



## John Cromar's Arboricultural Company Limited

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S127-J8-R1

# REPORT

on trees at

The Pryors, East Heath Road, London NW3 1BS

(27th June 2025)



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-J8-P1 v1 appended. I made an inspection on 18<sup>th</sup> June 2025 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

| Tree no. | Tree type  | Height (m) | Stem diameters (mm) | Comments / Action   | Urgency |
|----------|--|------------|---------------------|---|---------|
| 1        | holly  | 7.5        | 320                 | Holly leaf miner noted, but diminished on past years. Not a serious pest. |         |
| 2        | <i>Acer rubrum</i><br>'Scanlon'                                | 11.3       | 202                 | Established in growth.  |         |
| 3        | <i>Fagus sylvatica</i><br>'Dawyck Purpurea'                    | 4          | 30                  | Newly planted. (Previous holly now removed)                               |         |
| 4        | <i>Fagus sylvatica</i><br>'Dawyck'                             | 15         | 432                 | Well-established maturing tree, planted by the writer in the late 1990s.  |         |
| 5        | <i>Fagus sylvatica</i><br>'Dawyck'                             | 12         | 228                 | Planted 2007.   |         |
| 6        | <i>Fagus sylvatica</i><br>'Dawyck'                             | 14         | 328                 | Well-established.   |         |
| 7        | Oriental plane<br>-<br><i>Platanus orientalis</i><br>'Minaret' | 11.8       | 294                 | Well-established.   |         |

| Tree no. | Tree type                | Height (m) | Stem diameters (mm) | Comments / Action   | Urgency |
|----------|--------------------------|------------|---------------------|---|---------|
| H8       | common laurel hedge      | 1.5        |                     | Functional.   |         |
| 9        | purple beech             | 8.4        | 128                 | Bark damage to trunk. Sickly.   |         |
| 10       | common ash               | 18         | 638                 | Clear signs of Ash decline now noted. ( <i>Hymenoscyphus fraxineus</i> ). Remove; grind stump to 300mm below ground level.  | high    |
| 11       | Norway maple             | 18         | 695                 | Remove scattered mainly minor deadwood  | high    |
| 12       | honey locust ('Inermis') | 18.5       | 375                 | Locally prominent and ornamental.   |         |
| 13       | crab apple               | 8.2        | 185                 | Dominated by neighbouring trees   |         |
| 14       | wild plum                | 5          | 120                 | Heavily dominated by the adjacent ash 7, otherwise nothing abnormal detected.   |         |
| 15       | sycamore                 | 24.5       | 1068                | Important feature of garden. Tap test normal. Nothing abnormal detected in crown.   |         |
| 16       | tulip tree               | 16         | 657                 | Important feature of garden.  |         |
| 17       | sycamore                 | 19         | 863                 | Tap test normal. Responding to loss of adjoining tree some time ago with new growth on north-east side. Reduce spread to about 7.5m radius over seating area to north-west, and lawn to south-west. | medium  |
| 18       | <i>Liquidambar</i> spp.  | 7.5        | 85                  | Lost top. Remove, replace with a new tree. I suggest <i>Oxydendron arboreum</i> .   | low     |
| 19       | birch                    | 10         | 110, 100            | All three trees are to some extent affected by the adjacent large Turkey oak growing on the Heath.  |         |
| 20       | birch                    | 9          | 105, 100            |   |         |
| 21       | birch                    | 9.5        | 170                 |   |         |

| Tree no. | Tree type                          | Height (m) | Stem diameters (mm) | Comments / Action  | Urgency |
|----------|------------------------------------|------------|---------------------|--|---------|
| 22       | red oak                            | 17.5       | 448                 | A poor shape, now starting to interfere with the growth of the adjacent 24. The tree was many years ago planted (not my recommendation) too close to the retaining wall to the Heath. It could in time affect it by expansion of buttress roots and base. I recommended that the tree is cut back to a radius of about 3.5m on the garden side. This will be quite major pruning to some lower branches but the resulting less than ideal form (in the short term) will be hidden from the view of the majority of the rear elevation by the presence of the better shaped tree 24. It will re-leaf rapidly if the pruning is carried out in high summer. Some fairly large wounds will be entailed (up to 120-150 mm in diameter). Since some of these in fact are more or less vertical stems, the reductions can also be expressed in terms of height of the stems indicated. (See photograph below) The stem against which the scaling pole is leaning should be reduced to about 10m in height, just above the break point where 4no. branches arise. (Indicative pruning points are marked on photo by red lines). | low     |
| H23      | privet hedge                       | <1.5       |                     | Nothing abnormal detected : no further deaths of plants seem to have occurred since last inspection.   |         |
| 24       | <i>Fagus sylvatica</i><br>'Dawyck' | 18         | 452                 | Well established in growth. It is now appropriate that a little tidying pruning is done on the building side of the tree only (as can be seen in photograph below). Coupled with the reduction to tree 22 (red oak), this should allow the form of the tree to be better appreciated and reduce shading slightly below it. Maximum cut size to be 25mm diameter.   | low     |
| 25       | Swedish whitebeam                  | 9          | 210                 | Nothing abnormal detected.   |         |
| 26       | deodar                             | 16.5       | 583                 | Nothing abnormal detected.   |         |

