

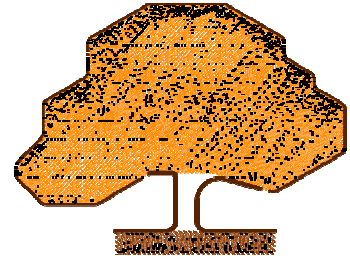
S127-J6-SFR-1

REPORT

on trees at

The Pryors, East Heath Road, London NW3 1BS

(24th June 2024)



JOHN CROMAR'S
ARBORICULTURAL
COMPANY LTD

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

01582 808020
07860453072



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



1 Contents

1	Contents.....	2
2	Introduction and Instructions.....	3
3	Limitations.....	3
4	Sources and Documents	4
5	Observations	4
6	Appraisal.....	8
7	Conclusions.....	8
8	Recommendations.....	8
9	General	9
10	Schedule.....	10
11	Photos.....	12
12	Plan.....	15

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-J6-P appended. I made an inspection on 19th June 2024 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	7.5	320	Holly leaf miner noted, but diminished on past years. Not a serious pest.	
2	Acer rubrum 'Scanlon'	11.3	202	Established in growth	
3	holly	9.1m	382mm	<p>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.</p> <p>The row of 'new' trees <i>in toto</i> along the street frontage is now well established; this tree is becoming a net detractor, visually, from the group. It is at least 30% down in terms of crown density compared with a normal tree of this type. I suggest consideration is given to now replacing this tree with another 'Dawyck' beech or similar narrow-crowned tree such as the flame hornbeam (<i>Carpinus betulus</i> 'Frans Fontaine') or sweet gum (<i>Liquidambar acalycina</i>)</p>	
4	Dawyck beech	15m	432mm	Well-established maturing tree, planted by the writer in the late 1990s.	

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
5	Dawyck beech	12	228	Planted 2007.	
6	Dawyck beech	14	328	Well-established.	
7	Oriental plane - <i>Platanus orientalis</i> 'Minaret'	118	294	Well-established. Stakes need replacing and bracing made firm	Medium
H8	common laurel	1.5	-	Nothing abnormal detected.	
9	purple beech	8.4	128	Hardly grown at all since last inspection. Struggling, dieback at top. Some sun damage to bark low on trunk.	
10	common ash	18	638	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. It has been observed that common ash trees that have been pruned are more resistant to ash decline (<i>Hymenoscyphus fraxineus</i>). I recommend that the tree is reduced overall in height and spread to about 16m in height and 7m in spread. I suggest this would be a useful measure incorporating the removal of extensive but minor dead wood.	Medium
11	Norway maple	18	695	Remove scattered mainly minor deadwood	High
12	honey locust (<i>Inermis</i>)	18.5m	375mm	Trunk inaccessible.	
13	crab apple	8.2m	185mm est.	Dominated by neighbouring trees	
14	wild plum	5m	120mm	Heavily dominated by the adjacent ash 7, otherwise nothing abnormal detected.	

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
15	sycamore	24.5	1068	Overall nothing abnormal detected but minor scattered deadwood present throughout the crown. As this is a principal seating area where people may be present below the tree for perhaps many hours at a time. I recommend that a careful full removal of dead wood is carried out.	High
16	tulip tree	16m	657mm	In flower	
17	sycamore	19m	863mm	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 soil improvement measure.	Medium
18	<i>Liquidambar</i> spp.	7.5m	85mm	Victim of bark stripping by squirrels. I recommend use of a spiral rabbit guard to protect this particular area of the trunk and other areas higher up. Sometimes squirrels target a particular tree and it is very difficult to prevent occasional gnawing. In this case the bark stripping is very extensive and it is uncertain whether the tree in the long term will survive. It has been gnawed both last year and this year.	High
19	birch	10m	110mm/ 100mm	All three trees are to some extent affected by the adjacent large Turkey oak growing on the Heath.	
20	birch	9m	105mm/ 100mm		
21	birch	9.5m	170mm		
22	red oak	17.5m	448mm		Sited rather close to retaining wall. It could in time affect it by expansion of buttress roots and base.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
H23	privet			A long-observed process of slow/occasional loss appears to be taking place in this area, for example as depicted. It is important to 'get ahead' of the honey fungus (<i>Armillaria</i> spp) spread. The removal of two or so apparently completely healthy privet plants next to the dead privet needs to be made so that there is a chance of eliminating it in a particular run of hedge. As has been done, English yew hedging should be planted as a replacement.	High
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	452mm		
27	deodar	16.5m	583mm		
28	birch	14.5m	395mm		
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

