

TC/2-38-2087/2018-2

# REPORT

on trees at

The Pryors, East Heath Road,  
London, NW3 1BS

for

The Pryors Ltd.  
c/o  
Mrs. J. Noble



JOHN CROMAR'S  
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LIMITED

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Company Registration No.5195523

## 01

### Introduction and Instructions

This is a tree condition survey. I am instructed by Mrs. J. Noble on behalf of The Pryors Ltd. I consider my instructions to be, in line with previous instructions for annual safety inspections, to report on the condition of trees at The Pryors, and to make recommendations for maintenance. Accordingly, I visited the property on 19<sup>th</sup> July, 2018 in order to carry out an inspection.

## 02

### Limitations

Copyright is retained by the writer. This is a report for the sole use of the client(s) named above. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. A schedule for the purposes of tendering appears as the final page of the report and is the only section of this report apart from the plan that may be reproduced without the written consent of the writer, and for this sole purpose.

#### 02.01

This is not a subsidence management or subsidence risk assessment survey. This can be provided but a further fee is payable. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.

#### 02.02

It will be appreciated, and deemed to be accepted by the client, that inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits.

#### 02.03

Recommendations will therefore be formulated on the basis of:

- 1) *the arboricultural considerations- safety, good practice and aesthetics.*
- 2) *the cost-benefit analysis (cost being in terms of amenity) of measures needed to avoid the threat of all damage and/or injury;*

## 03

### Sources and Documents

Ground level inspection.

## 04

Observations

**KEY:** HT. – Height NAD = Nothing abnormal detected  
All dimensions are approximate. Please read with plan appended.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION
1	holly	6.4m	280mm	Holly leaf miner noted (present for many years). Not a serious pest. Growing normally. Extension growth of 120mm.
2	<i>Acer rubrum</i> 'Scanlon'	6.5m	97mm	Tree planted between bays 2 and 3.
3	holly	9.1m	380mm	Holly leaf miner noted but not a serious pest. Moderate vitality: advise best not to attempt pruning to 'tidy' the crown.
4	Dawyck beech	13.1m	361mm	Well-established maturing tree.
5	Dawyck beech	9m	151mm	Planted 2007. Establishing well.
6	Dawyck beech	12.2m	282mm	Establishing well.
7	Oriental plane – <i>Platanus orientalis</i> 'Minaret'	7m	156mm	Establishing well.
H8	common laurel	1.5	-	Establishing well.
9	purple beech	8m	118mm	Not grown at all. Some sun damage low on trunk to bark. Improve rooting environment, hence below ground level works required – see method supplied below at 05.02. Noted as understood to be desirable but not carried out yet. Suggest review 2020.
10	ash	17m	620mm	Tree reduced in 2010 to 16m in height and about 10m in spread. Little increase in girth and height. Further reduction of the tree may be necessary in the future. Fungal fruiting bodies of <i>Daldinia concentrica</i> were noted on the lower trunk but nothing abnormal was noted at the base. Minor cavities were noted at around 6m above ground level but these are not significant in terms of stability or the structural integrity of the tree. Vitality noted to be currently on low side of normal.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION
11	Norway maple	17m	688mm	Rather low vitality. Minor leafless or low-leaf area in upper crown. Minor deadwood noted. Crown clean.
12	honey locust ('Inermis')	17m	325mm est.	
13	crab apple	7m	170mm est.	NAD.
14	wild plum	5m	120mm	Heavily dominated by the adjacent ash T7, otherwise NAD.
15	sycamore	24m	1032mm	NAD – Precautionary crown clean recommended. Crown is extremely dense and dead wood present likely undetectable from ground level.
16	tulip tree	16m	575mm	Crown clean
17	sycamore	19m	845	Centres of pruning wound on trunks up to a height of about 5m above ground level noted to be partially decayed but no fungal fruiting bodies noted here or elsewhere on tree. Responding to loss of adjoining tree with new growth on south side.
18	<i>Liquidambar</i> spp.	4.2m	45mm	Kill grass 1.5m. around tree. Mulch to 100mm.
19	birch	9.5m	110mm / 100mm	All three trees are to a greater or lesser extent starting to be affected by the adjacent large Turkey oak growing on the Heath. Whilst the growth of the Turkey oak could be cut back to some degree, this struggle will always be an unequal one and the Turkey oak is likely to dominate these trees in the future.
20	birch	7m	105mm / 100mm	
21	birch	9.5m	170mm	
22	red oak	17m	370mm	Sited rather close to retaining wall, but no threat of damage for many years. N.B. Hedge behind appears to have been used as access point by trespassers.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION
H23	privet			Privet hedge appears to be dying (various locations marked red on plan). Suggest replace with yew and <i>Pyracantha</i> (thorny) mix.  Problem of discrete areas being affected by honey fungus, noted 2017, is evidently still present here. Insufficient apparently healthy plants on the margins of the infected zone are being removed. <i>Euonymus japonica</i> noted used as replacements which in the writer's experience is moderately resistant. Ensure that two or three apparently completely healthy privet hedge plants are removed and replaced at each location.
24	Swedish whitebeam	7.5m	156mm	Similar situation to trees 18, 19 and 20, but here the competition is with an English oak and a multi-stemmed lime tree growing on the Heath.
25	Swedish whitebeam	9m	202mm	
26	Dawyck beech	16m	378mm	
27	deodar	16m	508mm	NAD
28	birch	15m	380mm	NAD
H29	laurel hedge	1.5m	MS	
H30	privet hedge	1.8m	MS	Honey fungus does not appear to be infecting hedge currently
31	winter flowering cherry	4m	70,70, 70mm	No access; poor form

