

Tree Survey

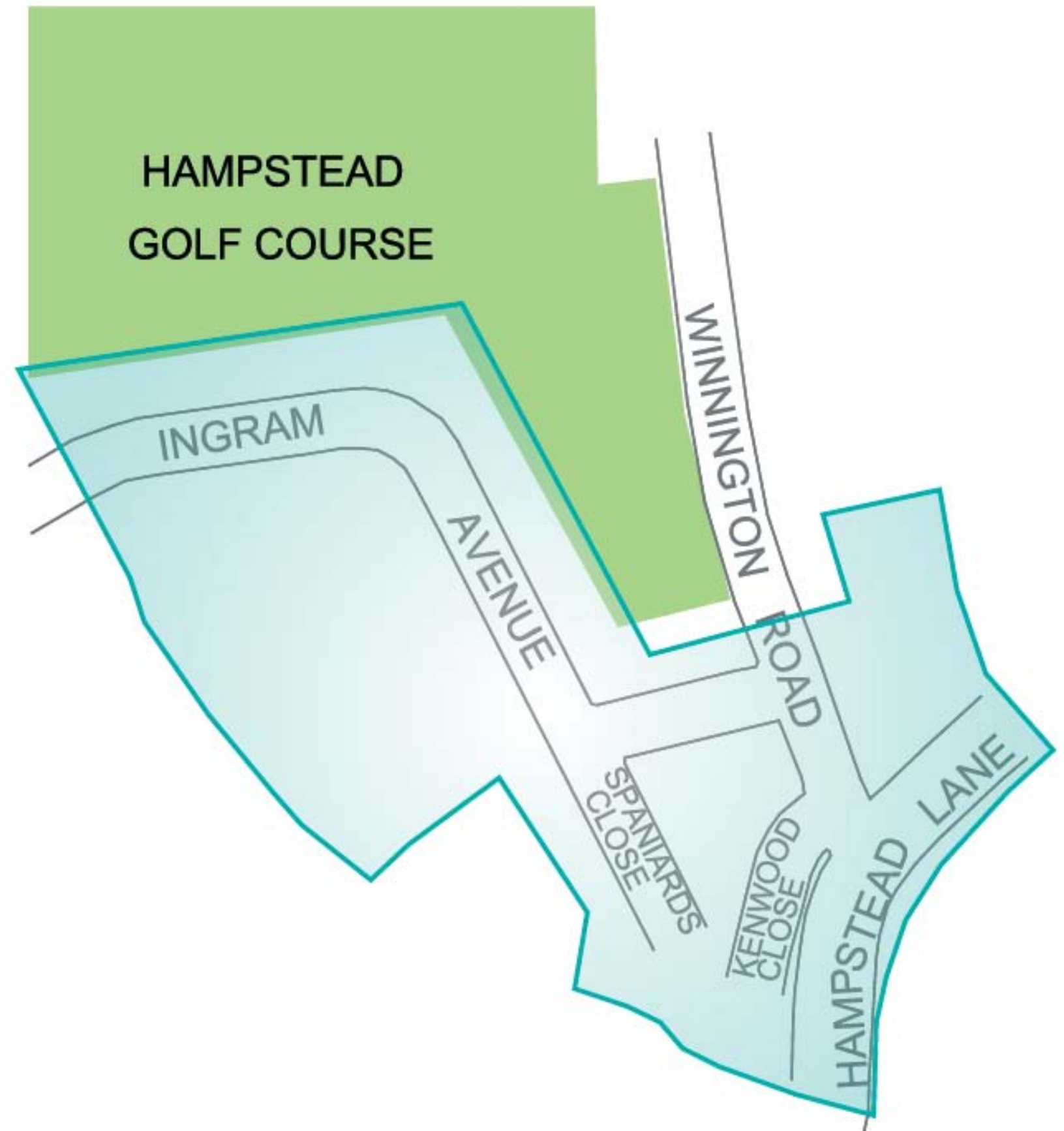
Hampstead Garden Suburb

INGRAM AVENUE – AREA 14

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 14 Overview

Date of Observations September 2015 – October 2015

Introduction

Area 14 lies in the southeast part of the Suburb. The land rises in a gentle slope from the Heath Extension towards Hampstead Lane in the southeast. Ingram Avenue follows the slope in a rough 'S' shape, cutting through the old woodland of Turners Wood. The greater part of Turners Wood remains, and is covered by an Area TPO but there is no public access. For this reason, and because it is impossible to estimate the number of trees that it contains, Turners Wood is not included in the TPO totals. Although Ingram Avenue was not developed until the 1930s, it was planned much earlier as an area of large houses for the wealthy, and many of the oaks from the pre-existing Turners Wood were retained. The retained oaks at the front of houses are now few in number, but in rear gardens mature oaks remain as a fine background to the Neo-Georgian houses.

