fair	SM	Located to the north east of the Stag Brewery component of the Site within area of mown grass. Historic pruning wound on trunk with minor wound wood development and some branch stubs with decay noted.	Of general amenity value to location. Consider formative pruning to tidy torn branches and therefore decay. Monitor pruning wounds for signs of decay.	20+	B2
G58v	1No. Ash (<i>Fraxinus excelsior</i>)	8.0	130		Av. 1.0			1.5 (N)	3.0 (N)	Fair	Y - SM	Located to the north east of the Stag Brewery component of the Site within area of mown grass. Exposed shallow surface roots on south side. Historic limb scar at 2.0m Ht. on west side with some wound wood development but decay also noted.	Of general nominal amenity value to location in association with adjacent trees. Monitor wound for signs of decay and tree for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G58 w	1No. Ash (<i>Fraxinus excelsior</i>)	10.0	M/S (3) Av. 210		Av. 3.0			1.5 (E)	1.5 (E)	Fair	SM	Located to the north east of the Stag Brewery component of the Site within area of mown grass. Nettles to 0.4m Ht. at base preventing inspection. M/S from base. Some historic pruning wounds and torn branches noted.	Of general amenity value to location. Monitor pruning wounds for signs of decay and consider formative pruning to tidy torn branches. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>)	20+	B2
T59	Fastigate Oak (<i>Quercus robur</i> 'Fastigiata')	13.0	195		1.5 Av.			Av. 2m	Av. 2m	Fair / Good	Y	Growing in small tree pit within pavement area at the back of kerb along Mortlake High Street, to the south of the Stag Brewery component of the Site.	Of amenity value and potential. Consider formative pruning to progressively raise canopy above carriageway.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T60	Norway Maple (<i>Acer platanoides</i>)	6.0	95		0.75	Av.		Av 2m	Av. 2m	Fair	Y	Young tree growing in small tree put within pavement at the back of kerb along Mortlake High Street, to the south of the Stag Brewery component of the Site. Lost leader at 2.5m Ht. Still tied to tree stake.	Of amenity value and potential to location. Consider formative pruning to progressively raise canopy above carriageway. Remove redundant tree stakes and ties.	10+	C2
T61	Himalayan Birch (<i>Betula utilis</i>)	12.0	240*	3.3	4.4	5.2	3.3	2m (E)	1.8 (S)	Fair	SM?	Growing in triangular raised brick planter adjacent to pavement along Lower Richmond Road, in the south of the Stag Brewery component of the Site. Historic pruning wounds mostly occluded.	Of general amenity value to adjacent streetscape. Consider modest formative pruning to raise canopy above adjacent pavement and highway.	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T62	Himalayan Birch (<i>Betula utilis</i>)	9.0	230 @ 1.2m Ht.	3.1	4.3	3.9	2.9	Av. 1.4	0.5 (From planter)	Fair	SM	Low branching tree growing in raised brick planter adjacent to pavement in the south west of the Stag Brewery component of the Site. Of slightly crooked form.	Of general amenity value to adjacent streetscape.	10+	C2
T63	Tree No Longer Present on Site														
T64	London Plane (<i>Platanus x hispanica</i>)	11.0	345	6.3	5.0	5.7	4.7	5.5 (NE)	1.5 Av	Fair / Good	SM	Growing in grass verge areas bounding office car park in the south west of the Stag Brewery component of the Site. Generally balanced form with low hanging canopy tips.	Of amenity value and potential to location. Consider formative pruning to raise canopy tips and prevent conflict with adjacent sports pitch and car park operations and maintenance.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category	
				N	S	E	W									
T65																Tree No Longer Present on Site
T66																Tree No Longer Present on Site
T67	Red Horse Chestnut (<i>Aesculus x carnea</i>)	10.0	525	3.9	4.5*	4.6	3.6	4.5 (N)	2.0 (NE)	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Generally balanced form.	Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2/3	

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T68	Red Horse Chestnut (<i>Aesculus x carnea</i>)	9.0	470	3.2	3.5*	4.6	3.7	2.5 (W)	2.5 (N)	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Cavity and decay present at base of trunk on west side. Generally balanced form.	Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2/3
T69	Tree No Longer Present on Site														

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T70	Red Horse Chestnut (<i>Aesculus x carnea</i>)	9.0	465	4.0	4.0*	3.6	3.9	2.5 Av.	2.0 (E & W)	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Generally balanced form. Large limb removed on S side at approx. 2.0m Ht. with decay visible.	Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T71	Red Horse Chestnut (<i>Aesculus x carnea</i>)	8.0	465	3.8	4.5*	5.3	3.9	2.3 (W)	Av. 1.8	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Generally balanced form.	Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T72	Pink Hawthorn (<i>Crataegus laevigatus</i> 'Rosea Flore Pleno')	6.0	375	2.7	3.5*	2.7	3.9	Av 2.0	Av 1.0	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Historically pruned and lopped back with decay, regeneration and cavities visible. Suckers present at base of trunk.	Of amenity value on Site boundary as part of the wider line of trees. Monitor extent of decay in cavities and asses for safety in relation to adjacent highway. Remove suckering growth from base.	20+	C2
T73	Pink Hawthorn (<i>Crataegus laevigatus</i> 'Rosea Flore Pleno')	7.0	380 over Ivy	3.5	3.5*	3.0	3.0	Av 1.8 (m/s)	1.6 Av.	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Historic pruning wounds visible with regeneration. Heavy ivy growth established on trunk and within canopy limiting further inspection.	Of amenity value as part of the wider line of trees. Sever ivy at base, remove from lower 1.0m of trunk and re-inspect for safety in relation to location adjacent to highway. Monitor pruning wounds for signs of decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T74	Red Horse Chestnut (<i>Aesculus x carnea</i>)	10.0	550 over Ivy	4.4	5.0*	4.6	4.7	4.5 (N)	2.0 (W)	Fair	M	<p>Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Generally balanced form. Ivy becoming established on trunk.</p>	<p>Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway. Sever ivy at base and remove from lower 1.0m of trunk.</p>	20+	B2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T75	Red Horse Chestnut (<i>Aesculus x carnea</i>)	10.0	540	4.7	4.0*	5.1	3.9	3.5 Av.	1.7 (E)	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Generally balanced form.	Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2/3
T76	Pink Hawthorn (<i>Crataegus laevigatus</i> 'Rosea Flore Pleno')	9.0	440	4.7	4.8*	3.4	3.1	Av. 1.6	1.2 (N)	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Low fork with cavity and decay visible. Further historic pruning wounds and decay present but vigorous growth still.	Of amenity value as part of the line of trees. Inspect cavities to establish extent of decay and inspect for general safety with regards to adjacent pavement and highway.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T77	Red Horse Chestnut (<i>Aesculus x carnea</i>)	10.0	605	4.9	5.0*	4.2	4.5	1.8 (N)	1.8 (N)	Fair / Good	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BCHC. Modest historic pruning wounds and wound wood development but also minor decay and cavities visible. Generally balanced form.	Of amenity value on Site boundary as part of a larger group. Monitor pruning wounds for decay and monitor symptoms of BCHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T78	Red Horse Chestnut (<i>Aesculus x carnea</i>)	10.0	580	4.2	4.5*	5.2	4.8	3.0 €	2.5 (SE)	Fair	M	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BCHC. Historic pruning wounds and wound wood development but also decay and cavities visible. Generally balanced form. Minor suckering growth at base from <i>Acer hippocastanum</i> rootstock.	Of amenity value on Site boundary as part of a larger group and of potential habitat value to bats. Monitor pruning wounds for decay and monitor symptoms of BCHC. Inspect for safety with regards to adjacent highway and pavement. Remove sucking growth from base.	20+	B2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T79	Cockspur Thorn (<i>Crataegus crus-galli</i>)	6.0	280*	4.4	4.5*	2.6	2.8	2.0 (S)	2.0 AV	Fair	EM	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Grafted onto <i>C. monogyna</i> rootstock which is now suckering on west side. Crossing branches and historic pruning wounds within canopy with some wound wood, decay and regeneration visible.	Of amenity value as part of the larger line of trees. Remove suckers from base. Monitor pruning wound for signs of decay and inspect for safety with regard to adjacent pavement and highway.	20+	B2
T80	Tree No Longer Present on Site														