## 05

### Overview / summary

#### 05.01

Item 9 requires some retro-engineering of the car park substrate to prevent decline and loss of tree; it is currently poorly set to survive in this location. Other items as per schedule below.

#### 05.02

The following simplified measure, recommended to improve the health and vitality of tree 9, which is desirable to local and public amenity, is as follows:

Drill out 100mm cores at 1.5m centres within a 3m radial zone through the tarmac and subbase, backfill with 'Carbon Gold' mixed 1:1 with dry clay loam and then mixed with clean crushed hard stone 20-40mm NO FINES (typically sold as 'track

ballast' - not limestone). Overall soil mix to be 20% maximum of the volume of stone / angular ballast, all consolidated to within 40mm of surface. The wearing course shall be a porous, resin-bonded gravel 'plug'. Apply irrigation over 3m radial zone in hours of darkness. A precise schedule is impossible as need is contingent upon natural precipitation levels. For the remainder of summer 2018 and otherwise when low rainfall occurs, irrigate on alternate days only between April 15<sup>th</sup> and October 15<sup>th</sup>.

06

**General Recommendations**

All tree work should be carried out to BS 3998:2010 'Tree work - Recommendations'.

Tree Preservation Order or Conservation Area restrictions may apply. These are subject to frequent revision, and therefore a check should always be made with the local authority, Camden Council, before carrying out any tree work.

07

**General**

All trees growing close to life and property require regular inspection and sometimes maintenance, to ensure conflict between the arboreal and human spheres of existence is avoided. This should be carried out yearly by a properly qualified arboriculturist, such as a Fellow of the Arboricultural Association, or Registered Consultant of that body.

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Dated: 2<sup>nd</sup> August 2018

Signed:



