ROAVR | GROUP

Project: 25_5837_10_95
Site: 7 Ridgway, Mount Ararat Road, TW10 6PR
Client: Rob Lilley

Document Title:	Tree Safety Survey
Document Author:	Connor Harmsworth
Project Manager:	Peter Haine
Project Title:	7 Ridgway, Mount Ararat Road, TW10 6PR

Revision History.

Date:	Version number:	Summary of changes:
14/11/2025	1.0	First Draft
17/11/2025	1.0	First Issue

Distribution.

Approved by:	Signature	Date:	Version:
Peter Haine	PH	17/11/2025	1.0
Rob Lilley	RL	17/11/2025	1.0

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
Tree Safety Survey	1 year	Nov 2026

Summary:

The site supports a mixed population of mainly broadleaved ornamental and amenity trees arranged around buildings, access roads and an underground car park. Most trees are in fair to good physiological condition with an expected life of 10–20+ years, forming an important structural and visual component of the setting. Key species include Malus, Sycamore, Common Lime, Yew, Bay, Cherry Plum, Holly, Cotoneaster, Honey Locust and Aesculus hippocastanum (Horse Chestnut), with pollarded Lime trees forming a managed line between a boundary wall and the underground car park, and several mature Sycamores and a Yew set into hard surfacing and raised beds.

From a safety and management perspective, the overall risk profile is low provided that routine inspection and targeted maintenance continue. One declining Malus (T3) has poor form, low vitality and significant stem damage with a life expectancy of less than 10 years; this tree will require closer monitoring and planning for future removal and replacement.

A further Malus (T1) and a Holly (T7) currently have branches in contact with adjacent buildings; light pruning to provide and maintain reliable clearance (1 m from the building for T1) is recommended within the next 12 months to reduce nuisance and fabric contact. The pollarded Limes (T11–T17, and T14 with a stem cavity) will need ongoing cyclical management and periodic inspection to control regrowth and check structural condition, particularly given their proximity to the underground car park.

Several Horse Chestnuts (T19–T22) are already lifting and damaging block paving around their bases, and further surfacing disturbance is likely as they mature. This will need to be managed through localised repairs, selective root management if appropriate, and careful planning of any future resurfacing.

A Horse Chestnut (T20) with fungal fruiting bodies at the base should be inspected in more detail to identify any decay and confirm that stability remains acceptable. Apart from these points, no immediate high-risk tree defects were recorded during the survey. A three-yearly inspection cycle, with interim checks after severe storms, is recommended so that emerging defects, surfacing issues and building interactions can be identified early and addressed in a planned way.

Table of Contents

1. Scope

1.1 We were instructed in November 2025 to assess the site at 7 Ridgway, Mount Ararat Road, TW10 6PR following instruction from Rob Lilley.

1.2 This survey is to be considered a time mark for all future inspections. The data within the report will allow us to monitor decline (or improvement) of stems.

1.3 To undertake this assessment we have used the visual tree assessment methodology developed by Claus Mattheck. This technique is widely recognised as the benchmark and is the most widely used approach.

It consists of the following stages:

- Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems the assessment is concluded.
- If a defect is suspected on the basis of the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
- If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated.

1.4 It should be noted that a visual tree assessment is visual only (although it is often undertaken with the aid of a probe, a sounding mallet and a pair of binoculars). The quantification and evaluation (stage 3) may be beyond the scope of a visual inspection and require the use of diagnostic decay equipment and/or a separate climbing assessment.

1.5 The trees within the scope were inspected on the 11th November 2025 by Connor Harmsworth: a field arboricultural technician who holds an intermediate level 4 Certificate and has had suitable training in all aspects covered within this report.

1.6 The weather was clear, bright and dry allowing for a full and thorough inspection to take place.

1.8 The site is an apartment block, as such a risk based approach has been adopted, if a tree was to fall in this environment, the chances of it striking people or property are high.

Photographic Plates.