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T81	Ornamental Hawthorn (<i>Crataegus sp.</i>)	5.0	250*	2.8	3.0*	1.6	2.5	1.7 (W)	0.2 Av.	Fair	EM	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Historic pruning wounds visible and lopped at 2.5m Ht. with some regeneration since. Decay, wound wood and cavities visible. Suckers from <i>C. monogyna</i> rootstock present.	Of amenity value as part of the larger line of trees. Remove suckers from base. Monitor pruning wound for signs of decay and inspect for safety with regard to adjacent pavement and highway.	10+	C2
T82	Red Horse Chestnut (<i>Aesculus x carnea</i>)	10.0	350	4.5	4.5*	3.9	4.7	3.0 Av.	2.0 Av.	Fair	EM	Growing within area of mown grass on south western boundary of the Stag Brewery component of the Site with sports pitch to north and highway and pavement to south forming part of a line of similar aged trees. Cracking of bark suggests potential infection with BHC. Generally balanced form. Graft point at approx. 1.0m Ht. with base girth larger than above section of trunk. Minor historic pruning wounds visible.	Of amenity value on Site boundary as part of a larger group. Monitor symptoms of BHC. Inspect for safety with regards to adjacent pavement and highway.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T83	Box elder (<i>Acer negundm</i>)	10.0	525	5.6	5.0	3.7	5.7	3.0 (S)	2.5 Av.	Fair / Good	M	Growing in area of mown grass on western boundary of the Stag Brewery component of the Site on edge of sports pitches bounding Williams Lane. Canopy reduced with approximately 1-2 years regeneration. Further historic pruning wounds with wound wood and some decay visible.	Of amenity value to location in association with adjacent trees. Monitor pruning wounds for signs of decay.	20+	B2
T84	London Plane (<i>Platanus x hispanica</i>)	12.0	510	5.7	4.9	4.6	3.9	1.8 (N)	2.0 (S)	Fair / Good	M	Growing in area of mown grass on western boundary of the Stag Brewery component of the Site on edge of sports pitches bounding Williams Lane. An out-grown pollard with crown reduction at a high level and approx. 1-2 years regeneration present. Further historic pruning wounds notes with wound wood, decay and occasional cavities also visible.	Of amenity value to location in association with adjacent trees and of potential habitat value to bats. Monitor pruning wounds for signs of decay.	40+	B2/3
T85	Box elder. (<i>Acer negundum</i>)	10.0	505	6.0	6.0	6.0	5.0	Av. 2.0	3.5 (S)	Fair / Good	M	Growing in area of mown grass on western boundary of the Stag Brewery component of the Site on edge of sports pitches bounding Williams Lane. Occasional large surface roots to W with mower damage visible.	Of amenity value to location in association with adjacent trees. Monitor pruning wounds for signs of decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T86	London Plane (<i>Platanus x hispanica</i>)	14.0	470	5.0	5.2	6.3*	5.4	3.7 (S)	3.0 (S)	Good	EM	Growing in area of mown grass on western boundary of the Stag Brewery component of the Site on edge of sports pitches bounding Williams Lane. Historic pruning wounds to main trunk with some wound wood development visible. Large buttress root on W side with some mower damage visible. Generally balanced canopy. Deflection to adjacent macadam surface to south west from shallow root development.	OF amenity value and potential to location in association with adjacent trees. Monitor pruning wounds and buttress wound for signs of decay and adjacent macadam surface for further signs of deflection.	40+	B2
T87	Tree No Longer Present on Site														

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T88	London Plane (<i>Platanus x hispanica</i>)	13.0	315	6.1	4.3	5.0	3.2	2.7 (N)	2.7 (N)	Fair / Good	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. In competition with adjacent trees and becoming drawn-up as a result. Minor historic pruning wounds visible.	Of amenity value and potential as part of the larger group. Monitor pruning wounds for signs of decay.	40+	B2
T89	Indian Bean Tree (<i>Catalpa bignonioides</i>)	12.0	315	6.9	5.3	5.7	6.0	Av 3.0	2.0 (E)	Fair	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. Becoming tall and drawn up in competition with adjacent trees. Possible root girdling visible at base. Historic pruning wounds and dead wood visible within canopy.	Of amenity value as part of larger group. Inspect the extent of decay and consider for removal to allow the development of adjacent trees.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T90	London Plane (<i>Platanus x hispanica</i>)	13.0	480	8.1	7.6	4.0	7.4	4.0 Av.	3.0 (N)	Fair / Good	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. In competition with adjacent trees. Historic pruning wounds with wound wood and possible decay visible. Large surface root on E side with mower damage. Birds nest within canopy.	Of amenity value and potential as part of larger group. Monitor pruning wounds and mower damage for signs of decay.	40+	B2
T91	Tree No Longer Present on Site														
T92	Tree No Longer Present on Site														

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T93	Indian Bean Tree (<i>Catalpa bignonioides</i>)	14.0	395	4.8	6.2	4.2	5.9	3.0 (S)	3.0 (S)	Fair / Good	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. In competition with adjacent trees. Some historic pruning wounds with good wound wood development and now mostly occluded.	Of amenity value in association with larger group. Monitor pruning wounds for signs of decay.	20+	B2
T94	London Plane (<i>Platanus x hispanica</i>)	13.0	350	2.8	6.8	4.3	7.2	3.5 (W)	2.5 (W)	Fair / Good	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. In competition with adjacent trees. Some historic pruning wounds with good wound wood development and now mostly occluded.	Of amenity value in association with larger group and of potential habitat value to bats. Monitor pruning wounds for signs of decay.	40+	B2/3

