

Tree Survey

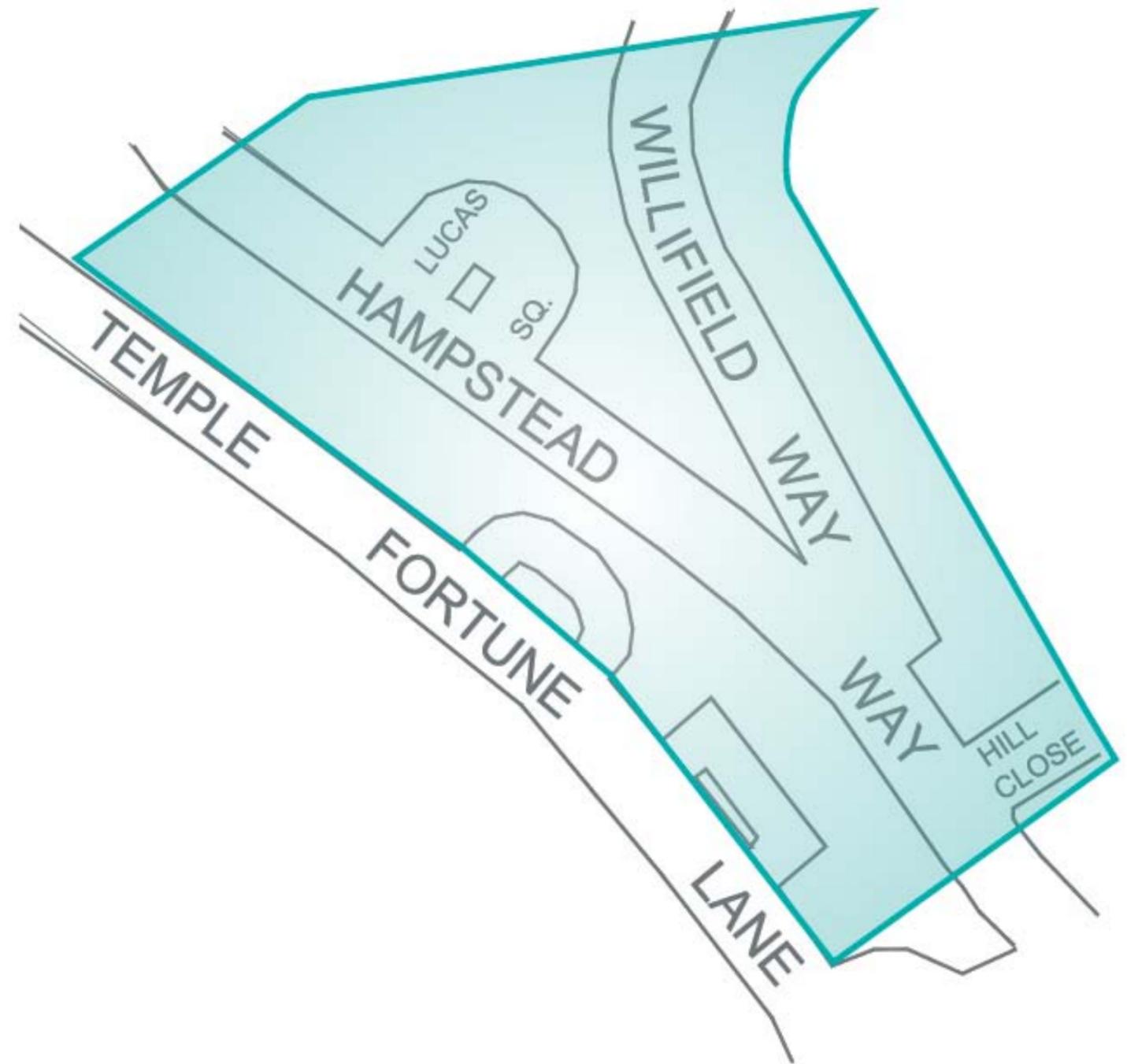
Hampstead Garden Suburb

TEMPLE FORTUNE LANE AND WILLIFIELD WAY – AREA 3

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 3 Overview

Date of Observations July 2014 – October 2014

Introduction

Area 3 lies in the oldest part of the Suburb. It was developed for middle class residents and the houses are larger and more varied than the cottages of Area 2. However, as in Area 2, the layout incorporates features of the pre-existing landscape and, in consequence, there are a good number of old trees, which are mostly found lining the old lanes and paths. There are country-like views up and down Henrietta Barnett Way which follows an old footpath.

