

Tree Survey

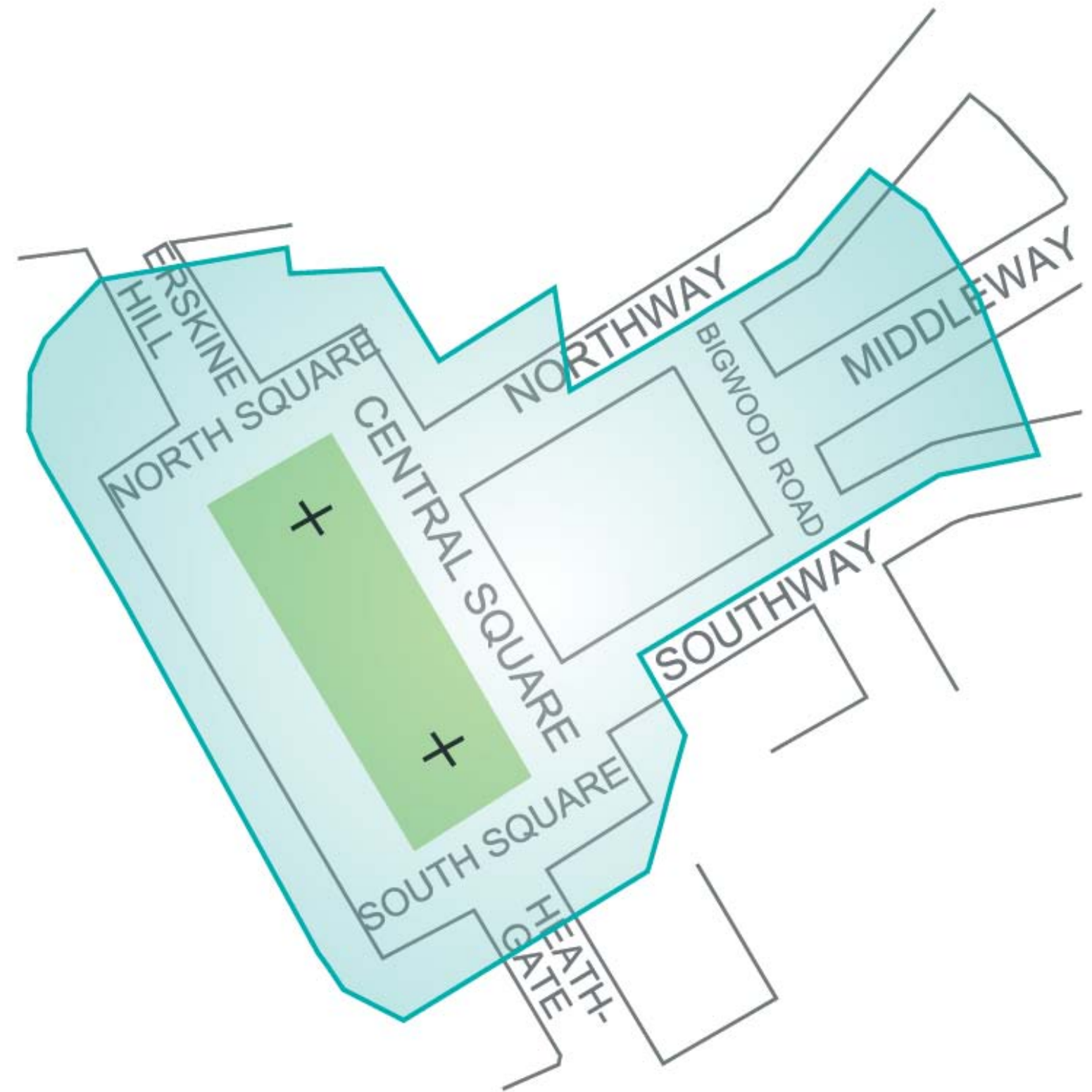
Hampstead Garden Suburb

CENTRAL SQUARE – AREA 1

Date of observations: June 2012

This report has three elements.