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T95	Manna Ash (<i>Fraxinus ornus</i>)	12.0	250	3.6	3.9	2.6	5.3	3.0 (W)	3.0 (W)	Fair / Good	SM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. In competition with adjacent trees. Some historic pruning wounds with good wood development and now mostly occluded. Wound at base of trunk on east side with wound wood and decay visible. Occasional deadwood within canopy.	Of amenity value in association with larger group. Monitor pruning wounds and trunk wound for signs of decay.	20+	B2
T96	Manna Ash (<i>Fraxinus ornus</i>)	10.0	265	1.0	2.0	2.0	2.0	3.5 (N)	3.0 (N)	Fair / Good	SM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. Recently heavily reduced resulting in tree of very poor form.	Of amenity value in association with larger group. Monitor pruning wounds for signs of decay.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T97	Indian Bean Tree (<i>Catalpa bignonioides</i>)	12.0	405	5.6	6.7	5.6	5.7	2.5 (S)	2.0 (S)	Fair / Good	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. In competition with adjacent trees. Some historic pruning wounds with good wood development and now mostly occluded. Trunk wound at 1.0m Ht. on south side with wound wood and decay visible. Shallow surface roots to east with mower damage and possible decay. Deadwood within canopy.	Of amenity value in association with larger group. Monitor pruning wounds for signs of decay.	20+	B2
T98	London Plane (<i>Platanus x hispanica</i>)	13.0	350	5.9	6.3	6.7	4.5	2.5 (SW)	3.0 Av.	Fair / Good	SM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. Historic pruning wounds to trunk and within canopy with little wound wood development. Canopy now biased to west and beginning to compete with adjacent tree.	Of amenity value/potential as part of an informal group. Monitor pruning wounds for signs of decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T99	Indian Bean Tree (<i>Catalpa bignonioides</i>)	12.0	440	6.1	7.3	6.2	6.5	Av. 2.5	3.0 (S)	Fair / Good	EM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. Historic pruning wounds visible within canopy but little wound wood development. Railings immediately to the west beginning to foul trunk development.	Of amenity value and potential as part of an informal group. Monitor pruning wounds for signs of decay. Remove or adjust railing to prevent long term impacts on trunk development.	20+	B2
T100	Manna Ash (<i>Fraxinus ornus</i>)	12.0	310	4.	5.6	5.4	4.3	3m (SW)	Av. 3.5	Fair / Good	SM	Growing within area of mown grass on the edge of sports pitch within the western part of the Stag Brewery component of the Site. Within a stand of similar aged trees. Historic pruning wounds with wound wood, decay and occasional cavities visible. Some torn branch stubs and deadwood present within canopy.	Of amenity value in association with larger group. Monitor pruning wounds and trunk wound for signs of decay. Tidy torn branch stubs.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G101	Ash (<i>Fraxinus excelsior</i>), Stag's Horn Sumach (<i>Rhus typhina</i>), Sycamore (<i>Acer pseudoplatanus</i>), Wild Cherry (<i>Prunus avium</i>)	5.0-10.0	Varies		Varies			Varies	Varies	Fair	Y-SM	Informal self-sown group located within hardstanding redundant alleyway directly north of the Site boundary wall to the north west of the Stag Brewery component of the Site. No direct access possible. Appears unmanaged in form with several canopies overhanging the Site.	Of amenity and screening value to location.	20+	C2
H102	Privet (<i>Ligustrum ovalifolium</i>)	0.75	n/a		Av. 0.5 wide			n/a	n/a	Fair	SM?	Regularly managed hedge located on edge of sports pitch on southern boundary of the Stag Brewery component of the Site.	Of nominal screening and amenity value to location.	40+	C2
T103	Lime (<i>Tilia sp.</i>)	12	425	5.0	5.3	5.1	5.1	2.0 (W)	4.0 (S)	Fair / Good	SM	Located within 1.0x1.5m tree pit in pavement along Lower Richmond Road within the west of the Chalkers Corner component of the Site. Historic pruning wounds, mostly occluded. Canopy lift wounds on all sides. Balanced canopy form. In competition with G104.	Of amenity value as a group. Monitor pruning wounds for signs of decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G104	2No. Lime (<i>Tilia sp.</i>)	Av. 8.0	250, 235		Av. 3.3			Av. 3.0	Av. 4.0	Fair / Good	SM	Located within 1.0x1.5m tree pit in pavement along Lower Richmond Road within the west of the Chalkers Corner component of the Site. Linear wound on west tree at 1.4-1.7m Ht. with some wound wood development. Lichen growth noted on north side of trunks. Canopy lifting and reduction wounds on all sides.	Of general amenity value in association with adjacent trees. Monitor wounds for signs of decay.	40+	B2
T105	Lime (<i>Tilia sp.</i>)	5.0	75	1.2	1.8	1.2	1.3	1.5 (E)	2.0 (E)	Good	Y	Located within 1.0x1.5m tree pit in pavement along Lower Richmond Road within the west of the Chalkers Corner component of the Site. Stakes and tie still in situ however one stake has rotted at base and is no longer supporting tree. Balanced form.	Of nominal amenity value to location but with potential to increase with age. Remove redundant stakes and ties.	40+	C2
T106	Lime (<i>Tilia sp.</i>)	8.0	190	2.5	2.9	2.9	2.7	1.5 (E)	2.0 (E)	Fair / Good	SM	Located within 1.0x1.5m gravel tree pit in pavement along Lower Richmond Road within the south of the Chalkers Corner component of the Site. Historic linear wound on south west side almost occluded. Limb removal at 1.8m Ht. with no wound wood development. Bifurcates at 2.0m Ht.	Of general amenity value to location. Monitor wounds for signs of decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T107	Silver Leaved Lime (<i>Tilia petiolaris</i>)	12.0	325	3.9*	4.5	3.7	3.8	1.8 (W)	3.0 (W)	Fair	SM	Located within 1.0x1.5m tree pit in pavement along Lower Richmond Road within the west of the Chalkers Corner component of the Site. Balanced form. Low (2.4m Ht.) branching form. Some linear faults below branch junctions. Scale insects noted.	Of general amenity value to location. Monitor fork junctions for weakness.	20+	B2
T108	Himalayan Birch (<i>Betula utilis</i>)	5.0	75		Av. 1.0			1.0 (N)	0.5 (E)	Fair	Y	Located within mown grass verge along Clifford Avenue within the north of the Chalkers Corner component of the Site.	Of nominal amenity value to location but with potential to increase with age.	40+	C2
G109	2No. Whitebeam (<i>Sorbus aria sp.</i>)	Av. 5.0	Av. 75		Av. 1.0			Av. 2.0	Av. 1.5	Poor / Fair	Y	Located within mown grass verge along Clifford Avenue within the north of the Chalkers Corner component of the Site. Historic strimmer damage to bases with signs of decay. Further pruning wounds up trunk	Of nominal amenity value to location but with potential to increase with age. Monitor wounds and decay at base.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T110	Silver Birch (<i>Betula pendula</i>)	10.0	110	1.7	1.2	1.8	1.1	2.0 (S)	1.5 (S)	Fair	Y - SM	Located within mown grass verge along Clifford Avenue within the north of the Chalkers Corner component of the Site. Historic mower damage at base. Historic pruning wounds with varying degrees of wound wood development.	Of nominal amenity value to location but with potential to increase with age. Monitor wounds for signs of decay.	40+	C2
T111	London Plane (<i>Platanus x hispanica</i>)	15.0	410	5.6	6.3	5.5*	5.5*	3.0 (W)	3.5 (N)	Fair / Good	SM	Located within mown grass verge along Clifford Avenue within the north of the Chalkers Corner component of the Site. Balanced canopy. Historic pruning wounds at fork junction with varying degrees of wound wood development. Canopy has previously been reduced on SE side.	Of general amenity value to location. Monitor wounds for signs of decay.	40+	B2
G112	4No. Norway Maple (<i>Acer platanoides</i>)	Av. 8.0	100, 120		Av. 3.0			Av. 2.0	Av. 2.0	Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass with 2ft brick boundary wall to north east. In mutual competition. Only two of four trees identified on topographical survey.	Of general amenity value to location as a group. Consider thinning to favour development of better specimens.	40+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T113	Holm Oak (<i>Quercus ilex</i>)	8.0	145	2.1	2.5	2.7	2.1	2.0 (N)	1.2 (N)	Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Redundant tree stake present. Notch of bark missing on NW side. Historic pruning wounds on lower trunk with varying degrees of occlusion. Leaf miners noted, likely Zeller's midget moth (<i>Phyllonorycter messaniella</i>).	Of general amenity value to location. Remove redundant tree stake.	20+	C2
T114	Holm Oak (<i>Quercus ilex</i>)	12.0	195	3.6	3.3	3.6	3.7	2.5 (E)	1.5 (N)	Fair / Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Redundant tree stake present. Limb removal wound at 0.4m Ht. and on upper trunk with limited wound wood development. Leaf miners noted, likely Zeller's midget moth (<i>Phyllonorycter messaniella</i>).	Of general amenity value to location. Remove redundant tree stake.	20+	C2
G115	5No. Norway Maple (<i>Acer platanoides</i>)	Av. 10.0	Av. 125		Av. 3.5			Av. 1.5	Av. 2.0	Fair / Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass adjacent to brick boundary wall with shrubs beneath. Some exposed shallow surface roots and linear wounds on trunk with varying degrees of wound wood development. In mutual competition. Several m/s in form below 0.5m Ht.	Of nominal amenity value as a group. Consider selective thinning to favour the development of fewer specimens.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T116	Cherry (<i>Prunus sp.</i>)	12.0	240	4.0	3.6	4.1	4.2	1.5 (E)	2.0 (E)	Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Historic pruning wounds to 3.0m Ht. on trunk and within lower branches with minor wound wood development and some decay. Redundant stake has been cut at ground level. Balanced form.	Of general amenity value to location. Monitor wounds and extent of decay.	20+	B2
G117	2No. Cider Gum (<i>Eucalyptus gunnii</i>)	Av. 15.0	460, 365		Av. 4.0			Av. 2.0	Av. 1.5	Fair / Good	SM - EM	Located in the Chalkers Corner component of the Site within area of mown grass adjacent to brick boundary wall. North east tree branches at ground level. Beginning to compete with adjacent trees. Some historic pruning wounds noted.	Of general amenity value to location. Monitor pruning wound for signs of decay.	40+	B2
T118	Holm Oak (<i>Quercus ilex</i>)	8.0	160	2.0	3.0	2.5	2.5	2.5 (W)	2.0 (W)	Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Historic pruning wounds at 2.4m Ht. Redundant tree stake cut at ground level. Leaf miners noted, likely Zeller's midget moth (<i>Phyllonorycter messaniella</i>).	Of general amenity value to location. Monitor wounds for signs of decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T119	Cherry (<i>Prunus sp.</i>)	-	-	-	-	-	-	-	-	-	-	Dead specimen located within the Chalkers Corner component of the Site.	Fell and replace	-	U
T120	Red Norway Maple (<i>Acer platanoides</i> 'Crimson King')	12.0	420	4.5	4.0	4.2	3.9*	2.0 (S)	3.5 (S)	Fair / Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Shrubs to 5.0m Ht. on north side. Some deadwood within canopy. Historic pruning wounds in lower canopy with minor wound wood development.	Of general amenity value to location. Monitor wounds for signs of decay. Consider formative pruning to remove deadwood.	20+	C2
T121	Cherry (<i>Prunus sp.</i>)	15	680	4.7	4.5*	4.9	5.5	3.5 (W)	2.0 (W)	Fair	M - OM	Located in the Chalkers Corner component of the Site within area of mown grass adjacent to brick boundary wall with shrubs below. Large specimen. Several dead limbs. Canopy forks at approximately 3m above ground level and one fork and 50% of canopy is now dead. White and bracket fungi noted. Tree tag 0001.	Advise removal for reasons of sound arboricultural management	<10	U