There are also a significant number of more recently planted, but still mature trees in front gardens, particularly in Willifield Way and Hampstead Way, which enhance the architecture. They provide fine views along the roads as the garden trees complement the street trees to form a lush green ambience in spring and summer and to provide high colour in autumn.

At the junction of Hampstead Way and Willifield Green, there is an exceptional density of trees. The land rises towards Central Square and behind the houses the mature trees on the open land form a dense green background. Opposite this is a small green with ornamental trees. Three fine tulip trees front onto the junction and dominate its southern boundary. The view at this junction is one of the most photographed in the Suburb as representing the special character of the area.

However, as elsewhere in the Suburb, there is some overcrowding from self-seeded trees. This reduces the impact that mature trees can make in the 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 3

Oak (19) is the most numerous species followed by lime and birch. Outside these concentrations, the individual trees are from a range of species which are commonly found in Southeast England: ash, horse-chestnut, beech and yew. Purple plum and magnolia are also found in front gardens.

TPO Trees in Area 3

13 TPO trees are shown on Barnet's Map of this section of the conservation area. Of these 4 are missing:

- TPO-CA-194 T2 listed as hornbeam is missing
- TPO-CA-194 T3 listed as hornbeam is missing.
- TRE-F1-46 T10 listed as birch is missing
- TRE-F1-46 T9 listed as walnut was removed with approval in 2012 because the tree was dead.

Unwin Trees in Area 3

21 oaks were marked on Unwin's 1913 map, of which 8 survive. 4 of these are protected by TPOs. Individual Unwin trees of exceptional quality include the major oak by the footpath to the rear of 38 Temple Fortune Lane and the oak in front of 80 Temple Fortune Lane which is now on the pavement and on the Barnet street tree list. However, it is clearly part of the original line of boundary oaks shading the old route to Hampstead and is noted in the Survey for that reason.

8 Unwin trees are missing. A further 5 trees in 'Unwin' locations are clearly too young to be the original trees. For example, in Temple Fortune Lane, 2 limes have been planted on the Unwin sites at 94 and 88. Further along, on the small green by 38 Temple Fortune Lane, an oak and a lime appear to be replacement trees. See spreadsheet notes for details.

Groups of significant trees in Area 3

There are four groups of trees of especial note in this area. First, the stand of four Unwin oaks in Willifield Way in front of 27, and on the green in front of 35-39 (known as Lucas Crescent); these are huge oaks with well-shaped crowns. The trees are a focal point as the road curves towards Crickmer Circus; they complement the cottage architecture, forming a picturesque group. These trees have recently been made subject to Tree Preservation Orders.

Secondly, three tulip trees (*Liriodendron tulipifera*) at the junction of Willifield Way and Hampstead Way form the centrepiece of a classic Unwin layout whereby a prominent feature 'closes' a junction, adding interest to the street pattern. These trees are exceptionally tall, of good shape and are in good condition. The tulip trees have each been recommended for consideration for TPOs.

Thirdly, on the eastern side of Hampstead Way there is a succession of different species of trees in the gardens of 42 and 46-52: birch, magnolia, silver birch, Japanese maple and beech. Together with the fine street trees, mainly birch and maple, they provide a succession of beautiful foliage throughout the season, making this section of Hampstead Way one of the most attractive streetscapes in the Suburb. The silver birch at no. 48 is the impressive centre of this group and merits consideration for a Tree Preservation Order.

Fourthly, the trees at either end of Henrietta Barnett Way are of interest. The entrance from Hampstead Way is marked by 2 major oaks and a mature beech that follow a field boundary along which the old path ran. The exit onto Temple Fortune Lane via a small green is also marked by boundary oaks, one of which is an Unwin tree (TEFLT01), and merits consideration for a Tree Preservation Order. The other two are much younger and are possibly self-seeded replacements for original boundary oaks.

