

Tree Survey

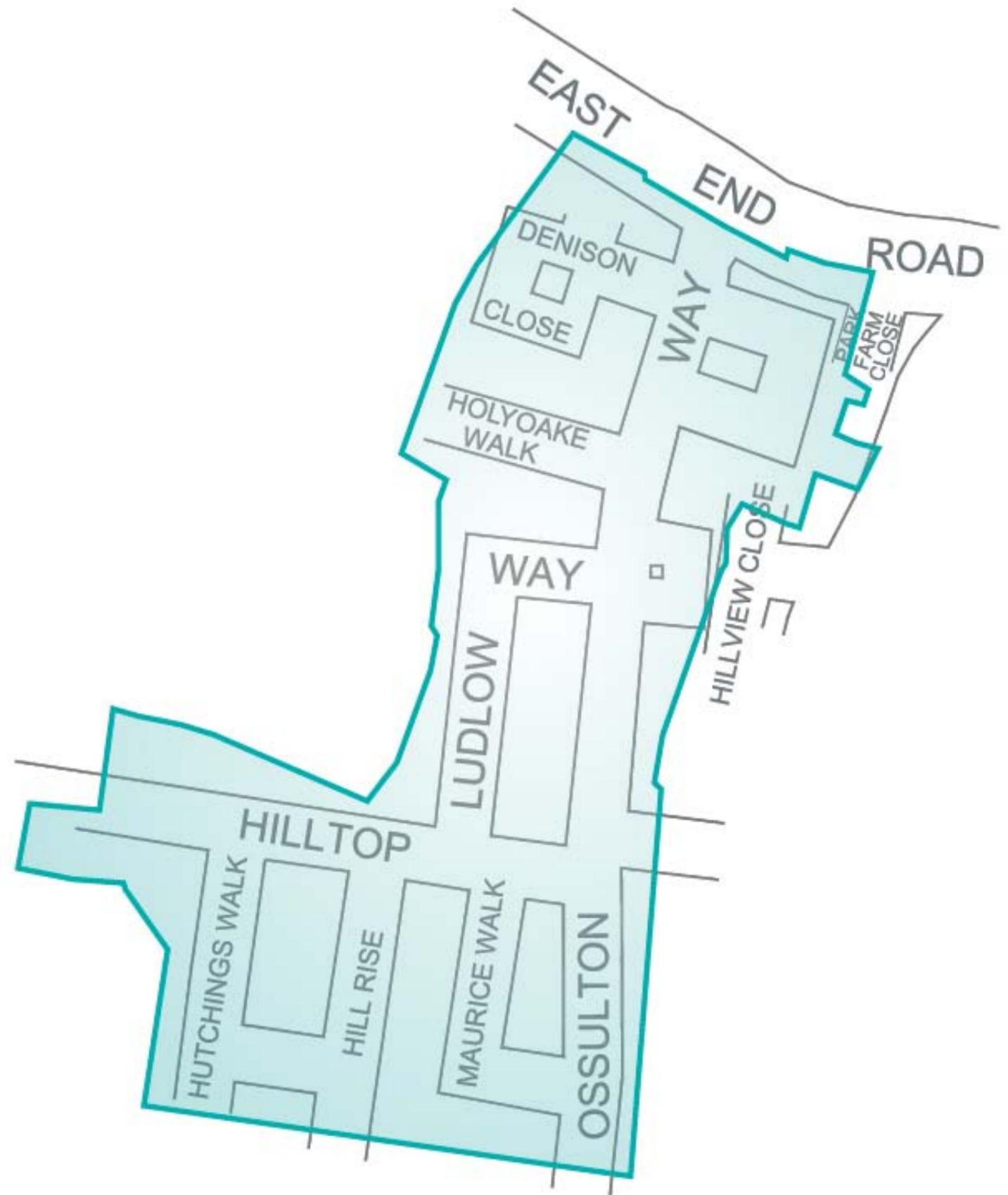
Hampstead Garden Suburb

OSSULTON WAY AND HILL TOP – AREA 10

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 10 Overview

Date of Observations June - October 2014

Introduction

Area 10 occupies a south-facing slope running from the northern boundary of the Suburb down to Market Place, which forms a section of the A1 arterial road. This area was developed in the 1930s and therefore is outside the scope of the 1913 Unwin map. Of the trees included within the remit of this Survey, those contributing most to the character of the area are concentrated in rear gardens, which makes the identification of their exact location difficult. Marylebone Cemetery lies on the NW boundary of Area 10 and the mature forest trees in the cemetery provide 'borrowed' views of trees at or beyond the boundaries in Hill Top and Ludlow Way.

The general impression is of trees rising above roof tops, trees seen through the gaps between houses and generous planting of mature shrubs in front gardens. Trees in front gardens are usually small ornamental species such as magnolia and cherry.

Ossulton Way is a busy through route running from North to South; it exemplifies one of the problems faced in the Survey, namely that the impact of trees can be very location specific. Where a road suffers from heavy traffic or where there are few trees in front gardens, then trees of modest quality make a difference to the ambiance of an area. Examples of this are detailed in the notes.

As is common throughout the Suburb, self-seeded or neglected trees sometimes overcrowd significant trees, resulting in spindly growth and damaged crowns, This reduces the impact that mature trees can make in the landscape. This is particularly found in Neale Close where the small-scale, cottage architecture is sometimes obscured rather than enhanced by overcrowded, tall trees in small front gardens.

Species in Area 10

Purple plum is the most numerous species actually in the area, followed by ash, willow, oak, and beech. The trees in Marylebone Cemetery (the borrowed views) are mature oaks, beech, lime, poplar and ash.