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T122	Cider Gum (<i>Eucalyptus gunnii</i>)	15	400		Av. 2.5			2.5 (W)	1.5 (S)	Fair	EM - M	Located in the Chalkers Corner component of the Site within area of mown grass adjacent to brick boundary wall with shrubs at base. Linear splits noted in trunk bark.	Of general amenity value to location. Monitor trunk splitting for possible structural issues.	40+	B2
T123	Horse Chestnut (<i>Aesculus hippocastanum</i>)	8.0	155	2.3	2.9	2.9	3.1	0.5 (E)	0.25 (e)	Good	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Slight bend to trunk. Historic strimmer damage to base. Minor epicormic growth on trunk from base to 1.0m Ht.	Of general amenity value to location. Remove epicormic growth. Monitor for signs of BCHC.	40+	B2
T124	False Acacia (<i>Robina pseudoacacia</i>)	12.0	145	3.0	3.0	3.5	1.2	1.5 (N)	1.5 (E)	Fair	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Metal tree guard fouling trunk development. Historic pruning wounds with minor wound wood development. Several dead branches.	Of general amenity value to location. Carefully remove tree guard and support with stakes and ties if required.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T125	Red Norway Maple (<i>Acer platanooides</i> 'Crimson King')	10.0	150	3.0	3.2	3.0	3.5	0.5 (E)	2.5 (N)	Fair	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Bifurcates at 0.5m Ht. Minor root girdling noted with a single exposed shallow surface root on west side. Historic pruning wounds on branches. Linear fault below branch fork. In competition with T126.	Of general amenity value to location. Monitor fork junction for weakness.	20+	C2
T126	Norway Maple (<i>Acer platanooides</i>)	15.0	410	4.9	5.2	5.2	5.3	1.5 (N)	2.0 (N)	Fair	SM	Located in the Chalkers Corner component of the Site within area of mown grass. Suckering growth at base. Large linear wound on west side with decay noted. Historic pruning wounds with minor wound wood development.	Of nominal amenity value to location. Inspect for safety.	10+	C2
T127	Yew (<i>Taxus baccata</i>)	8.0	M/S (8) Av. 140		Av. 3.0			0.5 (E)	0.0 (E)	Fair	EM - M	Located in the Chalkers Corner component of the Site adjacent to boundary fence of Chertsey Court. In competition with adjacent trees. M/S from base.	Of nominal amenity value to location.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T128	Silver Birch (<i>Betula pendula</i>)	5.0	70		Av. 1.5			1.5 (W)	0.5 (W)	Fair	Y	Located in the Chalkers Corner component of the Site within area of mown grass. Metal tree guard and strimmer guard present. Minor pruning wounds to trunk with limited wound wood development.	Of nominal amenity value to location but with potential to increase with age. Remove metal and strimmer guards when no longer needed.	40+	C2
T129	Atlas Cedar (<i>Cedrus atlantica</i>)	12.0	250*		Av. 2.5			0.5 (S)	0 (S)	Fair	EM	Located in the Chalkers Corner component of the Site within area of mown grass. Balanced form. Some deadwood in lower canopy.	Of general amenity value to location.	40+	B2
T130	Ash (<i>Fraxinus excelsior</i>)	8.0	120	1.0	1.5	0.5	1.5	0.25 (W)	0.25 (W)	Fair	Y - SM	Located in the Chalkers Corner component of the Site within area of mown grass. Epicormic growth on trunk.	Of nominal amenity value to location but potential to increase with age. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	40+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G131	3No. Cherry (<i>Prunus sp.</i>)	Av. 10.0	Av. 250		Av. 3.5			Av. 2.5	Av. 2.5	Fair / Good	SM	Located within soft landscape beds along Lower Richmond Road, directly north of the Chalkers Corner component of the Site. Balanced forms. Historic pruning wounds with varying degrees of occlusion.	Of general amenity value to location. Monitor pruning wounds for signs of decay.	20+	B2
G132	Plum (<i>Prunus sp.</i>) Norway Maple (<i>Acer platanoides</i>) Cherry Laurel (<i>Prunus laurocerasus</i>) Japanese Laurel (<i>Aucuba japonica</i>)	Av. 10.0	Av. 190		Av. 2.5			Av. 2.0	Av. 1.5	Fair / Good	SM	Located within soft landscaping beds along Lower Richmond Road within the Chalkers Corner component of the Site. Plum is m/s in form. In mutual competition. Cherry laurel to 8.0m Ht.	Of general amenity value to location as a group. Prune cherry laurel to reduce height and competition with G131.	20+	C2
T133	Horse Chestnut (<i>Aesculus hippocastanum</i>)	15.0	460	5.8	5.5	5.6	5.7	1.5 (N)	2.0 (N)	Fair / Good	SM - EM	Located within mown grass verge along Lower Richmond Road within the Chalkers Corner component of the Site. Historic pruning wounds in lower canopy. Twist to trunk. Minor exposed shallow surface roots with some historic mower damage noted. In competition with T134.	Of general amenity value to location. Monitor for signs of BCHC and roots for signs of decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T134	Italian Alder (<i>Alnus cordata</i>)	15.0+	535	4.8*	4.8*	5.2	2.9	3.0 (W)	3.5 (W)	Fair	SM - EM	Located within mown grass verge along Lower Richmond Road within the Chalkers Corner component of the Site. Trunk leans to SE. Historic pruning wounds on trunk now mostly occluded. In competition with T133.	Of general amenity value to location.	20+	B2
T135	Italian Alder (<i>Alnus cordata</i>)	12.0	310		Av 1.0			3.0 (W)	n/a	Poor	SM	Located within mown grass verge along Lower Richmond Road within the Chalkers Corner component of the Site. Poor condition with cracked and peeling bark. Fungi noted in upper canopy. <5% leaf production. Canopy spread measurements represent dead limbs.	Remove and replace.	<10	U
T136	Red Horse Chestnut (<i>Aesculus x carnea briotii</i>)	15.0	300	3.5	3.5	3.6	3.2	3.0 (W)	2.5 (E)	Fair	SM	Located within mown grass verge along Lower Richmond Road within the Chalkers Corner component of the Site. Large bole at base of trunk. Historic pruning wounds on trunk with no wound wood development.	Of general amenity value to location. Monitor for signs of BCHC.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T137	Italian Alder (<i>Alnus cordata</i>)	15.0+	330	4.1	4.2	4.1	3.5	3.0 (E)	2.5 (E)	Fair	SM	Located within mown grass verge along Lower Richmond Road within the Chalkers Corner component of the Site. Leans S but otherwise balanced in form. Minor canopy lift wounds adjacent to carriageway.	Of general amenity value to location. Monitor pruning wounds for signs of decay.	20+	B2
G138	5No. Italian Alder (<i>Alnus cordata</i>)	Av. 10.0	Av. 145		Av. 1.5			Av. 2.0	Av. 2.5	Fair	Y - SM	Located within area of mown grass along Lower Richmond Road within the Chalkers Corner component of the Site. Several specimens in severe decline with only 5-10% leaf production. Large linear wounds to bases of several with limited wound wood development and some decay. Dead limbs present in all.	Remove dead/dying specimens and replace.	<10	U
G139	4No. Italian Alder (<i>Alnus cordata</i>)	Av. 8.0	Av. 120		Av. 1.0			Av. 2.0	n/a	Poor / Dead	Y	Located within area of mown grass along Lower Richmond Road within the Chalkers Corner component of the Site. All in poor condition with 5-10% leaf production.	Remove and replace.	<10	U
T140	Red Horse Chestnut (<i>Aesculus x carnea briotii</i>)	12.0	435	4.4	4.8	4.7	4.9	Forks at 1.6	3.0 (S)	Fair / Good	SM	Located on edge of mown grass along Lower Richmond Road within the Chalkers Corner component of the Site.	Of general amenity value to location. Monitor for signs of BCHC.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G141	3No. Italian Alder (<i>Alnus cordata</i>)	Av. 5.0	Av. 70		Av. 1.0			Av. 2.0	Av. 2.0	Poor / Fair	Y	Located on edge of mown grass along Lower Richmond Road (within the Site). Strimmer guards fitted to base. Canopies sparse with limited foliage.	Of nominal amenity value to location. Consider for removal and replacement.	<10	U
T142	Elder (<i>Sambucus nigra</i>)	8.0	M/S (6) Av. 70		Av. 2.0			0.0 (S)	0.5 (S)	Fair	SM	Growing behind and being fouled by utilities cupboard along Lower Richmond Road (within the Site). M/S in form and in competition with adjacent tree which is outside of survey area.	Of nominal amenity value to location.	10+	C2/3
T143	Apple (<i>Malus sp.</i>)	12.0	255	3.5	3.5	1.5	3.0	2.0 (W)	2.5 (N)	Fair / Good	SM	Located within 0.5x1.0m tree pit surrounded by macadam and further paving along Lower Richmond Road (immediately south of the Site). Historic pruning wounds mostly occluded. Lower canopy has been reduced.	Of general amenity value to location. Monitor pruning wounds for signs of decay.	20+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T144	Norway Maple (<i>Acer platanoides</i>)	12.0	235	3.2	3.2	3.1	3.0	2.0 (E)	3.0 (N)	Good	SM	Located along Lower Richmond Road (immediately south of the Site) within c.1.0m diameter circular tree pit with concrete grills. Minor deflection noted to macadam surface. Linear wound on north side almost occluded.	Of general amenity value to location. Monitor deflection to macadam. Consider carefully removing and replacing tree grills and re-laying macadam surface.	20+	B2
TT145	Ash (<i>Fraxinus excelsior</i>)	10.0	2.5		Av. 2.5			1.5 (E)	2.5 (E)	Fair	SM	Located within 1.0x1.0m tree pit in macadam pavement along Mortlake High Street to the east of the Stag Brewery component of the Site. Some deflection noted to macadam. Minor root girdling.	Of general amenity value to location. Monitor for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	20+	B2
G146	3No. Pear (<i>Pyrus sp.</i>)	Av. 10.0	Av. 190		Av. 1.5			Av. 1.5	Av. 2.0	Fair	SM	Located within 0.4m ² tree pit in central reservation of Mortlake High Street to the east of the Stag Brewery component of the Site. No direct access.	Of general amenity value to location.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G147	1No. Pear (<i>Pyrus sp.</i>), 1No. Norway Maple (<i>Acer platanoides</i>)	3.0	<70		-			-	-	-	-	Located within 0.4m ² tree pits in central reservation of Mortlake High Street to the east of the Stag Brewery component of the Site.	Of nominal amenity value to location.	40+	C2
G148	1No. White Beam (<i>Sorbus aria</i>) 1No. Apple (<i>Malus sp.</i>) 1No. Ash (<i>Fraxinus excelsior</i>)	Av. 15.0	Av. 300		Av. 4.5			n/a	n/a	Fair / Good	SM	Located in 1.0x1.5m tree pits in macadam pavement of Mortlake High Street to the east of the Stag Brewery component of the Site. Some deflection noted. Historic pruning wounds to trunks with some wound wood development.	Of general amenity value to location as a group. Monitor Ash for signs of Ash Dieback Disease (<i>Hymenoscyphus fraxineus</i>).	40+	B2
T149	Narrow-leaved Ash (<i>Fraxinus angustifolia</i>)	15.0	210		Av. 3.0			3.0 (N)	4.5 (N)	Good	SM	Located within 1.0x1.5m tree pit in macadam pavement of Mortlake High Street to the east of the Stag Brewery component of the Site. Historic pruning wounds to trunk mostly occluded.	Of general amenity value to location.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G150	2No. English Oak (<i>Quercus robur</i>)	Av. 15.0 +	Av. 440		Av. 5.0			3.0 (E)	5.0 (E)	Good	SM - EM	Located within 1.0x1.5m tree pits in macadam pavement of Mortlake High Street to the east of the Stag Brewery component of the Site. Minor deflection noted to macadam surface. Historic pruning wounds in lower canopy with varying degrees of wound wood development. Recent limb removal on west side.	Of general amenity value to location. Monitor wounds for signs of decay.	40+	B2
G151	7No. Pear (<i>Pyrus sp.</i>)	Av. 12.0	110 to 210		Av. 2.5			Av. 2.5	Av. 4.0	Fair	SM	Located within 1.0x1.0m tree pits within macadam pavement of Mortlake High Street to the south east of the Stag Brewery component of the Site. Some minor epicormic growth from bases of several specimens.	Of general amenity value as a group. Consider formative pruning to remove epicormic growth from base.	40+	B2
T152	Norway maple (<i>Acer platnaoides</i>)	8.0	125		Av. 1.5			1.5 (W)	2.0 (W)	Fair	Y	Located within 0.5m ² tree pit in central reservation of Mortlake High Street to the south east of the Stag Brewery component of the Site. Historic pruning wounds at branch junction with minor wound wood development.	Of nominal amenity value to location but potential to increase with age. Monitor pruning wounds for signs of decay.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T153	Norway Maple (<i>Acer platanoides</i>)	15.0+	455		Av. 6.0			1.5 (W)	1.5 (W)	Good	SM	Located within area of mown grass of Mortlake Green to the south of the Stag Brewery component of the Site. Good buttress root development. In competition with T154.	Of general amenity value in association with adjacent trees.	40+	B2
T154	Horse Chestnut (<i>Aesculus hippocastanum</i>)	15.0+	650*		Av. 7.0			3.0 (W)	3.0 (W)	Fair	M	Located within area of mown grass on edge of Mortlake Green to the south of the Stag Brewery component of the Site. Symptoms consistent with Bleeding Canker of Horse Chestnut (BCHC) (<i>Pseudomonas syringae pv aesculi</i>) noted. Bifurcates at 2.0m Ht. Some historic canopy reduction wounds in lower canopy.	Of general amenity value to location. Monitor progress of BCHC.	20+	B2
G155	2No. London Plane (<i>Platanus x hispanica</i>)	20.0+	Av. 1,800		Av. 8.5			Av. 5.0	Av. 4.0	Good	M	Located within area of mown grass on edge of Mortlake Green to the south of the Stag Brewery component of the Site. Impressive trees. Some cavities noted in trunks.	Of great amenity value to location. Monitor cavities for decay and overall health of trees.	40+	A2
G156	3No. Sycamore (<i>Acer pseudoplatanus</i>)	Av. 15.0	Av. 450		Av. 4.0			Av. 3.0	Av. 3.0	Fair	EM	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. In mutual competition. Historic pruning wounds with varying degrees of occlusion.	Of general amenity value to location. Monitor pruning wounds for signs of decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T157	London Plane (<i>Platanus x hispanica</i>)	15.0+	700*		Av. 5.5			2.5 (W)	2.0 (W)	Fair	EM	Located within area of mown grass on edge of Mortlake Green to the south of the Stag Brewery component of the Site. Some cavities and pruning wounds noted in upper canopy, some of which appear fairly recent.	Of general amenity value to location. Monitor cavities and wounds for signs of decay.	40+	B2
T158	Horse Chestnut (<i>Aesculus hippocastanum</i>)	15.0	M/S (2) Av. 360		Av. 3.0			0.0	0.0	Fair	EM	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Large amount of epicormic growth. Bifurcates at base. In competition with T157.	Of general amenity value to location. Consider formative pruning to remove epicormic growth. Monitor for signs of bleeding canker of horse chestnut (<i>Pseudomonas syringae pv aesculij</i>).	20+	B2
T159	Purple Plum (<i>Prunus cerasifera</i> 'Nigra')	12.0	260		Av. 3.5			1.5 (W)	2.0 (W)	Fair	SM	Located in Mortlake Green to the south of the Stag Brewery component of the Site on the edge of a large shrub group with shrubs to 4.0m Ht. limiting further inspection.	Of general amenity value to location.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T160	False acacia (<i>Robina pseudoacacia</i>)	15.0	M/S (3) Av. 220		Av. 6.0			Base	3.0 (W)	Poor / Fair	SM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of shrubs. Sparse canopy with crossing branches and deadwood also noted.	Of nominal amenity value to location in association with adjacent trees. Identify cause of ill-health.	10+	C2
T161	English Oak (<i>Quercus robur</i>)	20.0	560		Av. 7.5			3.0 (W)	4.0 (W)	Good	EM - M	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of mown grass. Historic wound on W side from 0.2-0.6m Ht. Minor deadwood within canopy.	Of general amenity value to location. Monitor wound for signs of decay.	40+	B2
G162	2No. False acacia (<i>Robina pseudoacacia</i>)	15.0	Av. 550		Av. 7.5			3.0 (W)	4.0 (W)	Fair	M	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of shrubs. Sparse canopy with crossing branches and deadwood also noted.	Of nominal amenity value to location in association with adjacent trees. Identify cause of ill-health.	10+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T163	Horse Chestnut (<i>Aesculus hippocastanum</i>)	15.0	370		Av. 5.0			2.0 (W)	1.5 (W)	Fair	EM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of mown grass. Exposed shallow surface roots with mower damage noted. Linear cracks to bark. Signs consistent with Bleeding Canker of Horse Chestnut (BCHC) (<i>Pseudomonas syringae pv aesculi</i>).	Of general amenity value to location. Monitor BCHC.	20+	B2
G164	9No. Lime (<i>Tilia</i> sp.)	Av. 15.0	Av. 550		Av. 4.0			Av. 4.0	Av. 5.0	Fair	SM	Located along Lower Richmond Road adjacent to Mortlake Green to the south of the Stag Brewery component of the Site in 1.5x1.5m tree pits. Suckering and epicormic growth on most has been previously removed but is beginning to re-grow. Some limbs / co-dominant stems removed.	Of general amenity value to location as a group. Maintain epicormic / suckering growth removal regime.	40+	B2
T165	Norway Maple (<i>Acer platanoides</i>)	12.0	450		Av. 4.5			3.0 (S)	1.5 (S)	Fair	SM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of shrubs. In competition with G166.	Of general amenity value to location in association with adjacent trees.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G166	2No. London Plane (<i>Platanus x hispanica</i>)	Av. 15.0	Av. 650		Av. 6.5			2.5 (W)	2.0 (S)	Good	SM - EM	Located in Mortlake Green to the south of the Stag Brewery component of the Site on edge of shrub border. Good buttress root development. In competition with T165.	Of general amenity value to location in association with adjacent trees.	40+	B2
G167	14No. Lime (<i>Tilia sp.</i>)	Av. 15.0	Av. 700		Av. 7.0			Av. 4.0	Av. 3.5	Fair	SM - EM	Located within area of mown grass on edge of and within Mortlake Green to the south of the Stag Brewery component of the Site. Epicormic growth to trunks and suckering growth on some specimens.	Of general amenity value to location as a group. Consider formative pruning to remove epicormic and suckering growth.	40+	B2
T168	Beech (<i>Fagus sylvatica</i>)	10.0	195		Av. 1.5			1.5 (S)	1.5 (S)	Fair	Y - SM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of mown grass. Historic pruning wounds on trunk almost occluded.	Of nominal amenity value to location.	40+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G169	London Plane (<i>Platanus x hispanica</i>) False acacia (<i>Robina pseudoacacia</i>) Sycamore (<i>Acer pseudoplatanus</i>) Horse Chestnut (<i>Aesculus hippocastanum</i>)	Av. 12.0	Av. 550		Av. 5.0			-	-	Fair	SM - EM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of mown grass. Most are balanced in form. Bleeding Canker of Horse Chestnut (BCHC) (<i>Pseudomonas syringae pv aesculi</i>) noted on Horse Chestnuts.	Of general amenity value to location as a group. Monitor BCHC and overall health of affected trees.	40+	B2
T170	English Oak (<i>Quercus robur</i>)	8.0	150		Av. 7.0			2.0 (N)	1.0 (N)	Good	SM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within area of mown grass. Level change down 1.0m to east. Some torn branches in lower canopies.	Of general amenity value to location. Consider formative pruning to tidy torn branches.	40+	B2
T171	Apple (<i>Malus sp.</i>)	10.0	230		Av. 3.0			1.5 (N)	1.5 (N)	Good	SM	Located in Mortlake Green to the south of the Stag Brewery component of the Site within group of shrubs on edge of park. Level change down 1.0m to north. Some deflection noted to retaining wall to north.	Of general amenity value to location. Monitor deflection of wall.	20+	C2

