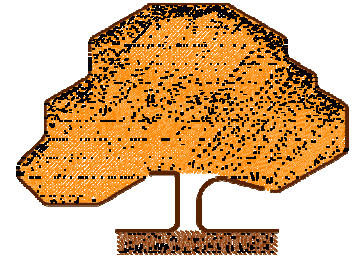


S127-J5-SFR-1



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REPORT

on trees at

The Pryors, East Heath Road, London NW3 1BS

(2nd August 2023)



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



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2 Introduction and Instructions

2.1

This is a tree condition report. My instructions are considered to be in essence to report on the safety of trees at The Pryors, East Heath Road, London NW3 1BS on behalf of The Pryors Ltd c/o Mrs. J. Noble. The trees are indicated on a sketch plan, ref: S127-J5-P appended. I made an inspection on 19th July 2023 and report as follows.

3 Limitations

3.1

Copyright is retained by the writer. This is a report for the sole use of the client named above. It may be copied and used by the client only in connection with the subject of the instructions. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. The appended schedule of tree work, and the plan, may, without the written consent of the writer, be reproduced to contractors for the sole purpose of tendering.

3.2

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.

3.3

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.

3.4

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.

4 Sources and Documents

4.1

Ground level inspection.

4.2

According to British Geological Survey data, the subsoil underlying the site is the Claygate Member - clay, silt and sand. This is typically a very good growing medium. There is known to be a locally poor and degraded area below the car park surface.

5 Observations

5.1 Tree data

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
1	holly	6.4m	300mm	Holly leaf miner noted, but diminished on past years. Not a serious pest.	
2	Acer rubrum 'Scanlon'	9	186mm		
3	holly	9.1m	382mm	Holly leaf miner noted but not a serious pest. Low vitality only: little or no increment in growth; no pruning recommended to 'tidy' the crown.	
4	Dawyck beech	14.5m	423mm	Well-established maturing tree, planted by the writer in the late 1990s.	
5	Dawyck beech	11.5m	212mm	Planted 2007.	
6	Dawyck beech	13.5m	323mm	Well-established.	
7	Oriental plane - <i>Platanus orientalis</i> 'Minaret'	9.7m	282mm	Well-established.	
H8	common laurel	1.5	-		

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
9	purple beech	8.3m	128mm	Hardly grown at all since last inspection. Struggling, dieback at top. Some sun damage to bark low on trunk.	
10	ash	17m	640mm	Tree reduced in 2010 to 16m in height and about 10m in spread. Little increase in girth and height. No clear sign of ash dieback.	
11	Norway maple	17m	710mm	Scattered deadwood some moderately major. Remove dead wood.	High
12	honey locust ('Inermis')	18m	375mm	Trunk inaccessible.	
13	crab apple	7m	170mm est.	Dominated by neighbouring trees	
14	wild plum	5m	120mm	Heavily dominated by the adjacent ash 7, otherwise nothing abnormal detected.	
15	sycamore	24m	1066mm		
16	tulip tree	16m	646mm	Just about to flower when inspected.	
17	sycamore	19m	860mm	Centres of pruning wounds on trunk 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. See 8.1 below for recommended soil improvement measure.	Medium

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
18	<i>Liquidambar</i> spp.	7m	76mm	The growth rate of the tree seems to have slowed probably due to the mulch missing. Restore mulch to 75mm depth, with composted green waste.	
19	birch	9.5m	110mm/ 100mm	All three trees are to some extent affected by the adjacent large Turkey oak growing on the Heath.	
20	birch	7m	105mm/ 100mm		
21	birch	9.5m	170mm		
22	red oak	17.5m	438mm	Sited rather close to retaining wall.	
H23	privet				
24	Swedish whitebeam	7.5m	156mm	Gone. Replace; use a heat tolerant species, perhaps set south a little (into the lawn), e.g. <i>Oxydendron arboreum</i> .	Low (but desirable)
25	Swedish whitebeam	9m	210mm		
26	Dawyck beech	18m	440mm		
27	deodar	16m	578mm		
28	birch	15m	400mm		
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.	
31	winter flowering cherry	4m	90mm, 85mm	No access; poor form	

URGENCY RATING:

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

6 Appraisal

6.1

Interest in and study on the health of many urban soils has established that many are very impoverished, and that this has an effect on tree health. The use of earthworms in association with biochar (see below) to improve soil aeration and introduce organic matter at depth into the soil has also been shown to improve tree health. This measure would likely assist trees 9 and 17, in particular.

6.2

I had noted 2021 that measures to improve the thrift of tree 9 are not considered economic. I understand that a planned refurbishment of the car park will incorporate this matter in due course.

7 Conclusions

7.1

A small amount of tree management is considered necessary.

8 Recommendations

8.1

For tree 17. This method shall apply in the zone within 10m of the tree, where this zone lies within the curtilage, naturally. Holes in the ground shall be made on a 1m x 1m spacing with a 100mm auger to a depth of 600mm BGL. Screened topsoil (to BS3882:2015 topsoil) mixed with biochar - 5% of the topsoil volume (this equates to about 20 kgs of product per cubic metre of topsoil) shall be backfilled into the augered holes. Earthworm Inoculation Units shall be placed 150mm below ground level at 3m intervals.

8.2

If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

8.3

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 LPA (local planning authority), and consent obtained before carrying out any tree work. Dead wood may be removed without reference to the LPA.