1. A brief overview account of the trees in the area.
2. An area map showing;
 - the location of TPO trees,
 - trees shown on Unwin's 1913 map and,
 - other trees which make a significant contribution to the local streetscape.
3. A spreadsheet providing full details of the observations.



Area 1 Overview

Date of Observations May - September 2012

Introduction

Central Square has the most distinctive and varied tree groupings in the Suburb. There are remnants of ancient woods; boundary oaks from the pre-existing farm landscape; formal planting in Central Square; some commemorative specimen planting in public areas; and small areas of former orchard and woodland.

Trees from the pre-existing landscape

On the NE side of North Square around the Friends Meeting House and the Electricity sub-station site, there is a tongue of land extending out from Big Wood where the trees are the remnants of the once larger wood. Big Wood itself is very old, but the oaks of the current canopy were planted in the early C19th as a forest crop. In this area there are numerous smaller trees and eight major oaks of great height which dominate the corner. Five of these trees are marked on Unwin's 1913 map, four of them have TPO status, and one other, the oak by the Meeting House entrance, is recommended for consideration for a TPO.

Another legacy from the agricultural landscape is the line of nine boundary oaks running along the boundary of the south tennis court in Central Square and continuing behind Nos.1 and 2 South Square. These are survivors from the field hedge trees which were deliberately retained in Unwin's original plan. The 1913 map shows a line of 11 trees; today 9 great oaks remain, only one of which has a TPO listing.

Formal planting

The formal layout of lime trees between the two churches in Central Square was created in the 1920s following, to some extent, ideas set out in Unwin's book *Town Planning in Practice*. They were maintained as pleached limes until the 1960s when they were allowed to grow out. The site is difficult, drainage is poor and today 53 trees remain. Some are mature and healthy, others are in poor condition and 10 are very young replacement trees. The symmetry of the original plan is no longer complete.

The square is owned and managed by the London Borough of Barnet and the trees are technically outside the remit of this Survey. However, this is a very significant group of trees, a key element in the appearance and character of the Square, and for this reason the trees are included in the Survey. They are marked on the map individually and referred to in the spreadsheet as a group. One tree is, however, included separately in the significant tree list and that is the lime which is close to the south wall of the Free Church. This tree is somewhat separate from the main group and in its own right it forms a striking feature against the brickwork of the church.

Commemorative planting

Central Square with its churches and public buildings is the formal centre of the Suburb and has been a place for the ceremonial and commemorative planting of trees, not all of which have survived. Today two sites can be seen. On the SE side of South Square in the lawned area opposite St Jude's Church three trees, two liquidambar and a white mulberry, were planted to commemorate the 125th anniversary of Toynbee Hall in 2009. These trees will, in time, become a significant grouping.

In the Vicarage garden by the Calvary sculpture on the east end of St Jude's, a number of the trees were planted by members of the Royal Family and members of visiting European Royal families in the 1920s. The sculpture, which is dedicated to those who died in the First World War, forms a fine view from Southway in the winter; in the summer the view is different, the sculpture being almost hidden by the attractive foliage of the remaining commemorative trees.

Trees can be seen between houses and soaring over rooftops in almost every part of this area. They are a very important part of the character of the area, but there is a lot of overcrowding from self-seeded trees, which is inhibiting growth and reducing the impact that mature trees can make in a landscape. Some species are so rapid in their growth that they are unsuitable for front gardens, masking the architecture, blocking light and potentially, if too near the house, causing damage.

Species in Area 1

Oak (23) is the most numerous species because of the two old tree groups described in the overview. Ash (14) and Catalpa (8) are also numerous in boundary planting. Outside these concentrations, the individual trees are from a range of species which are commonly found in Southeast England: lime, horse chestnut, silver birch, copper beech, plane, box acer, willow and yew.

TPO Trees in Area 1

15 TPO trees are shown on Barnet's map of this section of the conservation area. All of them can easily be seen from the road or public footpaths. 7 of the 15 TPOs are mature oaks of great height and good shape. Some are in better condition than others but this is clearly related to location and the proximity of other trees.