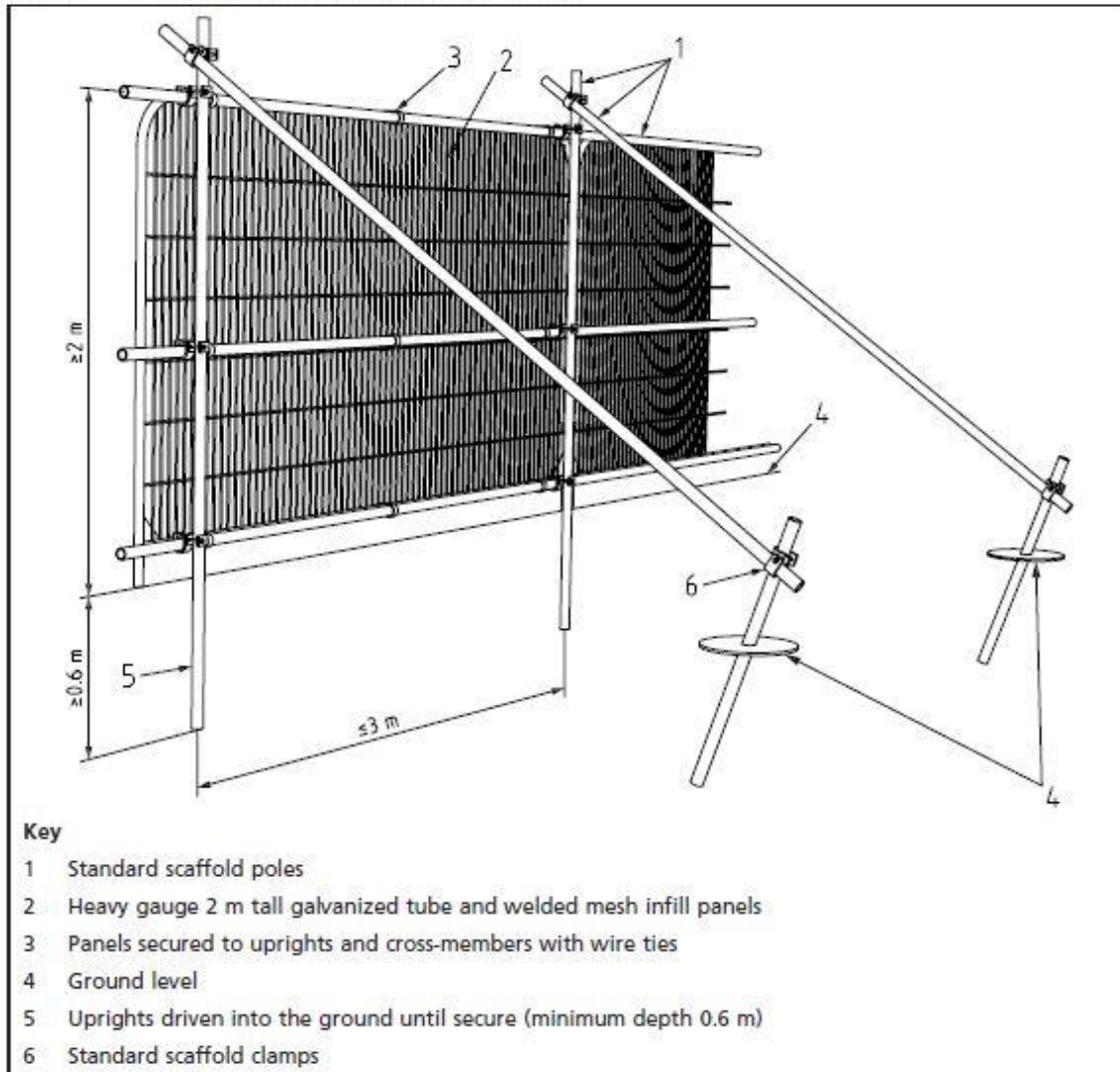
Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
G172	4No. Cherry (<i>Prunus sp.</i>)	Av. 8.0	220 – 450		Av. 3.0			-	-	Poor / Fair	SM - M	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Suspected top grafted specimen. Some cankers present at graft point. Minor exposed shallow surface roots.	Of general amenity value to location in association with adjacent trees. Monitor cankers and exposed shallow surface roots.	20+	C2
T173	Yew (<i>Taxus baccata</i>)	10.0	M/S (2) 295, 290		Av. 3.5			0.0	0.0	Fair	SM	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Bifurcates at base. Minor exposed shallow surface roots.	Of nominal amenity value to location. Monitor exposed surface roots for signs of decay.	40+	C2
G174	2No. Field Maple (<i>Acer campestre</i>) 1No. English Oak (<i>Quercus robur</i>) 1No. Sycamore (<i>Acer pseudoplatanus</i>)	Av. 12.0	Av. 450		Av. 5.0			Av. 1.5	Av. 2.0	Fair / Good	SM - EM	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Good buttress root development. Historic pruning wounds with varying degrees of wound wood development.	Of general amenity value to location as a group. Monitor pruning wounds for signs of decay.	40+	B2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T175	Beech (<i>Fagus sylvatica</i>)	15.0	550		Av. 6.5			1.5 (W)	2.0 (W)	Fair	EM	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Large wound at base with some wound wood development. Historic pruning wounds on trunk now occluded.	Of general amenity value to location. Monitor wounds for signs of decay.	20+	B2
G176	3No. Lime (<i>Tilia sp.</i>)	Av. 20.0	Av. 750		Av. 9.0			Av. 3.0	Av. 1.5	Fair / Good	M	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Good buttress root development. Deadwood and torn branches in lower canopies. Historic pruning wounds at base now mostly occluded.	Of general amenity value to location as a group. Consider formative pruning to remove deadwood and torn branches. Monitor pruning wounds for signs of decay.	40+	B2
G177	2No. Cherry (<i>Prunus sp.</i>)	8.0	790, 490		Av. 3.5			Av. 1.5	Av. 1.5	Fair / Good	EM - M	Located within area of mown grass in Mortlake Green to the south of the Stag Brewery component of the Site. Some deflection noted to adjacent macadam pathway to W. Suspected top grafted specimens. Exposed shallow surfaces roots from W specimen with large wounds and decay visible. Historic limb removal from graft junctions.	Of general amenity value to location. Monitor exposed surface roots and decay.	20+	C2