Individual trees of note in Area 3

The silver birch at 36 Willifield Way adds light and movement to the streetscape, and a mature yew tree at 24 Willifield Way has an attractive overhang over the pavement and is an unusual species in this area. The trees on the green at the junction of Willifield Way and Hampstead Way are in the care of LB of Barnet, but they have been described because of the importance of the green in this area. The details are in the spreadsheet: the trees include a young grey alder and an attractive, mature bird cherry.

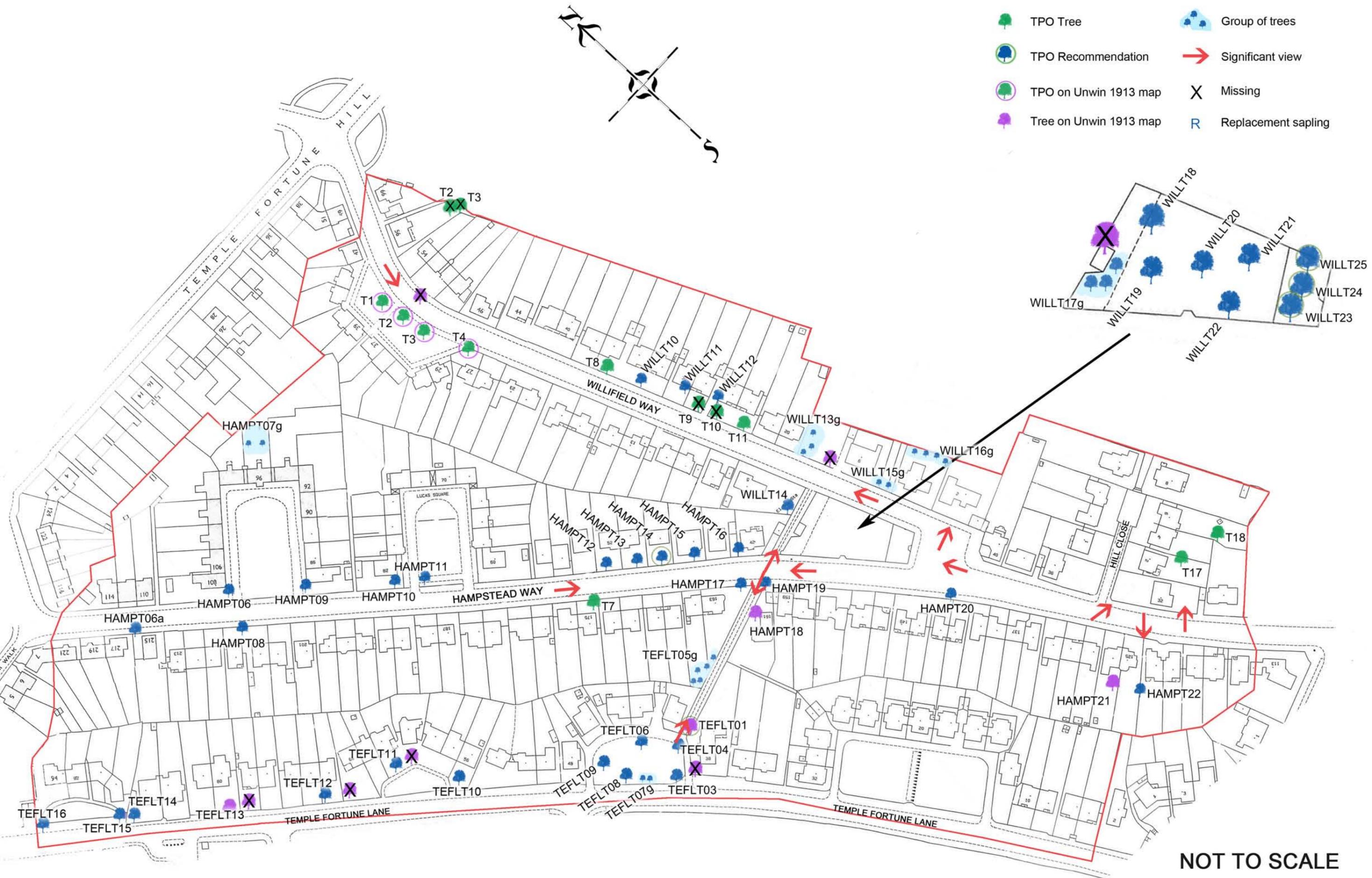
Tree Preservation Order Recommendations

5 trees in Area 3 are recommended for consideration for Tree Preservation Orders (see Spreadsheet).