Three TPO trees were found to be of a different species from that shown on the Barnet map and listing; these are marked as TPO queries:

- TPO-C37 T2 is not a flowering cherry but a whitebeam
- There is no oak in the position given for TRE-F1-46 T12; instead there is a tall lime tree, with a somewhat unbalanced crown

Four of the TPO trees are in poor condition:

- TRE-F1-46 T2 (purple-leaved plum), TRE-F1-46 T3 (hawthorn) are near to each other in the hedge of 27 Heathgate. Both are very heavily overgrown by other trees and their condition is not good.
- TRE-F1-46 T 13 and T15 are both lime trees on Henrietta Barnett Way. They were, perhaps, originally part of a continuation down the footpath of the avenue planting in Central Square, but they are in poor condition and the avenue effect is no longer strong.

Unwin Trees in Area 1

Of the 17 Unwin trees, 13 definitely survive, of which four are protected by TPOs. Two are missing and two, in the rear garden of the South Square flats, have been replaced by much younger ash trees which can be seen from the garage access road. One tree is not visible from the road and may or may not still be in the rear garden of 22 South Square. The most striking group is the run of eight boundary oaks behind the Central Square tennis courts and Nos. 1 and 2 South Square.

Groups of significant trees in Area 1

There are three large groups of trees making a significant contribution to Area 1. The line of tall ash trees along the rear boundary of the South Square flats provides a striking feature seen from the

path from South Square down to Hill Close. In summer, the light foliage catches the wind adding movement to the scene; in winter, the afternoon sunlight is behind the tracery of branches making for a stark and beautiful pattern. The line of 7 catalpa trees on the SE boundary of Henrietta Barnett School not only screens the school grounds but in summer, the extraordinary size of the leaves mean that the trees provide a dramatic element in the Southway streetscape. The third group of significant trees is, of course, the formal planting in Central Square which has been described above.

In the rear garden of 14 North Square and the side garden of 24 South Square there are small groups of trees, both with large weeping willows which provide very attractive views from the street because of their positioning and contrasting foliage.

Individual trees of note in Area 1

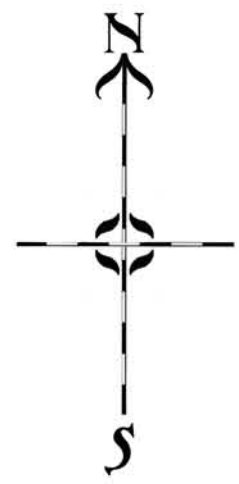
The best examples tend to be consciously planted to frame a view or an entrance, for example, the copper beeches in front of the Free Church car park entrance, the oak by the Meeting House Entrance and the two plane trees in front of the Tea House. Other trees in hedges or close to front garden boundaries soften the whole streetscape. A high proportion of the significant trees are in the Henrietta Barnett School Grounds and are a mixture of established trees and newly planted trees.

Using the agreed criteria, 29 individual trees were identified as significant. There are 5 groups of trees in which each individual tree may not be of striking quality but, together as a group, they make a strong contribution to the streetscape. Including these groups brings the total of significant trees to 54. If the 9 surviving Unwin trees which are not protected by TPOs and the 53 trees in the formal planting in Central Square are added, this brings the total to 116. These trees are mostly to be found in the open public spaces and Henrietta Barnett School grounds rather than in gardens.

Tree Preservation Order Recommendations

Four trees in Area 1 are recommended for consideration for Tree Preservation Orders (see Spreadsheet).

Area 1 - Central Square



KEY

- Area Boundary
- TPO Tree
- TPO Recommendation
- TPO on Unwin 1913 map
- Tree on Unwin 1913 map
- Significant tree
- Group of trees
- ➔ Significant view
- X Missing
- R Replacement sapling