Photographic plate showing T1 (right). (ROAVR, 2025)

Photographic plate showing T3 (centre). (ROAVR, 2025)

Photographic plate showing T1 (left) to T8 (right). (ROAVR, 2025)

Photographic plate showing T11 (left) to T17 (right). (ROAVR, 2025)

Photographic plate showing T18 (centre). (ROAVR, 2025)

Photographic plate showing T19 (right) to T22 (left). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is situated in Richmond in the London Borough of Richmond Upon Thames Council control area.

2.2 The site is home to a block of flats with associated hard and soft landscape.

2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance driveway and a pedestrian gate.

2.4 A desktop assessment has highlighted that site is within a Conservation Area but has failed to establish whether there are any TPOs on or adjacent to the plot.

2.5 All desktop assessment data was cross checked and validated on the 14/11/2025 using the web portal provided by the local planning authority.

https://www.richmond.gov.uk/services/planning/protected_trees/tree_preservation_orders

https://mapping.richmond.gov.uk/map/Aurora.svc/run?script=%5CAurora%5CPublic_Richmond.AuroraScript%24&nocache=e1f776ab-9778-f492-7bc0-77311fa86c88&resize=always&show_layers=LBR_CA

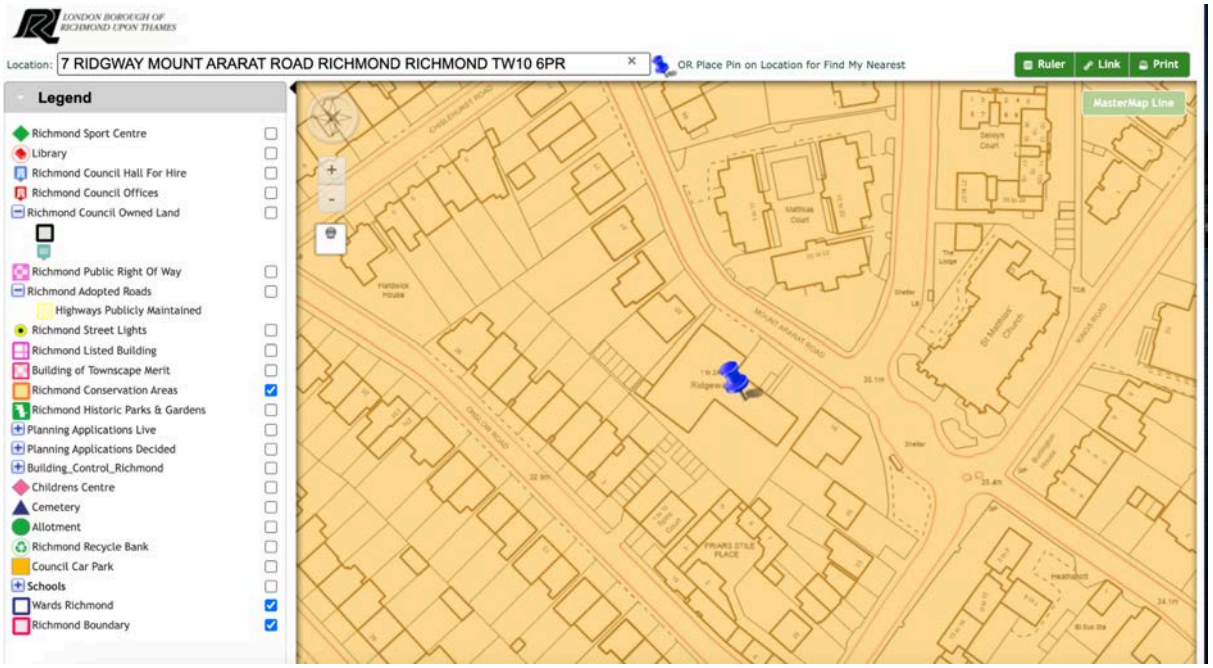


Image plate showing the desktop analysis results of the surveyed plot.

(London Borough of Richmond Upon Thames, 2025)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

3. The Trees

3.1 Tree cover at the site is predominantly located around the building frontages, garden areas and along the edges of the internal access roads and car park. Overall condition is fair to good, with the majority of trees in good physiological condition and a small number showing localised decline or damage (for example T3 Malus and T14 Lime).