Soil improvement method, applicable to trees generally – particularly 9 and 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: 24th June 2024

Signed:

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

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-J6-P appended.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION	Urgency
3	holly	9.1m	382mm	Remove, including stump. Replace with another 'Dawyck' beech or similar narrow-crowned tree such as the flame hornbeam (<i>Carpinus betulus</i> 'Frans Fontaine') or sweet gum (<i>Liquidambar acalycina</i>)	Low
7	Oriental plane - <i>Platanus orientalis</i> 'Minaret'	118	294	Well-established. Stakes need replacing and bracing made firm	Medium
10	common ash	18	638	Reduce to about 16m in height and 7m in spread, incorporating the removal of extensive but minor dead wood.	Medium
11	Norway maple	18	695	Remove scattered mainly minor deadwood	High
15	sycamore	24.5	1068	Carry out a careful full removal of dead wood.	High
18	<i>Liquidambar</i> spp.	7.5m	85mm	Use a spiral rabbit guard to protect the area of the trunk and stems from squirrel gnawing.	High
H23	privet			Remove including stump and roots one or two or so apparently completely healthy privet plants next to the dead privet.	High

NOTES:

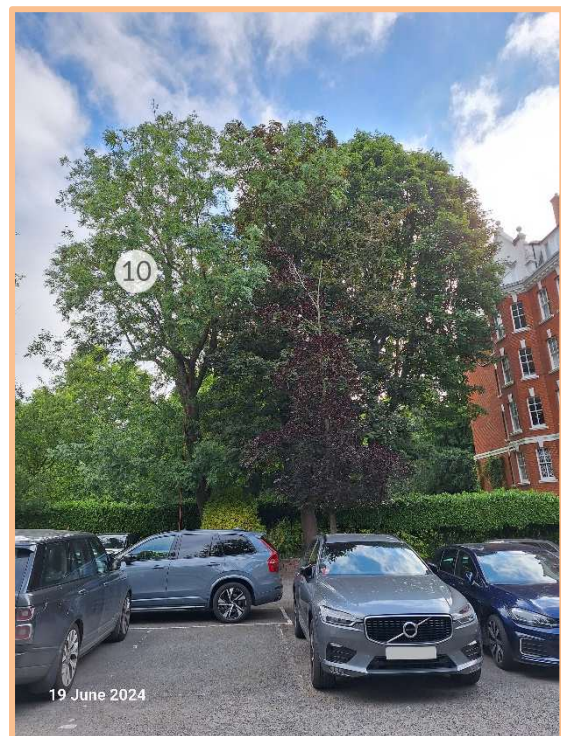
All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree 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.

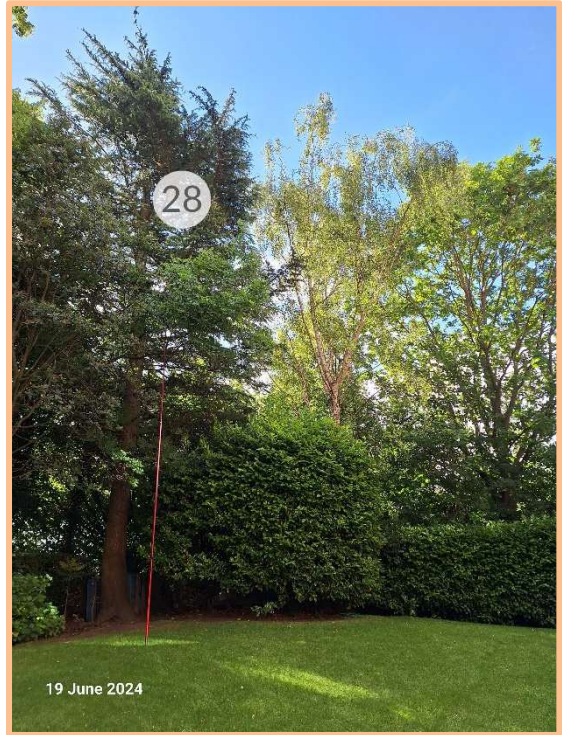
'Crown cleaning' – an umbrella term now covered by several separate sections in BS3998:2010 – should be understood to mean: removal of foreign objects (section 7.13); removal of ivy to the extent needed to facilitate inspection (section 7.12), typically trimming back (e.g. with a hedge cutter or secateurs) to near the line of the trunk or branches; and/or removing selected stems so that the structure of the tree can be seen sufficiently. Dead wood can be an important ecological feature. Treatment of dead wood under 'crown cleaning' shall mean (section 7.3.2) shorten and retain if safe to do so, thus retaining some resource for invertebrates, etc.