TPO Trees in Area 10

Four TPO trees are listed by Barnet. These are four willows in a formal arrangement in the centre of the Denison Close Flats quadrangle. They are mature, handsome trees in good condition.

Unwin Trees in Area 10

This area was developed between 1931 and 1938 and the land was not included on the 1913 Unwin map. Thus there are no Unwin trees.

Groups of significant trees in Area 10

There are three groups of trees of note within this area plus the Barnet street trees on the green in Ossulton Way.

Firstly, there are extensive groups of trees on the western rear boundaries of Ludlow Way and the northern boundary of Hill Top. It is not possible to ascertain whether these trees are on the boundary or in the cemetery, but in both cases they mark the Suburb boundary and provide wonderful views between houses and diagonally across gardens at the corner of Ludlow Way and Hill Top.

Secondly, there is a rough line of trees in the rear gardens of Holyoake Walk which form a green crescent at the head of the close. They soar above the houses and merge with the backcloth of mature trees in Marylebone Cemetery. It is not possible to ascertain the exact location of these trees; nonetheless they are examples of a key feature of the Suburb, namely the marking of boundaries with tree barriers.

Thirdly, there is a concentration of trees behind the maisonettes in Hill Top: for example, 3 oaks in the rear garden of 34a Hill Top provide a good view from the street towards the cemetery; behind 62 and 68 Hill Top, exceptionally tall poplars and a sycamore rise above the rooftops.

The trees on the green on the eastern side of Ossulton Way are technically outside the remit of this Survey because they are Barnet street trees. However, they are an important feature in a streetscape with relatively few trees in front gardens and are included for that reason. A huge, multi-stemmed weeping willow is silhouetted against the white modernist style houses and dominates the green. Other trees include an attractive old thorn tree and three purple-leaved plums. The notes indicate which trees are Barnet trees.