3.2 Data was recorded within our mobile GIS database and then exported in a desktop exercise to form the appended arboricultural data tables. Work within the tables is prioritised over a three-year period from ASAP to less than three years. Additionally, tree condition has been classed in a colour-coded system, with red being poor or dangerous, fair being orange and good being green.

3.3 Tree positions were captured with our survey handset and have been applied to a Google Map extract to enable contractors to locate and price the works.

3.4 Full details of the surveyed trees are located within the data tables in appendix 2, with general comments in the paragraphs below and the appended video walkthrough.

3.5 The tree population is composed mainly of broadleaved deciduous species with a smaller number of evergreen ornamentals. Key features include:

- Early-mature to mature Malus, Horse Chestnut and Common Lime forming the main structure of the tree stock
- A line of pollarded Common Limes (T11–T17) and a smaller Lime (T14) managed as pollards between a boundary wall and the underground car park
- Ornamental species including Bay (T4), Cotoneaster (T8), Cherry Plum (T6), Holly (T7) and Honey Locust (T5), together with a mature Yew (T18)
- Many trees located within or immediately adjacent to hard surfacing, raised beds and boundary walls, reflecting a managed, designed setting rather than a natural woodland stand

<u>Current management is focused on:</u>

- Periodic pollarding of the Lime row to control size and maintain clearance from structures and the underground car park
- Localised pruning where branches encroach on buildings, for example T1 Malus touching the southern gable and T7 Holly contacting an off-site dwelling
- Retention of larger feature trees such as T5 Honey Locust, T18 Yew and

T19–T22 Horsechestnut as long-term structural elements of the site

3.6 Current and foreseeable management issues include:

- Direct building conflicts:
    - T1 Malus has lower branches touching the southern gable; pruning to maintain at least 1 m clearance from the building is recommended.
    - T7 Holly has crown contact with an off-site dwelling and will require periodic reduction on the west side.
- Surfacing and underground structures:
    - Horse Chestnut T19–T22 are already damaging adjacent block paving; further lifting and trip hazards are likely if no intervention is made.
    - Several trees (T9–T17 and T10 Cherry Laurel) are located immediately adjacent to or between boundary walls and the underground car park, so root–structure interaction and access for future repairs will need ongoing review.
- Tree health concerns:
    - T3 Malus is in decline, with poor form, low vitality and major bark wounding; this tree has a shorter remaining life (under 10 years) and will need closer monitoring and future removal and replacement planning.
    - T20 Sycamore has fruiting bodies at the southern base, likely Coprinellus spp. associated with dead wood rather than active decay of the stem; the stem sounded solid on mallet testing and no further investigation is required at this stage.
    - T14 Lime has a stem cavity which should be inspected at intervals to confirm residual wall thickness and structural safety, especially as it is managed as a pollard near the underground car park.
- Growth and maintenance demands:
    - The pollarded Limes (T11–T17) will continue to produce dense regrowth between cycles; without regular management this can increase sail area, shading and potential for limb failure.
    - Over time, increased crown spread from Sycamores and other larger trees may lead to further conflict with buildings, lighting and sight lines for vehicle movements within the car park.

- Establishment and general maintenance:
    - All trees surveyed are established and do not require watering, staking or tie adjustment. No issues were noted with weeds, stakes or ties.
    - Routine inspection on a three-year cycle, with interim checks after severe storms, is recommended to monitor defects, surface damage and any change in condition across the stock

4. Recommendations

4.1 Recommendations for safety works are included within the data tables, with additional recommendations in the paragraphs below.

4.2 There is scope for some new higher quality tree planting but any planting must be robust, sustainable and protected from climate change.

5. Contractors

5.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

6. Limitations

6.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.

6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

Should you require any further information, please do not hesitate to contact us at any time.