John C. M. Cromar, Dip.Arb.(RFS) F.Arbor A., RCArborA

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08

Tree work schedule

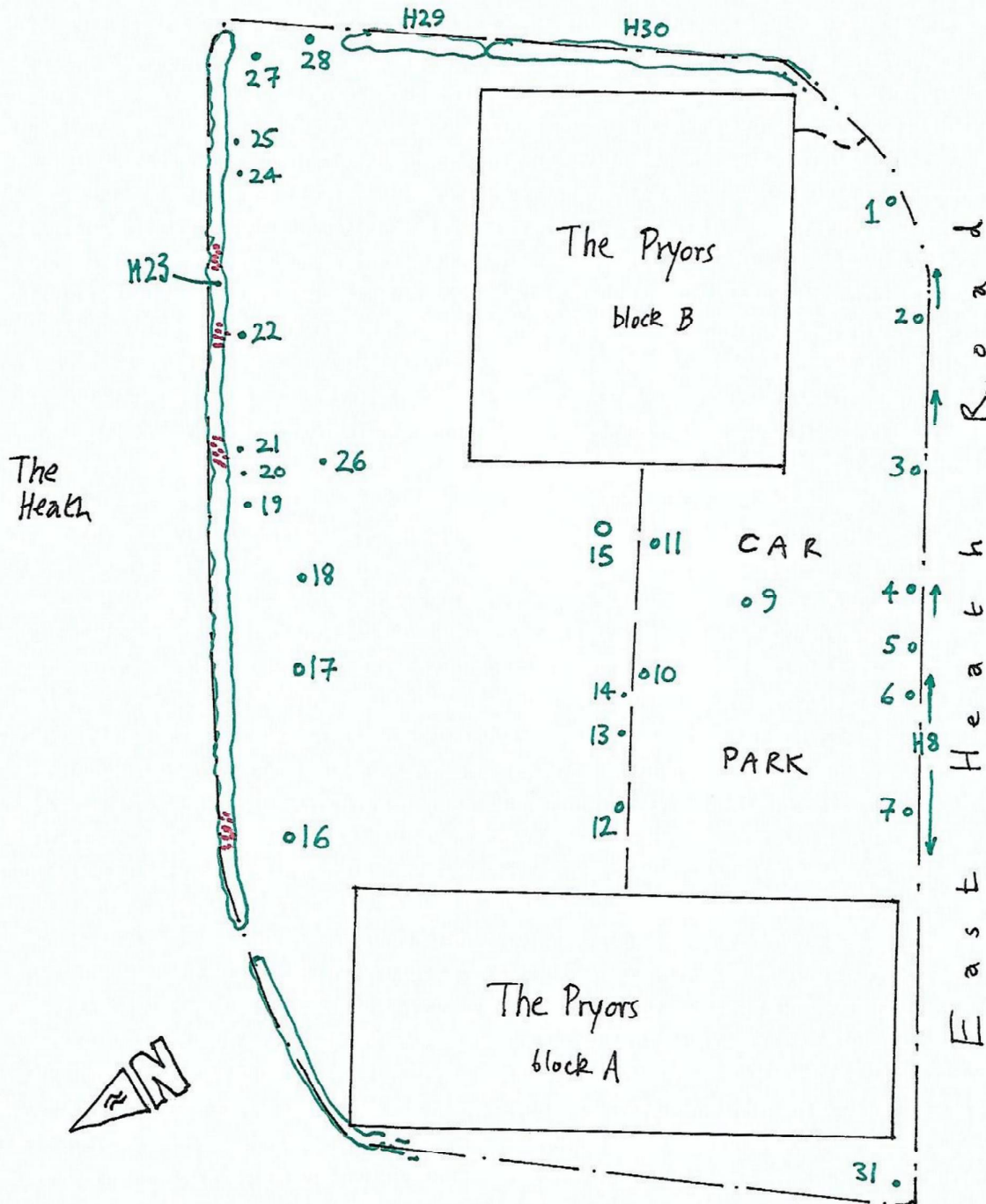
The Pryors, East Heath Road, NW3 1BS

Please read in conjunction with appended plan, section 09.

<i>NO.</i>	<i>TREE</i>	<i>HT.</i>	<i>TRUNK DIA.</i>	<i>COMMENTS / ACTION</i>
9	purple beech	8m	118mm	Improve rooting environment, hence below-ground level works required – see simplified method supplied above at 05.02
11	Norway maple	17m	688mm	Crown clean.
15	sycamore	24m	1032mm	
16	tulip tree	16m	575mm	
18	<i>Liquidambar</i> spp.	4.2m	45mm	Kill grass within a 1.5m radius from trunk. Mulch to a depth of 100mm.
H23	privet			Privet hedge appears to be dying in various locations marked red on plan. (The problem of discrete areas being affected by honey fungus, noted 2017, is evidently still present here.) Ensure that two or three <b>apparently completely healthy privet hedge plants</b> are removed and replaced at each location on the flanks of the outbreak where replacements have now been planted.

**09**  
**Plan**





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