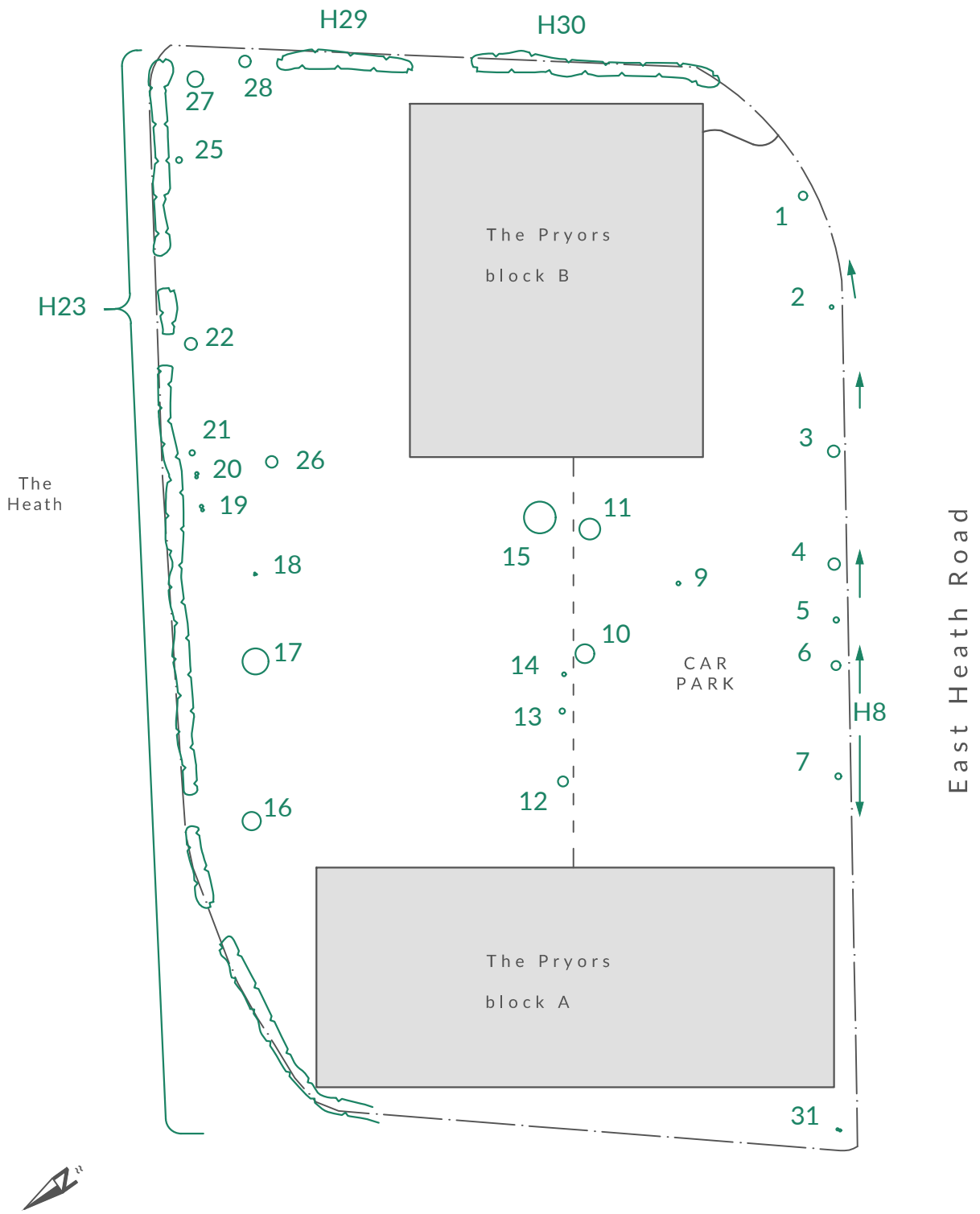
A full removal of dead wood should be interpreted to mean the removal of any dead wood of greater diameter than 20mm.

11 Photos









Plan not drawn to scale @ A4

Trees at The Pryors, East Heath Road, London, NW3 1BS
S127-J6-P v1