Individual trees of note in Area 10

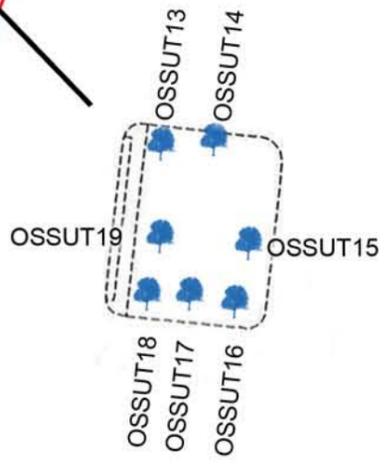
In Hutchings Walk there are two huge, majestic oaks (HUTCT03 and HUTCT06) which have fine shaped crowns and which, from a distance, appear to be in good condition. They are a dramatic and unusual feature in this streetscape and are recommended for consideration for Tree Preservation Orders. Also in the side garden of 19 Hutchings Walk there is a eucalyptus, an eastern gum which is tall, well-shaped with an attractive bark and prolific white flowers.

In Maurice Walk there are a number of trees which, together, give this street a quiet, green ambiance - the silver birch at no. 31, the false acacia, oak and purple plum by the garages between 4 and 6 Maurice Walk. In the front garden of 18 Hill Top Hill Top there is a whitebeam of an unusual lollipop shape which is an attractive addition to the streetscape. To the north where Ludlow Way turns and a twitten leads on to Holyoake Walk, a huge ash tree to the rear of 39 Ludlow Way and an oak at 5 Holyoake Walk form a focal point in the road.

Tree Preservation Order Recommendations

Two trees (HUTCT03 and HUTCT06) are recommended for consideration for Tree Preservation Orders.