Area 3 - Temple Fortune Lane & Willifield Way

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	Signifi cant Trees	TPO Ref no/SIG Ref no.	TPO Tree No.	Street	Location	Species	Notes
3			1	HAMPT06		Hampstead Way	No. 108 front garden, near corner of Litchfield Square	lime	tall, reasonable condition, some pollarding, marks entrance to square
3			1	HAMPT06a		Hampstead Way	No. 215 front garden, NW boundary	cypress?	tall conifer marks end of the cottage section of Hampstead Way check species Monterey pine?
3			2	HAMPT07g		Hampstead Way	behind No. 96	cedar	two cedars soar above the central house in the square, an attractive backcloth, also these link visually with the cypress tree on the opposite side of the road
3			1	HAMPT08		Hampstead Way	No. 207 in front side hedge	cypress?	a good shaped tree which links visually to the cedar trees to the rear of Litchfield Square check species
3			1	HAMPT09		Hampstead Way	No. 84 front garden, by hedge on corner of Litchfield Square	lime	tall, extensively pollarded tree, close to house; marks entrance to square
3			1	HAMPT10		Hampstead Way	No. 82 front garden	Hubei rowan	an exotic planting, copious attractive flushed pink berries in autumn
3			1	HAMPT11		Hampstead Way	N. entrance to Lucas Square	purple plum	good size and shape, overhangs pavement, adds colour to street but crowded by shrubs and seedlings, borderline
3			1	HAMPT12		Hampstead Way	No. 52 front garden, boundary with No. 54	beech	large well-shaped tree, good shape, impressive in streetscape
3			1	HAMPT13		Hampstead Way	No. 50 front garden	Japanese maple	large, multi-stemmed, 4 splitting to 5 and making a significant contribution to the ambience of the tree; autumn colour
3			1	HAMPT14		Hampstead Way	No. 48 front garden; S. side by the hedge	birch	very impressive, excellent shape; a major tree in this street, planted before WW2; TPO RECOMMENDATION
3			1	HAMPT15		Hampstead Way	No. 46 front garden	magnolia	attractive split and twisted trunk, well-shaped crown, adds spring flowering to streetscape
3			1	HAMPT16		Hampstead Way	No. 42 front garden, boundary with No. 44	birch	good condition and shape, softens/hides view of garage
3			1	HAMPT17		Hampstead Way	No. 163 in front garden, near to footpath	oak	well shaped oak, part of the wooded entrance to the path which is a feature of this section of the road
3		1		HAMPT18		Hampstead Way	No. 161 in the garden by footpath to Temple Fortune Lane	oak	good condition, a boundary oak, part of a clear hedge line
3			1	HAMPT19		Hampstead Way	No. 161 on front corner by footpath	beech	huge, mature beech, somewhat straggly shape but good condition, part of dense wooded entrance to footpath
3			1	HAMPT20		Hampstead Way	No. 145 front garden by boundary with No. 143	horse chestnut	recently heavily pruned, leaf blotch but local residents say a beautiful tree in spring and summer check again in summer
3		1		HAMPT21		Hampstead Way	No. 127 rear garden	oak	in garden of No. 127; visible from the road, tree is about 19 ft. from the house (checked with resident at No. 125) looks pollarded
3			1	HAMPT22		Hampstead Way	to rear of Nos. 123 and 125	oak	small pretty oak? good distant view between houses check species in summer
3	1			TRE-F1-46	T7	Hampstead Way	No. 175 front garden	birch	small, possibly a replacement for a former TPO tree; good condition, although smaller than the 2 birches on the opposite side
3	1			TRE-F1-46	T17	Hill Close	No. 2 rear garden	oak	huge, mature oak, good diagonal view from entrance to Hill Close and between Nos. 30 and 32 Hampstead Way
3	1			TRE-F1-46	T18	Hill Close	No. 6 rear garden near to boundary with No. 8	poplar	at the back corner of house No. 8, visible from the road with difficulty
3		1		TEFLT01		Temple Fortune Lane	By No. 38 rear garden, on footpath	oak	massive, handsome oak, well shaped crown; tree owned by Barnet, but not on street tree database; TPO RECOMMENDATION
3				TEFLT02		Temple Fortune Lane	No. 38 corner of front garden	oak	MISSING
3			1	TEFLT03		Temple Fortune Lane	on green opposite No. 38	oak	young tree on the site of an Unwin tree; forms part of a group of probably self-seeded oaks along the boundary between the green and Temple Fortune Lane
3			1	TEFLT04		Temple Fortune Lane	on green facing No. 40	lime	most probably a replacement tree for the tree shown on the Unwin map; part of a very attractive set of trees on this green
3			5	TEFLT05g		Temple Fortune Lane	footpath between Nos. 38 and 40	thorn, oak, apple	group of trees in the gardens Nos. 163 and 165 Hampstead Way, bordering the path, which add considerably to the country lane ambience of this old lane/pathway
3			1	TEFLT06		Temple Fortune Lane	on green opposite No. 42	apple	very old; at end of life span but very attractive focal point at apex of green
3			2	TEFLT07g		Temple Fortune Lane	on green along boundary with Temple Fortune Lane	oak	young, self-seeded trees forming part of a group which includes TEFLT08 and TEFLT03
3			1	TEFLT08		Temple Fortune Lane	on green along boundary with Temple Fortune Lane	oak	young, very well shaped tree which has room to extend, good height and crown; an exceptional tree
3			1	TEFLT09		Temple Fortune Lane	on green opposite No. 48	walnut	species planting as part of scheme for the green
3			1	TEFLT10		Temple Fortune Lane	No. 56 front garden	?white beam	split stemmed tree, very white bark, attractive shape but crowded by shrubs Check species in spring, v early leaf fall
3			1	TEFLT11		Temple Fortune Lane	No. 64 front garden	holly	young, well shaped tree
3			1	TEFLT12		Temple Fortune Lane	No. 70 N.W. corner of front garden	purple plum	in N.W. corner of front garden, brings colour to the street
3		1		TEFLT13		Temple Fortune Lane	No. 80	oak	not front garden, but on pavement; Barnet street tree but clearly in line with Unwin oaks
3			1	TEFLT14		Temple Fortune Lane	No. 86 N.W corner of front garden	weeping birch	a small but very attractive tree on the site of an Unwin tree

