

# REPORT

on trees at

The Pryors, East Heath Road,  
London, NW3

for

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



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



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## 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 9<sup>th</sup> June, 2016 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

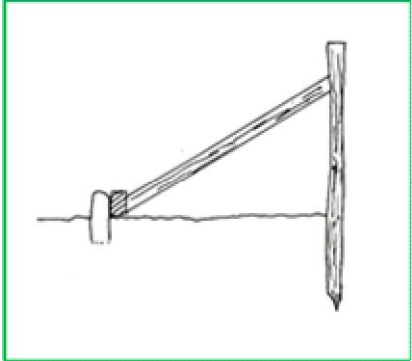
### Sources and Documents

Ground level inspection.


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 but not a serious pest. Growing normally. Extension growth of 50mm.
1a	silver maple	5m	60mm	Tree planted between bays 2 and 3. This will be a very large tree at maturity, and in my opinion is almost totally unsuitable for the location. A spread of 15m is quite likely at maturity. Stakes redundant. (See 3a.)
2	holly	9.1m	380mm	Holly leaf miner noted but not a serious pest. Moderate vitality.
3	Dawyck beech	12.2m	326mm	Well-established maturing tree.
3a	Dawyck beech	7.5m	123mm	<p>Planted 2007. Establishing well. Current staking to 'protect' tree is ineffective. Strongly recommend guard stakes replaced with arrangement as shown:</p>  <p>This would tend to prevent regular displacement. The verticals – the stakes – could be wrapped or padded to protect cars) This should be adopted for all the young trees in the car park area that have guard stakes nearby.</p>
4	Dawyck beech	11m	245mm	Establishing well. Stakes, see 3a.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION
5	Oriental plane – <i>Platanus orientalis</i> 'Minaret'	5.3m	82mm	Although planted too deep, tree has recovered strongly. Protective stakes should be installed as per 3a.
5a	common laurel	1.5	-	Establishing well.
6	purple beech	8m	108mm	Protect with guard stakes at corners of surrounding grid. Growth has more or less stopped. Enhance soil around with crate system.
7	ash	17m	610mm	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 low/normal.				
8	Norway maple	17m	683mm	Lowish vitality. Minor leafless or low-leaf area in upper crown. Minor deadwood noted. Crown clean.
9	honey locust ('Inermis')	17m	300mm est.	Rather thin in crown, some deadwood noted, especially lower branches. Prune to clear scaffold by 2m.
10	Dawyck beech			GONE.
11	crab apple	7m	170mm est.	NAD.
12	wild plum	5m	120mm	Heavily dominated by the adjacent ash T7, otherwise NAD.
13	sycamore	24m	1014mm	NAD
14	tulip tree	15m	530mm	NAD
15	<i>Magnolia grandiflora</i>			GONE

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION
16	sycamore	19	835	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. No evidence of fungal fruiting bodies present.
				<p>Minor reduction via thinning of upper extremities 'drop crotching' was recommended to make crown more compact, and to address greater exposure following removal of former tree 17 (sycamore). I recommended last year : reduce to no less than 17m in height and accordingly in spread <u>but not less than 10m</u> in its E-W dimension. (In N-S to around 7m radius on N side + <u>no</u> reduction on S side).</p> <p>Tree surgery carried out satisfactory although tree is still 19m in height and over 10m in east / west spread and over 7m in northerly spread. I do not consider the crown to be insecure. Future tree surgery may be required as the tree balances its growth.</p>
17	sycamore			GONE
17a	Liquidambar (acalcyna?)	3.6	40mm	(No label.) Staking too high – move tie points to 500mm above ground level and shorten stakes accordingly.
18	birch	9.5m	105mm/ 80mm	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.
19	birch	7m	100mm/ 90mm	
20	birch	9.5m	150mm	
21	red oak	16m	335mm	Sited rather close to retaining wall, but no threat of damage for many years. NB Hedge behind appears to have been used as access point by trespassers. Also privet hedge here appears to be dying. Suggest replace with yew and <i>Pyracantha</i> (thorny) mix. Crown clean.
22	Swedish whitebeam			GONE including stump

<b>NO.</b>	<b>TREE</b>	<b>HT.</b>	<b>TRUNK DIA.</b>	<b>COMMENTS / ACTION</b>
23	Swedish whitebeam	7m	153mm	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.
24	Swedish whitebeam	7.5m	197mm	
25	Dawyck beech	16m	300mm	Previous pruning of lower braches noted. Strongly recommend use only tree professionals working strictly to correct practice as per BS3998:2010, otherwise NAD.
26	deodar	14.5m	470mm	NAD
27	birch	14m	380mm	NAD
H28	laurel hedge	1.5	MS	(Hedge replaced a dying privet hedge)
H29	privet hedge	1.8	MS	Inspected but honey fungus does not appear to be infecting hedge. NAD.