Ref. No	Species	Est. Height (m)	Stem Dia. (mm)	Canopy Spread (m)				First significant branch (m)	Canopy Clearance (m)	Physiological Condition	Age	Observations and Conditions	Preliminary Management Recommendations	Est. Remaining Contribution (yrs.)	Category
				N	S	E	W								
T178	Purple Plum (<i>Prunus cerasifera</i> 'Nigra')	12.0	290		Av. 3.0			1.5 (S)	0.5 (S)	Fair	EM	Located on edge of shrub bed in Mortlake Green to the south of the Stag Brewery component of the Site. Slight lean to east from competition with adjacent shrubs. Crossing and fused branches noted within.	Of general amenity value to location. Consider formative pruning to alleviate crossing branches.	20+	C2

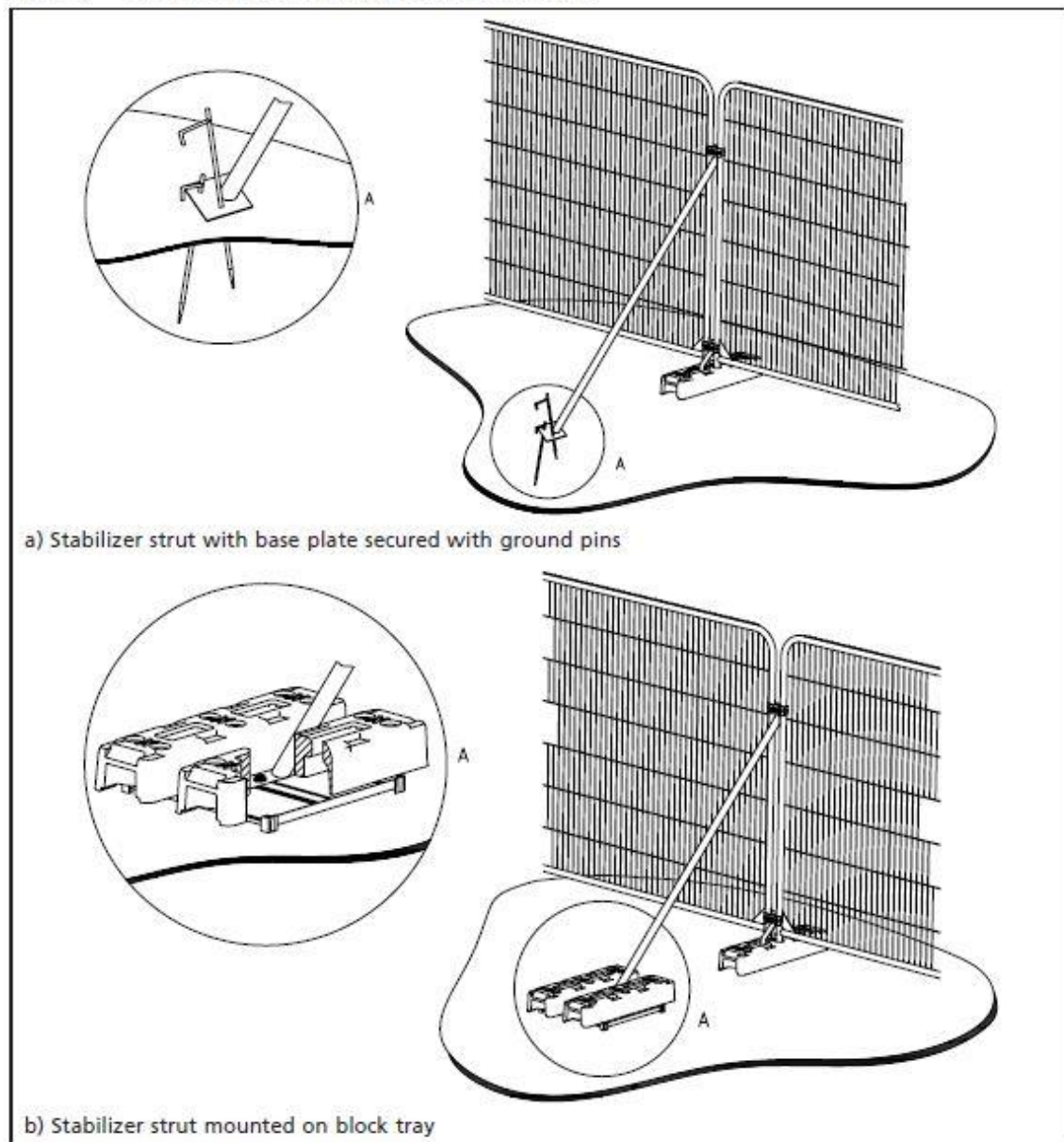
C. Extract from BS5837:2012 – Default Specification for Protective Barrier