AREA 10 - Ossulton Way & Hill Top



KEY

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

NOT TO SCALE

Area	TPO	Unwin trees	Signifi cant Trees	TPO Ref no/SIG Ref no.	TPO Tree No.	Street	Location	Species	Notes
10			1	DENIT01		Denison Close	grounds of flats 1,3,5 to side and rear	whitebeam	well shaped tree, somewhat crowded to one side. Softens entrance to Close
10			1	DENIT02		Denison Close	grounds of flats 1,3,5 to side and rear	willow	tall weeping willow, one of a number of trees providing a backcloth to the flat grounds and forming barrier hiding the rear of properties on East End Road.
10			1	DENIT03		Denison Close	grounds of flats 1,3,5 to side and rear	birch	v. tall birch, one of a number of trees providing a backcloth to the flat grounds and forming barrier hiding the rear of properties on East End Road.
10			1	DENIT04		Denison Close	grounds of flats 1,3,5 to side and rear	purple plum	multi-stemmed purple plum, one of a number of trees providing a backcloth to the flat grounds and forming barrier hiding the rear of properties on East End Road.
10			1	DENIT05		Denison Close	grounds of flats 1,3,5 to side and rear	willow	well shaped weeping willow, one of a number of trees providing a backcloth to the flat grounds and forming barrier hiding the rear of properties on East End Road.
10			1	DENIT06		Denison Close	to rear of flats 49-56	purple plum	1 of 2 trees providing shape and colour, surrounded by well kept lawn
10			1	DENIT07		Denison Close	to rear of flats 49-56	purple plum	1 of 2 trees providing shape and colour, surrounded by well kept lawn
10			3	DENIT08g		Denison Close	to side of flat49-53	p. plum,ash,maple	group of mature, tall trees providing a green background between the flats and along the twitten to Holyoake Walk
10	1			TPO-CA212	T1	Denison Close	NW corner of open space at the end	willow	fine, good shaped tree, one of 4 in formal arrangement in centre of the quadrangle formed by the flats. Together they make a strong impact
10	1			TPO-CA212	T2	Denison Close	NE corner of open space at the end	willow	fine, good shaped tree, one of 4 in formal arrangement in centre of the quadrangle formed by the flats. Together they make a strong impact
10	1			TPO-CA212	T4	Denison Close	SW corner of open space at the end	willow	fine, good shaped tree, one of 4 in formal arrangement in centre of the quadrangle formed by the flats. Together they make a strong impact
10	1			TPO-CA212	T3	Denison Close	SE corner of open space at the end	willow	fine, good shaped tree, one of 4 in formal arrangement in centre of the quadrangle formed by the flats. Together they make a strong impact
10			1	HILRT01		Hill Rise	service road by No. 2	sycamore	mature , tall tree rises behind garage, softens an otherwise bleak access road.
10			1	HILRT02		Hill Rise	No 9 front garden, N. corner	copper beech	roof height beech, good shape which marks the corner with Hutchings Walk
10			1	HILRT03		Hill Rise	No 13 front garden	liquidambar	medium size tree, delicate leaves and autumn colour add to streetscape
10			1	HILRT04		Hill Rise	No 16 front garden	magnolia	attractive in a street with few trees in front gardens. Tree is too close to the house and dominates the garden.
10			1	HILRT05		Hill Rise	No 20 front garden	magnolia	attractive tree , well pruned to an open airy shape.
10			3	HILTT01g		Hill Top	1 side garden fronting Maurice Walk	apple	group of 3+apple trees rising over hedge enliven the entrance to Maurice Walk borderline entry
10			6	HILTT02g		Hill Top	6 side garden	cherry,beech,silver birch	a stand of beech trees which appear to have matured out of a beech hedge. There are approximately 10 trees some multi stemmed. This group ends with an old silver birch
10			1	HILTT03		Hill Top	18 front garden	whitebeam	attractive lollipop shaped tree
10			10	HILTT04g		Hill Top	22-70 to rear	oak, lime	forest trees, probably in Marylebone cemetery, soar over the roofs in this section of the road, an attractive backcloth to the houses
10			3	HILTT05g		Hill Top	34a to rear	oak	oak trees provide good view between 34 and 34a
10			1	HILTT06		Hill Top	46 to rear	beech	old beech tree behind maisonettes, just visible over rooftop
10			1	HILTT07		Hill Top	62 rear garden	sycamore	tall sycamore behind maisonettes, just visible over rooftop
10			1	HILTT08		Hill Top	66 rear garden	lime/poplar	old, massive ivy encrusted tree. Visible over maisonette roofs
10			2	HILTT09g		Hill Top	62 and 68	lime/poplar	very tall trees soar over roof, prominent feature of the streetscape
10			2	HILTT10g		Hill Top	76 behind garage	poplar	somewhat uneven in shape and condition but fills in space between houses
10			1	HILTT11		Hill Top	39 front garden	magnolia	well shaped tree, open growth to first floor level though close to house
10			2	HOLYT01g		Holyoake Walk	19, rear boundary	poplar	tall well shaped trees , very close together, prominent feature viewed up twitten to Denison Close
10			3	HOLYT02g		Holyoake Walk	12a, 14 to rear	? CHECK WITH BINOCS	trees soar above roofs. Not possible to be sure on species. Form a green backcloth to the head of the Close. Not sure if on Suburb land, borrowed view?
10			2	HOLYT03g		Holyoake Walk	between 10 and 11 to rear	? CHECK WITH BINOCS	trees soar above roofs. Not possible to be sure on species. Form a green backcloth to the head of the Close. Not sure if on Suburb land, borrowed view?
10			2	HOLYT04g		Holyoake Walk	between 8 and 9 to rear	? CHECK WITH BINOCS	trees soar above roofs. Not possible to be sure on species. Form a green backcloth to the head of the Close. Not sure if on Suburb land, borrowed view?
10			1	HOLYT05		Holyoake Walk	5 rear boundary	oak	oak, good shape and size, best view from Ludlow Way, tree towers above the roof of 39 adding to green crescent of trees at the point where Ludlow Way turns eastwards.
10			1	HUTCT01		Hutchings Walk	19, south side garden	eucalyptus	massive, well shaped tree, beautiful bark, makes a striking feature in this streetscape. An Eastern Gum which has white flowers
10			1	HUTCT02		Hutchings Walk	25 front garden by garage	Japanese maple	modest size maple, frames garage at head of the small close section, looks like a Japanese maple but is turning red rather than yellow in autumn. Overcrowded by shrub.