9 General

9.1

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. A basic annual inspection should be carried out by the landowner. Re-inspect using a properly qualified arboriculturist, such as a Registered Consultant of the Arboricultural Association within three years of the date of this report, unless there is cause to consider an earlier re-inspection of that nature prudent, for example if obvious deterioration, gale or other damage has taken place, or fungal fruiting bodies (mushrooms or bracket-type) appear on or close to the tree.

Dated: 2nd August 2023

Signed:

A handwritten signature in black ink, appearing to read 'John Cromar', with a large, sweeping flourish underneath.

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

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10 Schedule

Works to tree or trees at The Pryors, East Heath Road, London NW3 1BS.

Please read in conjunction with plan S127-J5-P appended.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
11	Norway maple	17m	710mm	Remove dead wood.	High
17	sycamore	19m	860mm	See 8.1 for recommended soil improvement measure.	Medium
18	<i>Liquidambar</i> spp.	7m	76mm	Restore mulch to 75mm depth, with composted green waste.	Medium
24	Swedish whitebeam	7.5m	156mm	Gone. Replace; use a heat tolerant species, perhaps set south a little (into the lawn), e.g. <i>Oxydendron arboreum</i> .	Low (but desirable)

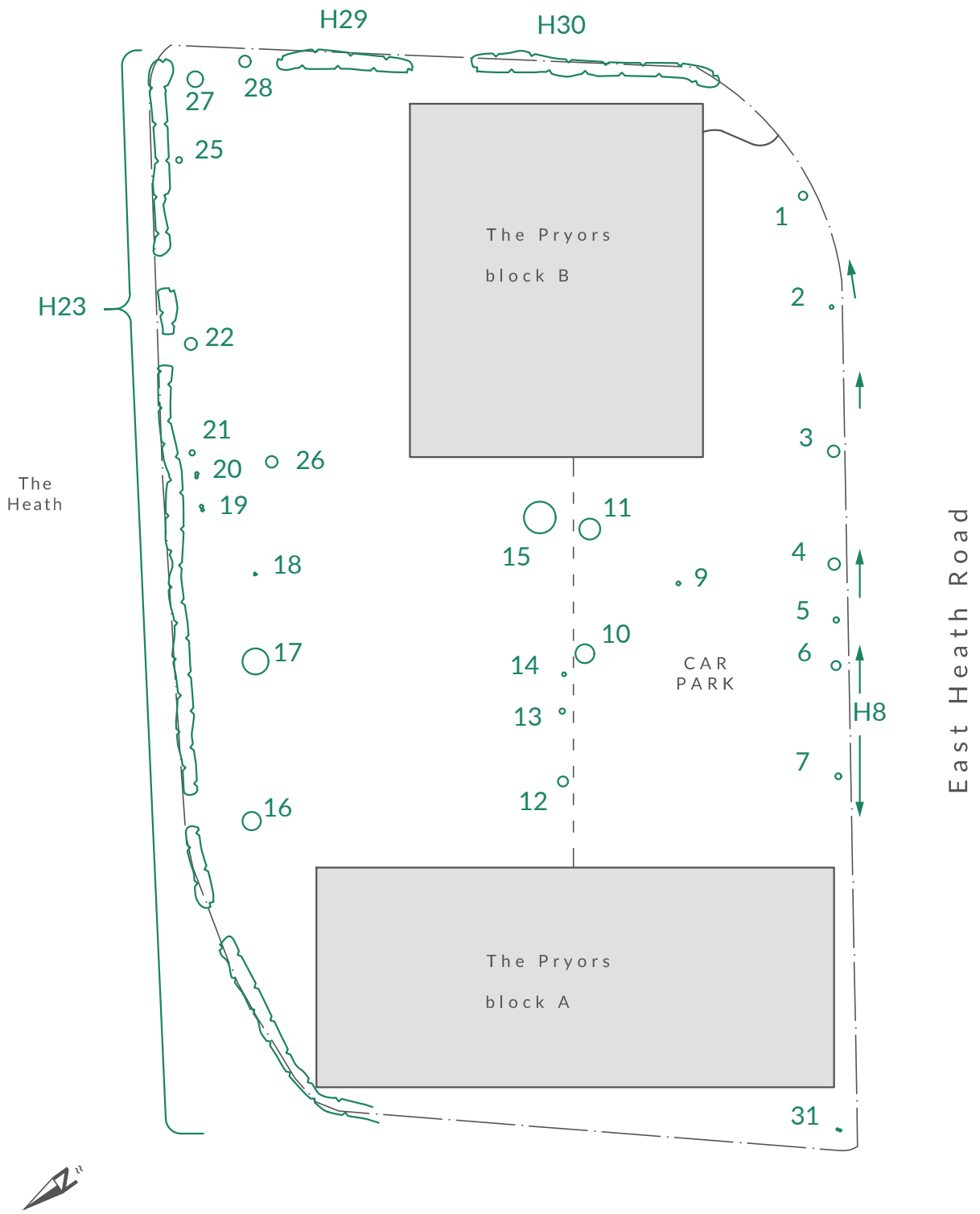
NOTES:

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

11 Photo



Mulch, now noted here missing has a dramatic effect on rates of tree growth. Enlarging the tree pit by covering the grass with mulch out to say 1.5m from the trunk would be still better.



Plan not drawn to scale @ A4

Trees at The Pryors, East Heath Road, London, NW3 1BS
S127-J5-P v1

