

TC/2-38-2087/2019

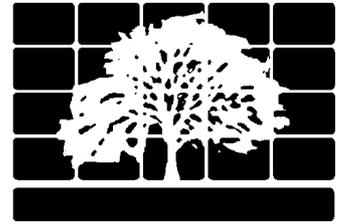
REPORT

on trees at

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

for

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



JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED

•
The Old School
Titely
HR5 3RN
*at Wheatley, Oxford
& Harpenden, Herts.*

TEL 01582 80 80 20
FAX 01544 231 006
MOB 07860 453 072

•
admin@treescan.co.uk
www.treescan.co.uk

Registered Consultant of the Arboricultural Association
John Cromar, Dip. Arb. (RFS), F.Arbor A.



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 3rd June, 2019 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	Urgency
1	holly	6.4m	280mm	Holly leaf miner noted (present for many years). Not a serious pest. Growing normally. Extension growth of 80mm.	
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 only : no pruning required to 'tidy' the crown.	
4	Dawyck beech	13.1m	367mm	Well-established maturing tree.	
5	Dawyck beech	9m	155mm	Planted 2007. Establishing well.	
6	Dawyck beech	12.2m	287mm	Establishing well.	
7	Oriental plane – <i>Platanus orientalis</i> 'Minaret'	7m	173mm	Established well. Guard stakes broken : need replacing in the configuration noted protecting tree 6	High
H8	common laurel	1.5	-	Establishing well.	
9	purple beech	8m	120mm	Not grown at all. Some sun damage low on trunk to bark. See 05.01.	

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
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. Nothing abnormal 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. Some major deadwood in crown. Remove dead wood.	High
11	Norway maple	17m	692mm	Rather low vitality. Minor leafless or low-leaf area in upper crown. Minor deadwood noted. Crown clean.	
12	honey locust ('Inermis')	17m	325mm est.	Remove dead wood.	High
13	crab apple	7m	170mm est.	NAD.	
14	wild plum	5m	120mm	Heavily dominated by the adjacent ash T7, otherwise NAD.	
15	sycamore	24m	1035mm	Precautionary crown clean recommended last year apparently not done; carry out 2019. Crown is extremely dense and any dead wood present could be hidden from view from ground level.	High
16	tulip tree	16m	585mm	Crown clean, apparently not done 2018.	High
17	sycamore	19m	850mm	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. Stake redundant.	High

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
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	377mm	Sited rather close to retaining wall, but no threat of damage for many years.	
H23	privet			<p>Privet hedge appears to be dying (zones marked red on plan). Suggest replace with yew and <i>Pyracantha</i> (thorny) mix.</p> <p>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 completely, including stumps and major roots, before any replacements are planted. This is important to protect from infection adjoining trees of high amenity value.</p>	High
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	No increment : recommend hand-fork over the ground surface to a depth of 250mm (one 'spit'), in vertical mode, and to a radius of 5m from trunk.	High
27	deodar	16m	513mm	NAD	
28	birch	15m	387mm	NAD	
H29	laurel hedge	1.5m	MS		
H30	privet hedge	1.8m	MS	Honey fungus does not appear to be infecting hedge in this location currently	

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
31	winter flowering cherry	4m	70,70, 70mm	No access; poor form	
32	item	9	<250	Dead elm tree overhanging from Heath : request Corporation of London to remove to ground level and grind out stump.	High

URGENCY RATING:

"very high" – immediate, "high" - within 2 months, "medium" - within 12 months, "low" - within 24 months

05

Overview / summary

05.01

I note that measures to improve the thrift of tree 9 are not considered economic. I concur in that removal of the tree would much more easily allow improvements of the car park substrate to promote growth of a replacement tree. The current tree is poorly set to survive in this location if it remains unimproved.

05.02

The following further simplified measure as compared with previous years, is however recommended as an inexpensive way aimed at improving the health and vitality of tree 9 moderately, which if it is successful will benefit local and public amenity :

Remove the grilles temporarily. Probe initially to 150mm with 10mm steel rod, e.g., screwdriver, to ensure no roots >20mm are likely to be cut or damaged. Vertically auger (50mm auger) within the soft landscape zone only, to 600mm below ground level.

Backfill with 'Carbon Gold' mixed 1:1 with dry clay loam and then mixed with clean crushed hard stone 10-20mm NO FINES (typically sold as 'track ballast' - not limestone). Overall soil mix to be 20% maximum of the volume of stone / angular ballast. Replace grilles.

For the remainder of summer 2019 and otherwise when low rainfall occurs, irrigate on alternate days only between April 15th and October 15th.

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.

Dated: 12th June 2019

Signed:

A handwritten signature in black ink, appearing to read 'John Cromar', with a long, sweeping horizontal flourish extending to the right.