10		1	HUTCT03	Hutchings Walk	25, rear garden	oak	Huge oak, visible from Hutchings Walk entrance section diagonally across gardens . Not possible to be certain of exact location. TPO RECOMMENDATION
10		2	HUTCT04g	Hutchings Walk	26 rear garden	weeping willow, birch	trees visible between houses and over roof. Check species not possible to establish exact location
10		3	HUTCT05g	Hutchings Walk	between 16 and 18	birch, copper beech, p.plum ??	Distant views of trees over garages, add to a streetscape with few trees; borderline entry, check species with binocs in summer 2015
10		1	HUTCT06	Hutchings Walk	17 rear garden close to 15	oak	huge spreading tree provides focus to rear of houses TPO RECOMMENDATION ; together with the eucalyptus it provides exceptional views from the entrance to Hutchings Walk and between the houses (see map for arrows)
10		1	HUTCT07	Hutchings Walk	11 front garden, border with 9	purple plum	purple plum which is reasonable shape, modest size but it is crowded by trees in garden of 9. Borderline entry, makes an impact in a street with few trees.
10		10	LUDLT01g	Ludlow Way	to rear of houses 1-17	oak,ash,maple??	mature forest trees in Marylebone cemetery form the backdrop to the houses on the W side of the street, particularly good views between 11 and 13. Some trees may just be in rear gardens or on boundary but impossible to ascertain from the street
10		1	LUDLT02	Ludlow Way	19 possibly in rear garden	oak	major oak, good shape, height standing apart from the cemetery trees, not possible to be sure if the tree is in the garden or in the cemetery
10		1	LUDLT03	Ludlow Way	20 front garden	silver birch	overcrowded by other small trees, this silver birch adds height and movement to a street with few garden trees. Borderline entry
10		1	LUDLT04	Ludlow Way	39 rear garden	ash	tall ash borders the twitten leading to Holyoake Walk. Forms a green passage way and fine view up the street
10		1	MAURT01	Maurice Walk	15,19,21 to rear	sycamore	A tall sycamore dominates some straggly trees to rise above the roofs here, provide a head on view from entrance to Maurice Walk, and between 14 and 12 Hill Rise
10		1	MAURT02	Maurice Walk	4 front garden	pear	asymmetric shape but mature pear frames house entrance in an attractive manner, borderline entry
10		5	MAURT03g	Maurice Walk	between 4 and 6 around garages	false acacia, plum oak, eucalyptus	dense clump of trees around and behind the garages, major contribution to the green character of the street and also view from entrance from Ossulton Way as part of the garden belt
10		1	MAURT04	Maurice Walk	31 front garden	silver birch	3 stemmed silver birch, v tall, attractive feature opposite the main trees in this street
10		2	NEALT01g	Neale Close	between blocks by Nos. 5 and 6	apple,	group of trees, random fruit too distant to identify, probably apple
10		2	NEALT02g	Neale Close	between blocks by Nos. 12 and 14	apple, ash	apple fills gap between blocks and an ash towers above providing a backcloth
10		1	NEALT03	Neale Close	to side of 1	ash	fills gap between blocks along side of rear gardens
10		3	NEALT04g	Neale Close	to rear side of 1	cherry	row of cherry trees probably self seeded gives a green ambiance to this side of the street
10		2	NEALT05g	Neale Close	front of 22-24	ash	forest height ash trees, attractive in wider than normal front grounds
10		1	NEALT06	Neale Close	front of 31-32	silver birch	well shaped tree hidden by overcrowded fruit trees
10		1	NEALT07	Neale Close	front of 44	Monterey pine	huge, well shaped tree but inappropriate for scale of cottage maisonettes. Border line entry for this reason
10		1	NEALT08	Neale Close	front of 48	sycamore?	twin stemmed tree shading communal grounds
10		1	NEALT09	Neale Close	front of 50	ash	gracefully shaped, twin stemmed tree shading communal grounds
10		1	OSSUT01	Ossulton Way	11 front garden	purple leaved plum	good shape, good view from N approach, marks the beginning of houses after the flats
10		1	OSSUT01a	Ossulton Way	11 rear/side garden	lime	tree of magnificent height and shape, over roof height, check with binocs if small leaved lime. Impact of this tree is in Maurice Walk not Ossulton Way.
10		1	OSSUT02	Ossulton Way	between 15 and 17 to rear	oak?	distant view, filling gap between houses, tree soars above roof tops
10		1	OSSUT03	Ossulton Way	between 19 and 21 to rear	ash	distant view, filling gap between houses, tree soars above roof tops, adds movement to streetscape
10		1	OSSUT04	Ossulton Way	21 front garden	purple flowering plum	small plum, borderline entry
10		1	OSSUT04a	Ossulton Way	25, rear garden	?eucalyptus	very prominent feature of Maurice Walk streetscape
10		1	OSSUT05	Ossulton Way	31 side garden along Hill Top	apple	pretty tree, good size for location but badly overcrowded by other trees and bushes. Borderline entry
10		1	OSSUT06	Ossulton Way	between 59 and 61 to rear	ash? Poplar?	distant view, filling gap between houses, tree soars above roof tops, adds movement
10		1	OSSUT07	Ossulton Way	73 front garden	apple	small, well shaped apple in keeping with house and garden size
10		2	OSSUT08g	Ossulton Way	between 87and 91,flats, to rear	?ash, birch/poplar	distant view, filling gap between houses, trees soars above roof tops, adds to streetscape in a road with few trees in gardens. Not possible to ascertain species with certainty
10		1	OSSUT09	Ossulton Way	to rear side flats 105-107	maple	hangs over drive to garages, softens view, borderline entry
10		1	OSSUT10	Ossulton Way	98 side garden to S	false acacia	good shaped tree, rather near the house
10		1	OSSUT11	Ossulton Way	98 rear garden	horse chestnut	shapely tree, prominent feature viewed from Neale Close
10		3	OSSUT12g	Ossulton Way	96a rear garden	fig, sycamore, whitebeam?	old fig tree to rear, sycamore near to fig and a youngish whitebeam in centre of garden. All attractive trees but overcrowded for location, especially as they mature.