Figure 2 Default specification for protective barrier

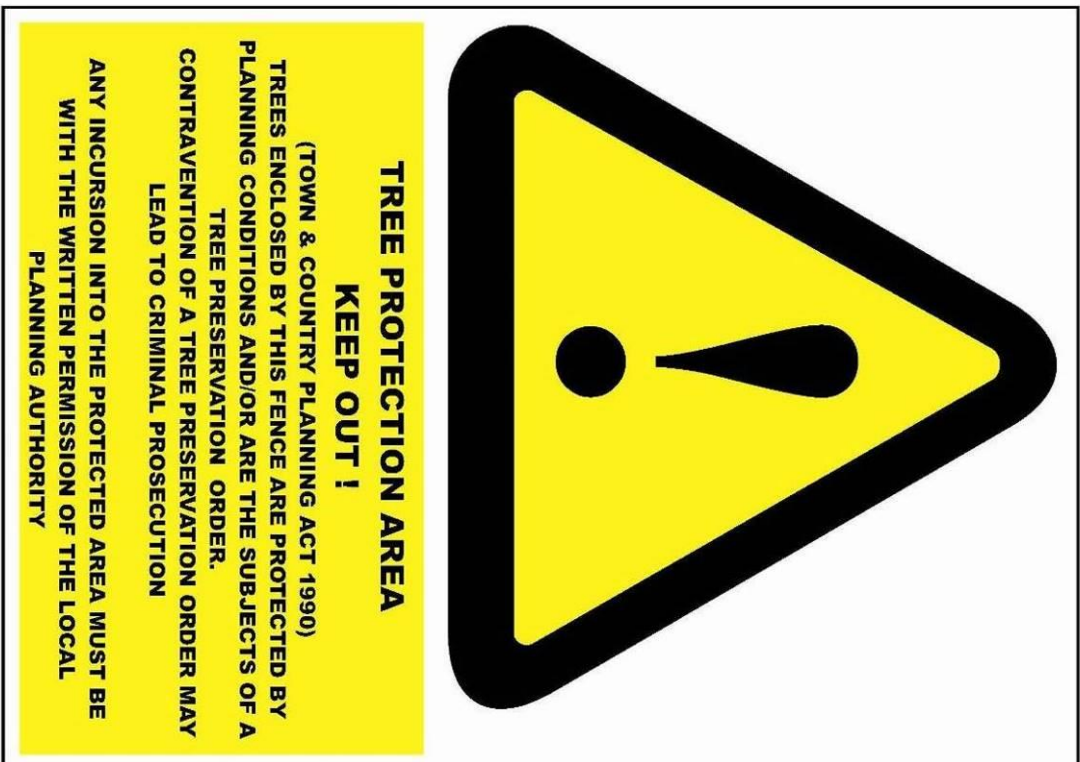


D. Extract from BS5837:2012 – Examples of Above-Ground Stabilizing Systems

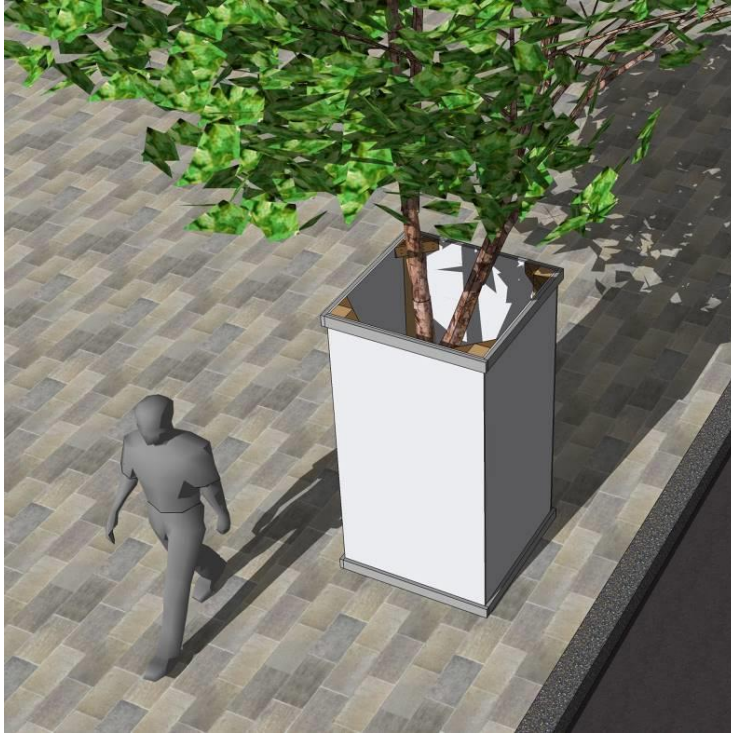
Figure 3 Examples of above-ground stabilizing systems



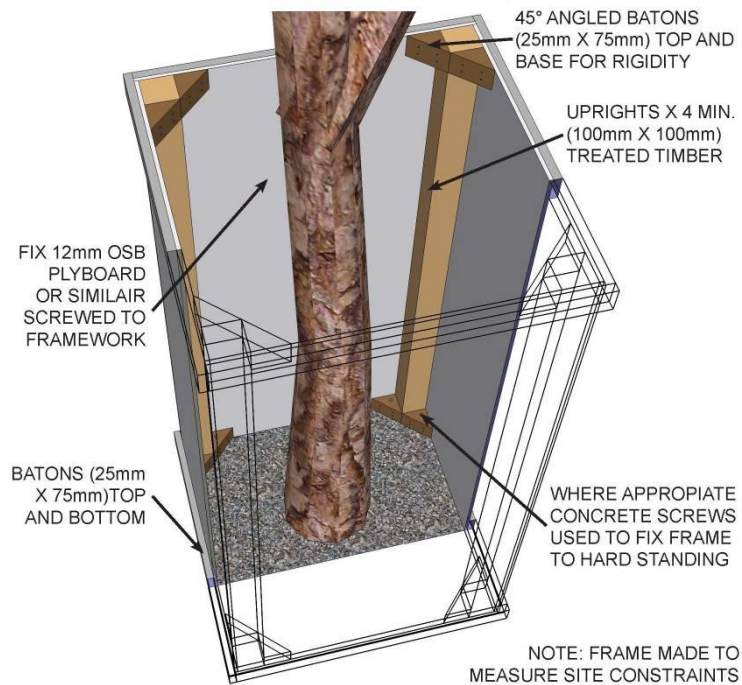
E. Tree Protection Signage (Example)



F. Tree-Box Barrier Protection (Example)



TREE PROTECTION BOX FRAME SPECIFICATION





G. Addendum Note

Addendum to Arboricultural Survey Report and Impact Assessment

Stag Brewery

Date: July 2020

Client Name: Reselton Properties

Document Reference: WIE15582-109-BN-1-1-2-AIAA

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

Issue	Prepared by	Checked & Approved by
	Richard Harris Principal Consultant	Steve Brindle Associate Director



1. Introduction

- 1.1. This Addendum is intended to supplement the Arboricultural Survey Report and Impact Assessment (ref. WIE15582-100-R-2-4-5-ASR&IA dated July 2020) which was prepared by Waterman Infrastructure & Environment Ltd ('Waterman IE') as a replacement submission document to the Arboricultural Survey Report and Impact Assessment (ref. WIE10667-R-3-4-2-ASR&IA dated April 2019) submitted in support of Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant').
- 1.2. A summary of the Applications which were the subject of the April 2019 ASR&IA is set out below:
 - a) Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
 - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
 - ii. Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as 'Development Area 2' throughout).