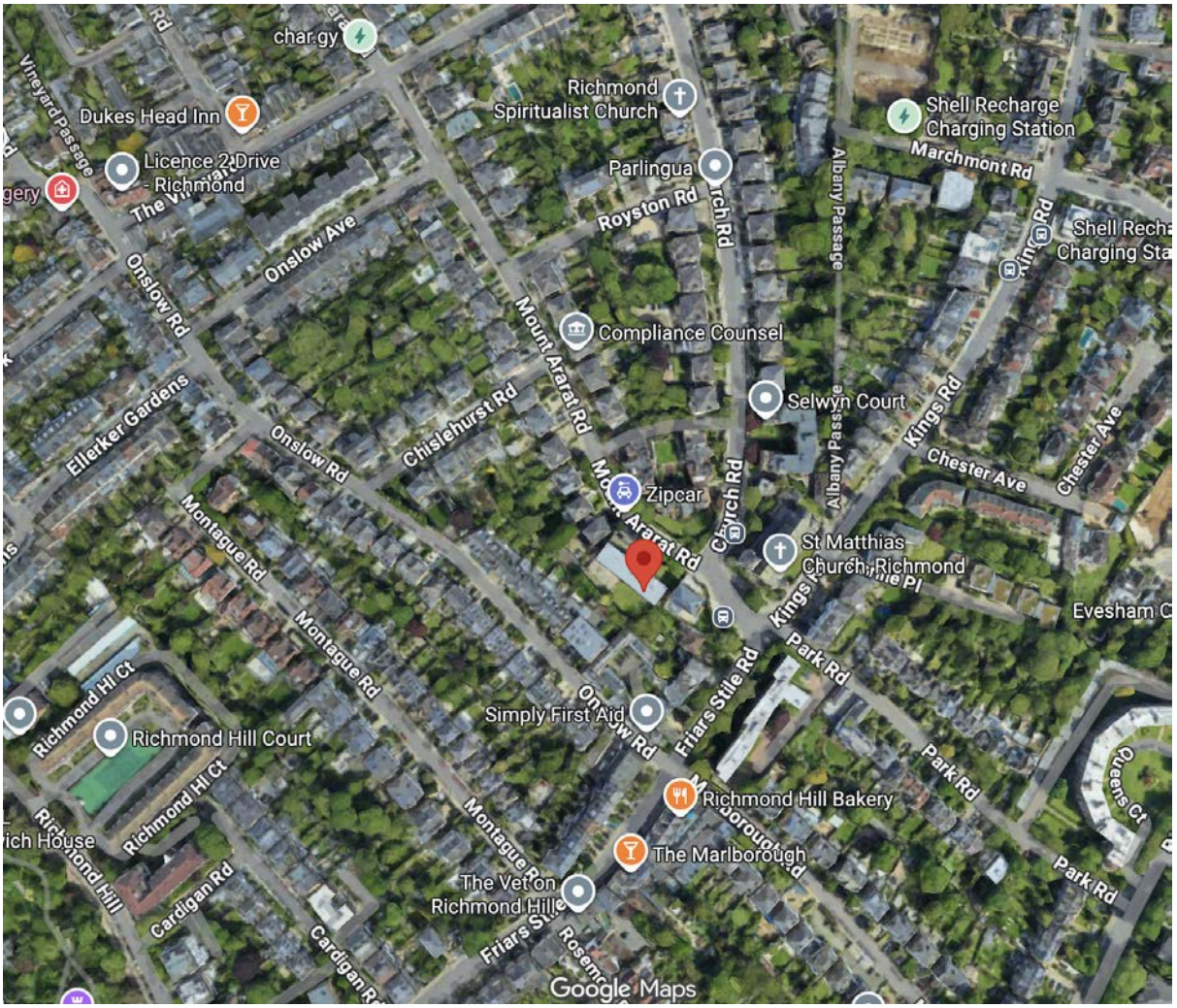
Connor Harmsworth
Arbo Consultant

C Harmsworth

ROAVR | GROUP

Prepared by: Connor Harmsworth
Checked by: Peter Haine

Appendix 1 – Site Location



Google Maps, 2025

Appendix 2 – Arboricultural Data Tables

Tree ID	Species	Tree Height	Maturity	DBH	Life Expectancy	Phys Cond	Defects	Defect details	Management Recommendations	Estimated Duration of works	Priority
T1	Malus (Apple)	5	EM	170	10+	Fair	Leaning North. Branches encroaching upon building.	Off site, lower part of the crown touching the southern gable.	Prune to clear building by specified distance.Prune clear of building by 1m	None	12 months
T2	Malus (Apple)	5	EM	150	10+	Fair	Leaning East.	Off site.	None	None	None
T3	Malus (Apple)	7	EM	250	<10	Declining	Poor shape & form. Low vitality. Declining. Major bark wounding on stem. Mechanical Damage.	None	None	None	None
T4	Laurus nobilis (Bay)	7	SM	100	10+	Fair		Garden ornamental.	None	None	None
T5	Gleditsia triacanthos (Honey Locust)	13	M	600,190	20+	Good	Stem divides at ground level. Stem divides above 1.5m.	None	None	None	None
T6	Prunus cerasifera (Cherry Plum)	5	SM	180	10+	Fair	Ivy on tree.	None	None	None	None
T7	Ilex aquifolium (Holly)	8	EM	200,220,250	10+	Fair	Stem divides at ground level. Branches encroaching upon building.	Crown to the west touching off site dwelling.	None	None	None
T8	Cotoneaster frigidus (Cotoneaster)	6	SM	100,90,110	10+	Fair		Ornamental.	None	None	None
T9	Acer pseudoplatanus (Sycamore)	15	EM	300	20+	Good	Stem divides above 1.5m.	Underground carpark 1m to the north.	None	None	None
T10	Prunus laurocerasus (Cherry Laurel)	5	Y	120,90,90,77,65	10+	Fair	Stem divides at ground level.	Underground carpark 1m to the north.	None	None	None
T11	Tilia X europaea (Common Lime)	12	EM	400	20+	Good	Pollard.	Between a boundary wall and the underground carpark.	None	None	None
T12	Tilia X europaea (Common Lime)	12	EM	350	20+	Good	Pollard.	Between a boundary wall and the underground carpark.	None	None	None
T13	Tilia X europaea (Common Lime)	12	EM	300	20+	Good	Pollard.	Between a boundary wall and the underground carpark.	None	None	None