The houses in this area are set amongst green, undeveloped spaces. To the west, and south of the first and middle sections of the Ingram Avenue, they back onto the remains of Turners Wood which is, by restrictive covenant, a nature reserve, maintained by the residents of the surrounding houses. Exceptionally well-shaped mature trees are visible over roofs and between houses, particularly between houses 2-4 Ingram Avenue; 30 Ingram Avenue sits on a double plot and, from the street, there are fine views into the wood through this garden.

To the north and east of the first and middle sections of the Avenue, the retained trees on the grounds of Hampstead Golf Club provide a similar backdrop to the houses. The great majority of these trees are already covered by TPOs, although it is usually impossible to confirm an exact location from the road.

The third section of the road, after the second bend in the dogleg, is marked by the large group of trees at the bottom of the garden of no 38, by the junction with Spaniards Close. Unlike the first two sections of the avenue there is no backdrop of ancient oaks here or in nearby Spaniards Close, although in the close the numerous trees planted in front gardens compensate for this.

The short section of Winnington Road included in Area 14 is characterised by large houses that suffer from an absence of notable, mature trees in their gardens. In contrast, the fine trees at either end of Kenwood Close, which nestles below Hampstead Way, greatly enhance the view along it as one enters from Winnington Road.

The overall impression is of an exceptionally wooded and leafy area where large houses sit comfortably in generous plots containing many mature forest trees. Trees frame both entrances to Ingram Avenue and to Spaniards Close and the carriage drives are sometimes marked with formal, symmetrical planting of ornamental trees. As in the nearby Wildwood Road, the abundance of fine trees means that the bar for identification as 'significant tree' is set very high in this area.

Species in Area 14

Oak (47) is the most numerous species, and dominates the character of the area, followed by birch, hornbeam and various conifers. Flowering cherry trees are found in front gardens.

TPO Trees in Area 14

74 TPO trees are shown on the 2012 Barnet Map of this section of the conservation area. Of these, 55 were observed and 19 are missing. Interestingly, only 6 of the 19 missing TPO trees are oaks;

younger trees (weeping willow, flowering cherry) probably planted at the time of development or later are the ones that have not survived. There are no TPO Queries in Area 14.

Unwin Trees

There are no Unwin trees in this area, which was not included on the 1913 Unwin map. Undoubtedly, all the TPO oaks are retained from the original landscape and are of a similar age to the Unwin trees mapped in other areas.

Groups of significant trees in Area 14

There are four groups of trees of especial note in this area. Firstly, the line of magnificent oaks on the north and north-west boundaries of Area 14; their impact on the ambiance of the Ingram Avenue has already been described. They are all protected by TPOs (T5 through to T33) and the line can be clearly traced on the map.

Secondly, the group of trees in the large side garden of 30 Ingram Avenue; here, two TPO oaks and a TPO false acacia combine with group of younger trees (conifer, beech and ash) which are located near the site of the missing T82 forming an attractive sequence of trees through which there are views of Turners Wood trees in the background. This green space and these trees are a major focus of the middle section of the avenue and make a strong contribution the character of the road.

Thirdly, at the junction of Ingram Avenue and Spaniards Close, a group of 6-7 trees, beech, ash, and sycamore, run along the boundary of the garden of 38 Ingram Avenue providing a tree-lined entrance to the close, signalling a more intimate and quiet setting in comparison with wider Ingram Avenue.

Fourthly, at the head of Spaniards Close, two mature and spreading cedars make a strong group marking the head of the close.

Individual trees of note in Area 14

Most of the individual trees of note are already protected by TPOs, but it is still worth noting those trees which make a particular impact. The oak T16 in front of 15 Ingram Avenue is exceptional in its height, shape and condition. It shades the road and pavement and is a major feature of this section of the road. Next door in front of no. 17, an equally fine oak (INGRT04) marks the corner and anchors the views in both directions. This tree does not have a TPO in its own right but is in the location of a group TPO which may also include some of the lesser trees on the boundary with no. 15. This tree is recommended for consideration for a TPO.

Another oak in front of 27 Ingram Avenue makes an impact in a section of the road where there are few trees in front gardens, and where a number of trees are missing.

Tree Preservation Order Recommendations

Only one tree (INGRT04) in Area 14 is recommended for consideration for a Tree Preservation Order; this is no surprise, given that most of the mature trees are already protected by TPOs (see Spreadsheet).