- b) Application B – detailed planning application for the school (on land to the west of Ship Lane).
 - c) Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 1.3. The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT’s Planning Committee with a recommendation for approval. This scheme is thereafter referred to as “the Original Scheme”.
- 1.4. The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:
- a) Conditions and informatives as set out in the officer’s report, published addendum and agreed verbally at the meeting;
 - b) Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement which was delegated to the Assistant Director to conclude;
 - c) No adverse direction from the Greater London Authority (‘GLA’); and
 - d) No call in by the Secretary of State for Housing, Communities and Local Government. The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority in relation to all three applications.
- 1.5. The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority in relation to all three applications.
- 1.6. The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the ‘Revised Scheme’. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:
- Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living and / or residential units) to up to 1,250 units;
 - Increase in affordable housing provision from up to 17% to up to 30%;
 - Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
 - Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
 - Reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces and introduction of an additional basement storey beneath Building 1 (the cinema);

- Other amendments to the masterplan including amendments to internal layouts, re-location and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
 - Landscape amendments, including canopy removal of four trees on the north west corner of the Site; and
 - Associated highways works may be carried out on adopted highways land..
- 1.7. The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.
- 1.8. Minor amendments have also been made to the road and pedestrian route layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.
- 1.9. A more detailed summary is included within the Planning Statement Addendum and the Design and Access Statement Addendum submitted with the Revised Scheme documents.
- 1.10. These changes are being brought forward as substitutions to Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL, and 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement). At the time of the revised submissions, it was anticipated that associated highways works were anticipated to be carried out on adopted highways land, rather than under Application C. It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent. Accordingly, Application C remains ‘live’ within this substitution package.
- 1.11. As part of the Revised Scheme, four highways options were proposed, and these were considered in the July 2020 ASR&IA. In summary the options are:
- Option 1: Do nothing plus financial contribution for highways (as per the LBRuT Planning Committee Resolution);
 - Option 2: Introduce an additional left-hand turning lane on the south side of Lower Richmond Road (‘Chalkers Corner light’);
 - Option 3: Introduce a bus lane along Mortlake High Street; and
 - Option 4: Do both Option 2 and 3.

- 1.12. As Application C has not been withdrawn, this Addendum will summarise the impacts of those works as detailed in the original April 2019 ASR&IA as they were omitted from the revised July 2020 ASR&IA.
- 1.13. The revised July 2020 ASR&IA included updated baseline tree survey information which included updates to one tree within the Application C boundary (T121), which changed from a category B tree to a Category U.
- 1.14. This Addendum should be read in conjunction with the revised July 2020 ASR&IA.

2. Arboricultural Impacts

- 2.1. In the April 2019 ASR&IA, and as shown on Tree Removal and Protection Plan (**Drawing 1**) accompanying this Addendum, the proposals covered by Application C would result in the removal of 16 trees and tree groups. The indicative highways options detailed in paragraph 1.11 above, and which were included in the revised July 2020 ASR&IA would only result in the loss of 1 tree.
- 2.2. **Table 2** summarises the additional trees to be removed which were identified in the April 2019 ASR&IA but which were identified as being retained in the July 2020 ASR&IA. If Application C is taken forward these trees will be removed.

Table 1: Additional trees to be removed with Application C.

Category Grading	Tree/Group	Total
A	N/A	0
B	T111, G117 (part), T122, T133, T134, T136, and T137	7
C	G112, T120, T125 and T126	4
U	T119, T135, G138 and G139.	4

- 2.3. For all retained trees within, or immediately adjacent to the Application C boundary, the tree protection measures as set out in paragraphs 3.22 to 3.25 of the revised July 2020 ASR&IA will be followed.



DRAWINGS

Drawing 1: Tree Removal and Protection Plan (Drawing ref. 10667-WIE-ZZ-XX-DR-L-7703-P02)



LEGEND

- TREES, GROUPS OR HEDGES TO BE RETAINED
- TREES, GROUPS OR HEDGES TO BE REMOVED
- ROOT PROTECTION AREAS (RPA)
- TREE PROTECTION Refer to Detail.
- CONSTRUCTION WORKING AREA (Including Demolition) Refer to notes for details.
- INDICATIVE EXTENT OF GROUPED FEATURE(S)
- SITE BOUNDARY
- TREES OUTSIDE OF SURVEY AREA

NOTES:

Successful retention of the eastern tree in G117 subject to detailed design of proposed retaining wall

ROOT PROTECTION AREA
 Root Protection Areas are calculated in accordance with BS5837: 2012. The precise morphology and disposition of roots may not be fully reflected by these areas, particularly where there are hard standings, however they provide a good indication of potential root constraint.

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH WATERMAN ARBORICULTURAL SURVEY REPORT

Rev	Date	Description	By
P01	09.02.18	PLANNING ISSUE	MC
	28.11.17	FOR COMMENT ISSUE	DD

Project: **STAG BREWERY, MORTLAKE**

Title: **TREE REMOVAL AND PROTECTION PLAN (SHEET 1 of 2)**

Client: **DARTMOUTH CAPITAL ADVISORS LTD**

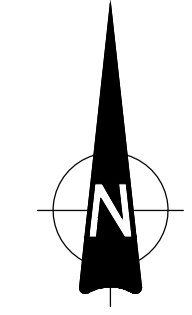
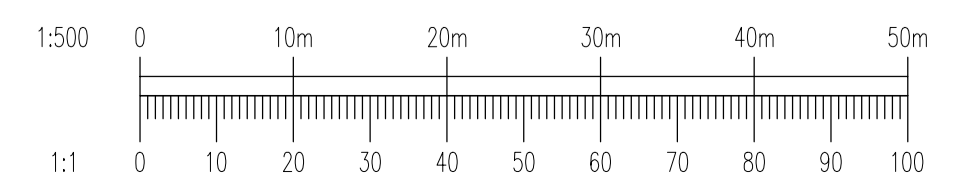
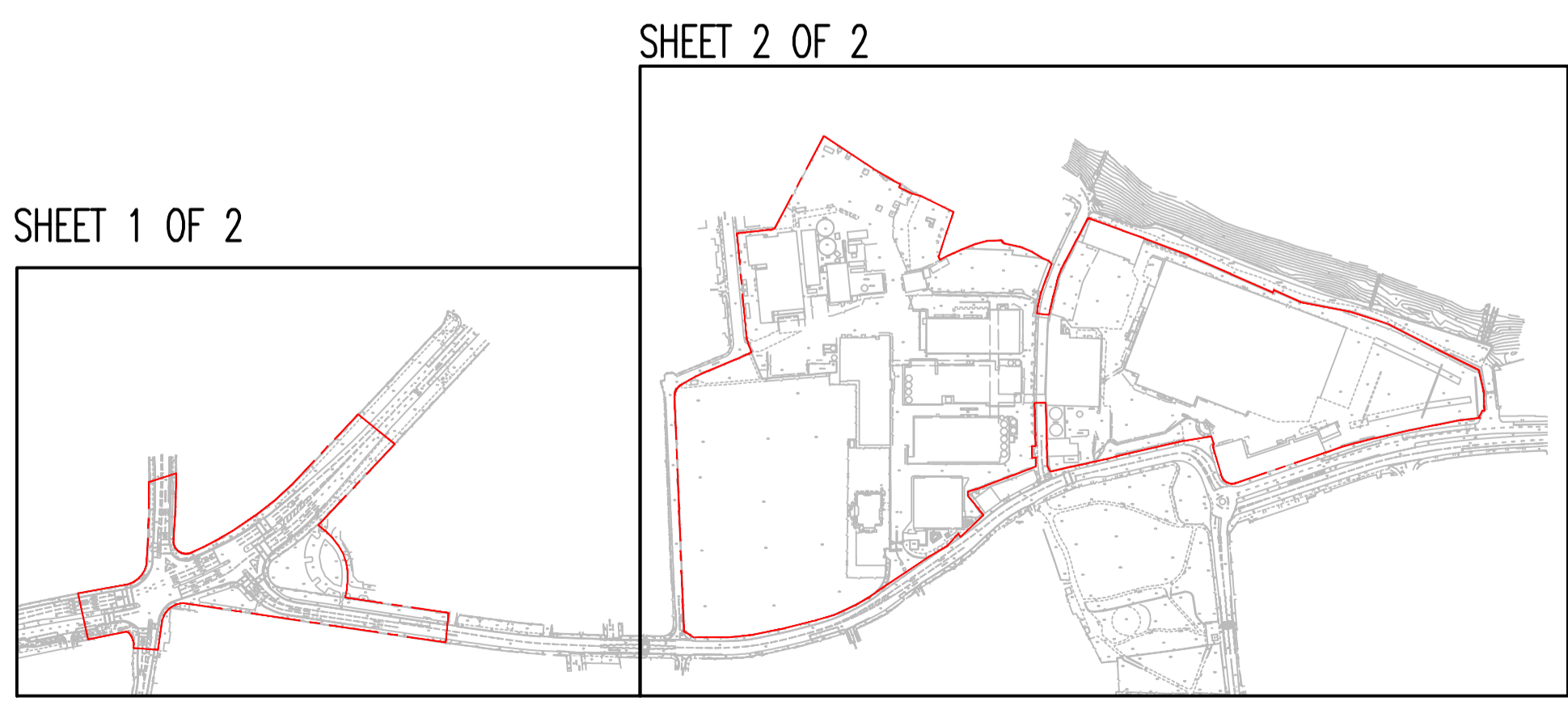


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Status: **PLANNING**

Designed By	RA	Checked By	RA	Waterman Ref	WIE10667
Drawn By	DD	Date	NOVEMBER 2017	Scales @ A1	1:500

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10667-WIE-ZZ-XX-DR-L-7703-P02 P02



UK and Ireland Office Locations