NOT TO SCALE

Area	TPO	Unwin trees	Significant Trees	TPO Ref no/SIG Ref no.	TPO Tree No.	Street	Location	Species	Notes
1			1	CENTT01		Central Square	N of tennis court area	lime	large, good condition tree adjacent to and forming an attractive group with TPO TRE-F1-46 T12 Area TPO in place
1			1	CENTT02		Central Square	N of tennis court area in boundary hedge	ash	a fine tree somewhat masked by other trees but soaring above the court Area TPO in place
1		1		CENTT03		Central Square	S of tennis court area	oak	tall straight trunk, good condition; this tree is also covered by an Area TPO
1		1		CENTT04		Central Square	S of tennis court area	oak	poor crown; badly pruned; this tree is also covered by an Area TPO
1		1		CENTT05		Central Square	S of tennis court area	oak	leaning strongly to W but looks in good condition; best view from rough ground by Church Rooms; this tree is also covered by an Area TPO - no details available
1		1		CENTT06		Central Square	S of tennis court area	oak	trunk has double leader, best view from rough ground by Church Rooms; this tree is also covered by an Area TPO - no details available
1			1	CENTT07		Central Square	near to south wall of Free Church	lime	mature tree part of formal central planting but somewhat separate; dramatic composition in relation to Church. Area TPO in place
1			53	CENTT08g		Central Square	main space between churches	lime	formal 1920s planting; 53 trees in varying condition, of which 10 are replacement saplings; these are Barnet trees. Area TPO in place
1	1			TRE-F1-46	T16	Central Square	N of tennis court area	oak	between tennis courts in rough ground, crowded by ash
1	1			TRE-F1-46	T12	Central Square	N of tennis court area	lime	good lime tree, not oak as in TPO listing, crown not well balanced; TPO QUERY
1	1			TPO-CA270	T1	Central Square	next to path to the W of St Jude's	oak	significantly placed tree, good spread, prominent position, interesting shape
1			1	ERSKT01		Erskine Hill	in front hedge of No. 1	robinia	airy tree contributes to otherwise bare streetscape; maybe self seeded
1			1	ERSKT02		Erskine Hill	front garden of No. 12	oak	good shape; adds to streetscape; dominates front garden
1			1	HBST01		H.B. School grounds	front NW corner of school grounds adj. junction w/ Northway	oak	planted in 2012 as part of school extension landscaping; poor condition
1			1	HBST02		H.B. School grounds	front NW corner of school grounds in centre of lawn	oak	large, well shaped healthy oak, complements buildings
1			1	HBST03		H.B. School grounds	front of school grounds adj. to W corner of main school building	oak	planted in 2012 as part of school extension landscaping; poor condition
1			3	HBST04g		H.B. School grounds	front SW corner of school grounds	oak	3 young oaks, behind hedge
1			1	HBST05		H.B. School grounds	adjacent to SW corner of school building	catalpa	young; planted in 2012 as part of school extension landscaping
1			1	HBST06		H.B. School grounds	adjacent to boundary with Southway	horse chestnut	asymmetrical growth, but in good condition; height level with new school extension
1			1	HBST07		H.B. School grounds	adjacent to boundary with Southway	silver birch	good condition; prominent in streetscape
1			1	HBST08		H.B. School grounds	adjacent to boundary with Southway	silver birch	good condition; prominent in streetscape
1			7	HBST09g		H.B. School grounds	adjacent to boundary with Southway	catalpa	group of 7 trees forming an attractive boundary feature; adding to the streetscape of Southway
1			1	HBST10		H.B. School grounds	open space between tennis courts and junior school	sycamore	double leader, large, good condition
1			1	HBST11		H.B. School grounds	open space between tennis courts and junior school	oak	large tree, in good condition
1	1			TPO/CA/383	T1	H.B. School grounds	SE section of grounds	oak	majestic, mature tree in good condition; good spread
1	1			TRE-F1-46	T3	Heathgate	Front of 27	purple leaved plum	asymmetrical growth, entangled with street tree and conifer
1	1			TRE-F1-46	T2	Heathgate	Middle of 27 (halfway along N boundary)	hawthorn	tall tree but not old; uncertain as to whether this is the same tree TPO QUERY
1	1			TRE-F1-46	T1	Heathgate	Rear of 27 (towards W end of N boundary)	ash	good shape, attractive tree, but overcrowded by adjacent beech tree
1	1			TRE-F1-46	T13	Henrietta Barnett Way	Edge of path N (N edge of path)	lime	poor shape, poor condition
1	1			TRE-F1-46	T15	Henrietta Barnett Way	Edge of path S (S edge of path)	lime	badly pruned; possible remnant of avenue planting
1	1			TRE-F1-46	T14	Henrietta Barnett Way	Edge of path SW (S edge of path)	lime	fair condition, possible remnant of avenue planting
1			1	NSQUT01		North Square	to W of Free Church car park entrance	beech	one of 2 trees framing entrance view to Free Church; TPO RECOMMENDATION. Area TPO in place
1			1	NSQUT02		North Square	to E of Free Church car park entrance	copper beech	one of 2 trees framing entrance view to Free Church; TPO RECOMMENDATION Area TPO in place