AREA 14 - Ingram Avenue



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
14			1	INGRT01		Ingram Avenue	front of 3 (by boundary with 5)	ash	Fine tree but heavily pruned, shades pavement.. Group TPO nearby
14			1	INGRT02		Ingram Avenue	front of 9	oak	Very tall, much lifted, tree overshadowing its younger neighbouring oak
14			1	INGRT03		Ingram Avenue	front of 9	oak	Splendid young tree in the front hedge, overshadowed by its taller (parent tree?) neighbour.
14			1	INGRT04		Ingram Avenue	front of 17	oak	Tall, well shaped oak provides focal point on the corner. An exceptional tree TPO RECOMMENDATION This tree is in a group TPO but few other trees visible in the front, some visible on boundary with no. 15. Another group TPO shown on the rear boundary.
14			1	INGRT05		Ingram Avenue	front of 22 in hedge on N side of carriage drive	oak	Good tree, pruned unevenly, this tree adds to the streetscape in an otherwise bare section of the road.
14			1	INGRT06		Ingram Avenue	front of 27	oak	Good oak - significant in this part of the road where there are few trees in front gardens
14			4	INGRT07g		Ingram Avenue	mid north edge of 30	beech, conifer, ash	Fine group of young trees in the location of the missing T82 . Group TPO nearby
14			1	INGRT08		Ingram Avenue	front of 30 (by boundary with 32)	sycamore	Very fine height and shape, makes a significant impact in the streetscape
14			2	INGRT09g		Ingram Avenue	front of 33	silver birch	2 symmetrically planted, multi stemmed silver birches provide year round interest
14			2	INGRT10g		Ingram Avenue	front of 35	flowering cherry	2 symmetrically planted, multi stemmed cherry trees soften this section of the street. A group TPO is marked close to this location.
14			5	INGRT11g		Ingram Avenue	garden of 38 on corner with Spaniards Close	beech, ash check species	5 very tall trees mark the corner of Ingram Avenue and the junction with Spaniards Close. Trees make a big impact on the ambiance of these roads . A group TPO is marked here.
14	1			TPO-FIN-29	T5	Ingram Avenue	rear of 3	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T6	Ingram Avenue	rear of 3	birch	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T7	Ingram Avenue	footpath front of 5	hornbeam	Fine tree. group
14	1			TPO-FIN-29	T8	Ingram Avenue	rear of 7	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T9	Ingram Avenue	front of 7	oak	Much reduced but needing even more work
14	1			TPO-FIN-29	T10	Ingram Avenue	footpath front of 7	oak	Very fine tree
14	1			TPO-FIN-29	T11	Ingram Avenue	rear of 9	oak	Not visible from road; only crown seen above roof. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T12	Ingram Avenue	rear of 9	hornbeam (multi stemmed)	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T13	Ingram Avenue	rear of 11	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T14	Ingram Avenue	rear of 13	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T15	Ingram Avenue	mid of 13	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T16	Ingram Avenue	front of 15	oak	Exceptional tree in height, shape and condition. A major feature of this section of the road.
14	1			TPO-FIN-29	T17	Ingram Avenue	rear of 17	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T18	Ingram Avenue	rear of 19	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T62	Ingram Avenue	rear of 2	hornbeam	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T63	Ingram Avenue	near rear of 2	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street

14	1			TPO-FIN-29	T64	Ingram Avenue	front of 2	hornbeam	Fine tree
14	1			TPO-FIN-29	T65	Ingram Avenue	front of 6	oak	Old, much reduced
14				TPO-FIN-29	T66	Ingram Avenue	front of 6	flowering cherry	MISSING
14	1			TPO-FIN-29	T67	Ingram Avenue	front of 8	deodar	Fine tree
14	1			TPO-FIN-29	T68	Ingram Avenue	between front of 8 and 10	oak	Fine tree, though slightly distressed
14				TPO-FIN-29	T69	Ingram Avenue	front of 10	oak	MISSING
14	1			TPO-FIN-29	T70	Ingram Avenue	front of 12	oak	Very fine tree
14	1			TPO-FIN-29	T71	Ingram Avenue	between rear of 12 and 14	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T72	Ingram Avenue	front of 16	oak	Crown much lifted
14				TPO-FIN-29	T73	Ingram Avenue	front of 16	flowering cherry	MISSING
14	1			TPO-FIN-29	T19	Ingram Avenue	near rear of 21	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T20	Ingram Avenue	rear of 21	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T21	Ingram Avenue	near rear of 21	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14				TPO-FIN-29	T22	Ingram Avenue	front of 23	flowering cherry	MISSING
14	1			TPO-FIN-29	T23	Ingram Avenue	rear of 23	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T24	Ingram Avenue	rear of 23	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T25	Ingram Avenue	mid rear of 25	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T26	Ingram Avenue	rear of 25	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T27	Ingram Avenue	rear of 25	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T28	Ingram Avenue	mid rear of 25	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T31	Ingram Avenue	mid rear of 29	birch	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T32	Ingram Avenue	rear of 29	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T33	Ingram Avenue	rear of 29	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T34	Ingram Avenue	rear of 29	birch	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14				TPO-FIN-29	T35	Ingram Avenue	front of 29	Lawson cypress	MISSING
14				TPO-FIN-29	T36	Ingram Avenue	front of 29	oak	MISSING
14				TPO-FIN-29	T37	Ingram Avenue	front of 31	oak	MISSING
14				TPO-FIN-29	T38	Ingram Avenue	front of 31	oak	MISSING