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

01582 452468 / 07860 453072

08

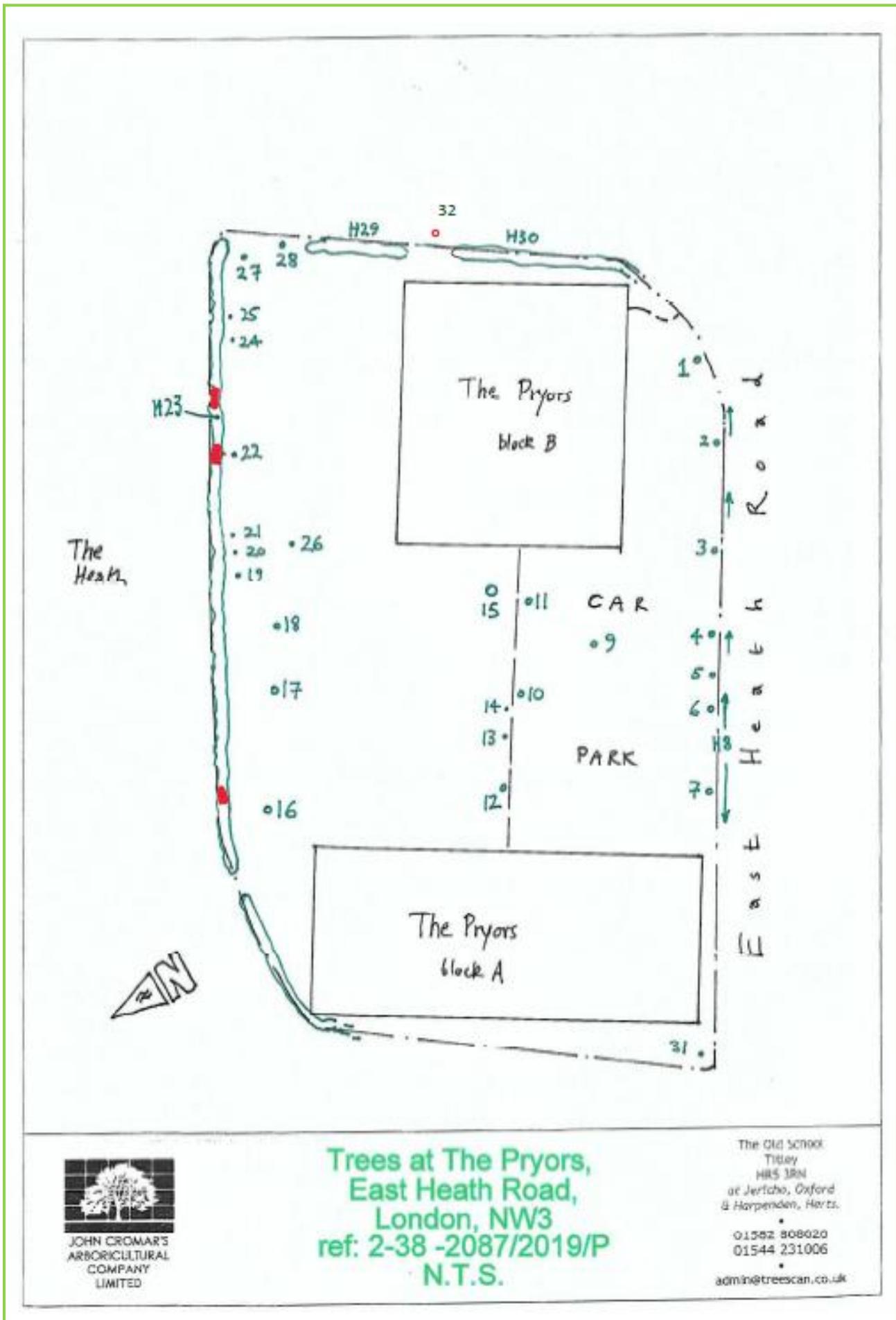
Tree work schedule

The Pryors, East Heath Road, NW3 1BS

Please read in conjunction with appended plan, section 09.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
7	Oriental plane – <i>Platanus orientalis</i> 'Minaret'	7m	173mm	Established well. Guard stakes broken : need replacing in the configuration noted protecting tree 6	High
9	purple beech	8m	120mm	Remove the grilles temporarily. Probe initially to 150mm with 10mm steel rod, e.g., screwdriver, to ensure no roots >20mm are likely to be cut or damaged. Vertically auger (50mm auger) within the soft landscape zone only, to 600mm below ground level. Backfill with 'Carbon Gold' mixed 1:1 with dry clay loam and then mixed with clean crushed hard stone 10-20mm NO FINES (typically sold as 'track ballast' - not limestone). Overall soil mix to be 20% maximum of the volume of stone / angular ballast. Replace grilles. For the remainder of summer 2019 and otherwise when low rainfall occurs, irrigate on alternate days only between April 15 th and October 15 th .	Medium
10	ash	17m	620mm	Remove dead wood.	High
12	honey locust ('Inermis')	17m	325mm est.	Remove dead wood.	High
15	sycamore	24m	1035mm	Crown clean	High
16	tulip tree	16m	585mm	Crown clean	High
18	<i>Liquidambar</i> spp.	4.2m	45mm	Kill grass 1.5m. around tree. Mulch to 100mm. Remove stake	Medium

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
H23	privet			Insufficient <i>apparently healthy</i> plants on the margins of the honey-fungus infected zones (marked red on plan) are being removed. Ensure that two or three apparently completely healthy privet hedge plants are removed completely, including stumps and major roots, before any replacements are planted.	High
26	Dawyck beech	16m	378mm	Hand-fork over the ground surface to a depth of 250mm (one 'spit'), in vertical mode, and to a radius of 5m from trunk.	High
32	item	9	<250	Dead elm tree overhanging from Heath : request Corporation of London to remove to ground level and grind out stump.	High



Trees at The Priors,
East Heath Road,
London, NW3
ref: 2-38 -2087/2019/P
N.T.S.

The Old School
Tilley
MK5 1RN
at Jericho, Oxford
& Harpenden, Herts.
•
01592 908020
01544 231006
•
admin@treescan.co.uk