1			2	NSQUT03g		North Square	No. 14 rear garden	yew, willow	group of 2 trees, contrasting light and dark leaves enhance view of church Area TPO in place
1			1	NSQUT04		North Square	front hedge of No. 14	oak	1 of 3 hedge oaks contributing to streetscape; possible remnants of Big Wood Area TPO in place
1			1	NSQUT05		North Square	front hedge of The Manse	oak	1 of 3 hedge oaks contributing to streetscape; possible remnants of Big Wood Area TPO in place
1			1	NSQUT06		North Square	front hedge of The Manse	oak	1 of 3 hedge oaks contributing to streetscape; possible remnants of Big Wood Area TPO in place
1			1	NSQUT07		North Square	NW corner of front of Friends Meeting House	oak	tall tree, good shape.; dominates frontage to Meeting House; TPO RECOMMENDATION
1			1	NSQUT08		North Square	N boundary of Friends Meeting House adj. to studio	oak	tall, mature tree; good shape
1			1	NSQUT09		North Square	adjacent to SW corner of Friends Meeting House	oak	mature oak in crowded setting
1		1		NSQUT10		North Square	SE of electrical sub station	oak	large, spreading oak, in good condition
1	1	1		TPO-CA232	T1	North Square	N of electrical sub station	oak	mature, tall tree in reasonable condition; only crown visible from street
1	1	1		TPO-CA232	T2	North Square	NW of electrical sub station	oak	mature, tall tree in reasonable condition; only crown visible from street
1	1	1		TPO-CA232	T4	North Square	S of electrical sub station (within in hedge)	oak	large oak, good crown and spread, highly visible tree from all sides; on Barnet's street tree list
1	1	1		TPO-CA232	T3	North Square	W of electrical sub station (within hedge)	oak	mature, tall tree in reasonable condition; only crown visible from street
1			1	NWAYT01		Northway	front of Tea House SW corner	plane	one of a pair framing Tea House, contributes to streetscape
1			1	NWAYT02		Northway	front of Tea House SE corner	plane	one of a pair framing Tea House, contributes to streetscape
1			1	NWAYT03		Northway	front of Free Church Hall	box acer	mature, dominant tree; asymmetrical growth; branches extend over pavement and road
1		1		SSQUT01		South Square	adjacent to N hedge to No. 1	oak	crowded by adjacent trees; one of the Unwin boundary trees. Area TPO in place
1		1		SSQUT02		South Square	rear of No. 1	oak	can only see from open space to NW of No. 1 South Square
1		1		SSQUT03		South Square	rear of No. 1	oak	can only see from open space to NW of No. 1 South Square
1		1		SSQUT04		South Square	rear of No. 2	oak	asymmetrical growth but fair condition; only upper section visible from street
1			11	SSQUT05g		South Square	SW boundary at rear f flats	ash	row of 11 ash trees provide attractive backcloth to gardens, with glimpses of roofs beyond
1			1	SSQUT06		South Square	S side of path to Hill Close	ash	tall, mature specimen
1			1	SSQUT07		South Square	front garden of No. 24	willow	roof height, fair condition
1			1	SSQUT08		South Square	front boundary of No. 24	oak	above roof height, good condition
1			1	SSQUT09		South Square	central garden of No. 24	maple	mature tree, good shape; TPO RECOMMENDATION
1	1			TPO-C37	T2	South Square	24 Corner with Southway	whitebeam	TPO listing has flowering cherry but the tree in this position is a whitebeam TPO QUERY