14	1			TPO-FIN-29	T74	Ingram Avenue	mid rear of 20	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T75	Ingram Avenue	rear of 20	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14				TPO-FIN-29	T76	Ingram Avenue	near front of 24	oak	MISSING
14	1			TPO-FIN-29	T77	Ingram Avenue	mid rear of 24	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T78	Ingram Avenue	mid rear of 24	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T79	Ingram Avenue	mid rear of 24	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T80	Ingram Avenue	rear of 30	oak	Not visible from road. This is one of many fine trees behind the houses bordering either the Golf Course (odd numbers) or Turners Wood (even numbers). There are sometimes views of crowns over roofs or garages and views between houses but it is not possible to identify individual TPO trees or to confirm the exact location from the street
14	1			TPO-FIN-29	T81	Ingram Avenue	mid rear of 30	oak	Very distressed condition
14				TPO-FIN-29	T82	Ingram Avenue	mid north edge of 30	false acacia	MISSING Fine group of trees here (see below), but False Acacia not seen
14	1			TPO-FIN-29	T83	Ingram Avenue	front of 30	false acacia	Fine tree
14	1			TPO-FIN-29	T84	Ingram Avenue	centre front of 30	sycamore	Fine tree
14	1			TPO-FIN-29	T39	Ingram Avenue	outside front of 37	oak	Fine tree. Group TPO marked at S. front boundary and E. side boundary.
14	1			TPO-FIN-29	T88	Ingram Avenue	west front of 38	sycamore	Fine tree
14				TPO-FIN-29	T87	Ingram Avenue	west front of 38	horse chestnut	MISSING A group of trees is now in this location including the Sycamore (T88 above) but no Horse Chestnut is visible.
14				TPO-FIN-29	T40	Ingram Avenue	outside front of 43	flowering cherry	MISSING
14				TPO-FIN-29	T41	Ingram Avenue	outside front of 43	birch (2-stem)	MISSING
14	1			TPO-FIN-29	T45	Kenwood Close	outside Kenwood House	willow	Exceptionally large and graceful tree, dominates the entrance to the close
14	1			TPO-FIN-29	T46	Kenwood Close	Bedegars Lee	sycamore	Good tree
14	1			TPO-FIN-29	T47	Kenwood Close	front Bedegars Lee	oak	Good shape and height, an outstanding tree
14	1			TPO-FIN-29	T48	Kenwood Close	rear Bedegars Lee	lime	Not visible from the road but there are many good trees in that area behind the house
14			4	SPANT01g		Spaniards Close	front of 1	silver birch, Japanese maple	3 multi-stemmed silver birches and a Japanese maple form an attractive grouping at the entrance to the close
14			2	SPANT02g		Spaniards Close	front of 9	birch, hornbeam?	2 trees shade the pavement, add interest to the streetscape
14			2	SPANT03g		Spaniards Close	front of 12, by boundary with 14	beech	Fine group of trees , very tall, they contribute to the deeply wooded nature of the head of this close.
14			2	SPANT04g		Spaniards Close	front of 14	cedar	2 mature Cedars, make a good group marking the head of the close
14	1			TPO-FIN-29	T86	Spaniards Close	front of 7	Lawson cypress	Fine tree
14				TPO-FIN-29	T85	Spaniards Close	front of 12	cedar	MISSING
14				TPO-F119	T80	Winnington Road	front of 85	box elder	MISSING
14	1			TPO-F119	T81	Winnington Road	front of 87	deodar	well shaped tree
14				TPO-F119	T82	Winnington Road	front of 89	weeping willow	MISSING
14				TPO-F119	T83	Winnington Road	mid 89	weeping willow	MISSING
14				TPO-F119	T84	Winnington Road	rear of 89	weeping willow	MISSING

14	1			TPO-FIN-29	T42	Winnington Road	outside 84	crab	Old & very sickly looking tree
14				TPO-FIN-29	T43	Winnington Road	front of "Flowerways"	flowering cherry	MISSING
14	1			TPO-FIN-29	T44	Winnington Road	outside Winnington House	sycamore	Looking distressed with leaves turning brown early.