10			1	OSSUT13	Ossulton Way	green between 86 and 64	cherry	NW corner. All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT14	Ossulton Way	green between 86 and 64	purple leaved plum	N side All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT15	Ossulton Way	green between 86 and 64	willow	on E side, centre, huge multi stemmed weeping willow, major feature of the group of trees All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT16	Ossulton Way	green between 86 and 64	hawthorn	SE corner, attractive old thorn; All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT17	Ossulton Way	green between 86 and 64	purple leaved plum	S centre; All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT18	Ossulton Way	green between 86 and 64	crab-apple	SW corner- All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT19	Ossulton Way	green between 86 and 64	purple leaved plum	towards centre W side All trees on the green are Barnet street trees. They are included because of the contribution this grouping of trees makes to the road. Area TPO in place
10			1	OSSUT20	Ossulton Way	56 front garden	silver birch	small well shaped birch in scale with house
10			1	OSSUT21	Ossulton Way	54 front garden	silver birch	large multi stemmed birch, prominent feature in this part of the road
10			1	OSSUT22	Ossulton Way	52 front garden	magnolia grandiflora	well shaped tree, very attractive - borderline entry
10			1	OSSUT23	Ossulton Way	46 front garden	hawthorn	unusual tree for this area, attractive against the brickwork borderline entry
10			1	OSSUT24	Ossulton Way	42 front garden	purple leaved plum	plum crowded out by crab-apple an shrubs. Potential for good shape, borderline entry.