## 05

### Overview / summary

#### 05.01

Item 6 requires some retro-engineering of the car park substrate to prevent decline and loss of tree; it is currently poorly set-up to survive in this location. Other items as per schedule below. Guard stakes for several young trees should be replaced / installed.

#### 05.02

The detail of the measures to improve the rooting environment for tree 6 is essentially as follows :

#### LOAD-BEARING ORGANIC STRUCTURAL SOIL

This method shall apply within 3m radius of the tree.

Excavation shall take place under supervision of an arboriculturist. The car park wearing course (asphalt) and immediate sub-base shall be removed with hand tools only. The arboriculturist shall then hand dig to determine at what distance from the trunk the deeper, remedial excavation shall commence, and this can be carried out with a mini-excavator, under initial supervision of the arboriculturist. Excavation shall remove any hardcore and compacted ground to a depth of at least 600mm and to a minimum of 3m radius from trunk – to a greater radius if possible.

No roots more than 20mm diameter shall be cut. Any smaller roots than 20mm diameter may, at the discretion of the arboriculturist, be trimmed using a sharp edge tool such as handsaw or secateurs; the cuts shall be made at right angles to the long axis of the root, and in accordance with BS3998:2010, 8.6.

When the excavation is complete, the sub-base formation shall be built up in layers from the excavated base as follows : a double layer of all-natural fibre hessian (jute) shall be laid to entirely cover the area, and protect any underlying existing roots, then clean crushed hard stone / angular ballast (typically sold as 'track ballast' - not limestone) 40mm-60mm NO FINES, to 150mm over the initial hessian layer, then a light dressing of 'Carbon Gold' mixed with dry clay loam (20% maximum of the volume of stone) screed over the surface and compacted with whacker plate or hand held tamper. The relative amount of 'Carbon Gold' to dry clay loam will be 5% by volume - this equates to 20 kgs of product per cubic metre of topsoil (to BS3882 : 2015 topsoil). Two products (Carbon Gold 'Tree Growth Enhancer / Tree Protector') shall be mixed in equal amounts. 10 kgs of each, thus, shall be applied in every cubic metre of topsoil. Further layers of this combination (i.e. in 150mm layers) shall be used to create the required profile. Over this, a separating layer of non-woven geotextile such as 'Treetex' or similar shall be laid, followed by porous tarmac car park wearing course, or resin-bound gravel if preferred.

## 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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15th June 2016

Signed:

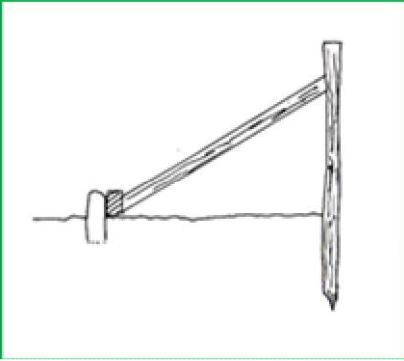


John C. M. Cromar, Dip.Arb.(RFS) F.Arbor A.

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**08**  
**Schedule**

Please read in conjunction with appended plan, section 09.

NO.	TREE	HT.	TRUNK DIA.	COMMENTS / ACTION
1a	silver maple	5m	60mm	<p>Recommend guard stakes replaced with arrangement as shown:</p>  <p>This would tend to prevent regular displacement. The verticals – the stakes – could be wrapped or padded to protect cars)</p>
3a	Dawyck beech	7.5m	123mm	
4	Dawyck beech	11m	245mm	
5	Oriental plane – <i>Platanus orientalis</i> 'Minaret'	5.3m	82mm	
6	purple beech	8m	108mm	Protect with guard stakes at corners of surrounding grid. (Replace soil for 3m around trunk and to 600mm in depth – method provided in section 05.)
8	Norway maple	17m	683mm	Crown clean.
9	honey locust ('Inermis')	17m	300mm est.	Crown clean and prune to clear scaffold by 2m.
17a	<i>Liquidambar</i> spp.	3.6	40mm	Move tie points down to 500mm above ground level and shorten stakes accordingly.
21	red oak	16m	335mm	<p>Crown clean the tree.</p> <p>Replace hedge below the tree with yew and <i>Pyracantha</i> (thorny) mix.</p>

09  
Plan