| Tree no. | Tree type               | Height (m) | Stem diameters (mm) | Comments / Action                     | Urgency |
|----------|-------------------------|------------|---------------------|---------------------------------------|---------|
| 27       | birch                   | 14.5       | 395                 | Nothing abnormal detected.            |         |
| H28      | common laurel hedge     | 1.5        | -                   | Nothing abnormal detected.            |         |
| H29      | privet hedge            | 1.8        | -                   | Nothing abnormal detected.            |         |
| 30       | winter flowering cherry | 4          | 90,85               | Poor form, nothing abnormal detected. |         |

#### URGENCY RATING:

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

## 6 Appraisal

### 6.1

I had noted in 2021 that measures to improve the thrift of tree 9 are not considered economic. I concur. A planned refurbishment of the car park will address this point one way or another in due course.

## 7 Conclusions

### 7.1

Some tree management is considered necessary. The items listed above can be implemented separate to the planned refurbishment of the car park.

## 8 Recommendations

### 8.1

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.

### 8.2

Conservation Area restrictions do apply and therefore a formal notification of intent should be given to the local planning authority and the notification period allowed to expire, before carrying out work to any such protected trees.

No Tree Preservation Order information is available on the local authority website.

If a TPO or Conservation Area restriction applies, an exemption exists for removal of trees which are dead, and for the making safe of those that are immediately dangerous.

## 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.

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Dated: 27<sup>th</sup> June 2025

Signed:



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

01582 808020 / 07860 453072



## 10 Schedule

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

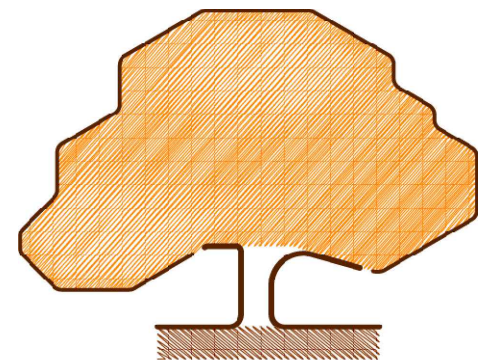
Please read in conjunction with plan S127-J8-P1 v1 appended.

| Tree no. | Tree type                       | Height (m) | Stem diameters (mm) | Comments / Action   |
|----------|---------------------------------|------------|---------------------|---|
| 10       | common ash                      | 18         | 638                 | Remove; grind stump to 300mm BGL  |
| 11       | Norway maple                    | 18         | 695                 | Remove scattered mainly minor deadwood  |
| 17       | sycamore                        | 19         | 863                 | Reduce spread to about 7.5m radius over seating area to north-west, and lawn to south-west.   |
| 18       | <i>Liquidambar</i> spp.         | 7.5        | 85                  | Remove, including stump.  |
| 22       | red oak                         | 17.5       | 448                 | Cut back to a radius of about 3.5m on the garden side (south-west). Some fairly large wounds will be entailed (up to 120-150 mm in diameter). Since some of these in fact are more or less vertical stems, the reductions can also be expressed in terms of height of the stems indicated. (See photograph below) The stem against which the scaling pole is leaning should be reduced to about 10m in height, just above the break point where 4 branches arise. (Indicative pruning points are marked on photo by red lines). |
| 24       | <i>Fagus sylvatica</i> 'Dawyck' | 18         | 452                 | Carry out a little tidying pruning – very minor reduction in spread on south-west side only. Maximum cut size to be <b>strictly less than 25mm diameter</b> .   |

### 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.

## 12 Plan



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KEY TO COLOURS /  
LINETYPES USED IN  
RELATION TO TREES

GREEN - High Value (A)  
BLUE - Moderate Value (B)  
BLACK - Low Value (C)  
RED - Very short life  
expectancy (U)  
ORANGE SHAPES: Root  
Protection Areas

Spread and trunk colours  
correspond directly to  
those used in British  
Standard 5837:2012,  
Table 2.

TOOTHED LINE: Tree spread line

DRG. NAME  
**TREE SAFETY  
SURVEY**

NOTES

Do not use for setting out purposes.  
All dimensions to be checked on site.

Any scale referenced below applies ONLY when plan  
printed at ISO A1 size.

The original of this drawing was produced in colour - a  
monochrome copy should not be relied upon.

TEXT  
FOR FULL DETAILS PLEASE SEE  
REPORT

BASED ON  
TDC ARCH DESIGN DRG. NO.:  
S211037 drg. ref.: AL(9)901 rev. U  
SUPPLIED  
SITE ADDRESS  
The Pryors, East Heath Road, London,  
NW3 1BS

DRG. REF.  
S127-J8-P1  
SCALE & SIZE  
1:250 @ A1  
0 5 10  
REV. NO.  
v1  
DATE  
24-Jun-25  
10