T14	Tilia X europaea (Common Lime)	12	EM	180	10+	Fair	Pollard. Cavity on stem.	Between a boundary wall and the underground carpark.	None	None	None
T15	Tilia X europaea (Common Lime)	12	EM	300	20+	Good	Pollard.	Between a boundary wall and the underground carpark.	None	None	None
T16	Tilia X europaea (Common Lime)	12	EM	230	20+	Good	Pollard.	Between a boundary wall and the underground carpark.	None	None	None
T17	Tilia X europaea (Common Lime)	12	EM	250	20+	Good	Pollard.	Between a boundary wall and the underground carpark.	None	None	None
T18	Taxus baccata (Yew)	10	M	450,400	20+	Good	Tree located within hard surface area. Tree located within raised bed. Stem divides at ground level.	None	None	None	None
T19	Aesculus hippocastanum (Horse Chestnut)	15	M	450	20+	Good	Tree located within hard surface area.	Damaging a section of the block paving.	None	None	None
T20	Aesculus hippocastanum (Horse Chestnut)	15	M	450	20+	Good	Tree located within hard surface area.	Damaging a section of the block paving, mushroom fungi around base to the south.	None	None	None
T21	Aesculus hippocastanum (Horse Chestnut)	15	M	650	20+	Good	Tree located within hard surface area.	Damaging a section of the block paving, pruning wounds throughout.	None	None	None

T22	*Aesculus hippocastanum (Horse Chestnut)*	*15*	*M*	*650*	*20+*	*Good*	*Tree located within hard surface area.*	*Damaging a section of the block paving, pruning wounds throughout.*	*None*	*None*	*None*	

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

Key

- Individual Trees
- Groups of Trees
- Hedgerows
- Woodlands

General Notes
Do not scale off drawing
Depictions of tree canopies are based on an averaged crown spread across four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.

N

1:200
0 8m

Drawing Title: **Tree Survey Plan**			
Client: Rob Lilley			
Site/Project: 7 Ridgway, Mount Ararat Road, TW10 6PR			
Scale/Sheet: 1:200 @ A2	Date: 11/11/2025		
Drawing No: 25_5837_10_95	Rev: 1	Drawn By: PH	Chked By: MH

ROAVR | GROUP
ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302