3			1	TEFLT15		Temple Fortune Lane	No. 88 south corner of little crescent	lime	lime probably planted as a replacement for an Unwin oak by Barnet; now on Barnet street tree list but noted here because of its contribution to the line of trees along the old lane
3			1	TEFLT16		Temple Fortune Lane	No. 94 N. corner of little crescent	lime	lime probably planted as a replacement for an Unwin oak by Barnet; now on Barnet street tree list but noted here because of its contribution to the line of trees along the old lane
3						Temple Fortune Lane	No. 62 front garden	oak	MISSING
3						Temple Fortune Lane	No. 68 front garden	oak	MISSING
3						Temple Fortune Lane	No. 78	oak	MISSING
3				TPO-CA-194	T2	Willifield Way	rear of No. 52 in allotment gardens	hornbeam	MISSING placed on Barnet map to rear of No. 56 but listed as being to rear of No. 52
3				TPO-CA-194	T3	Willifield Way	rear of No. 52 in allotment gardens	hornbeam	MISSING placed on Barnet map to rear of No. 56 but listed as being to rear of No. 52
3	1	1		TPO-CA-402	T1	Willifield Way	No. 39 on green at front (known as Lucas Crescent)	oak	one of an attractive group of 4 old Unwin oaks, excellent condition; they provide privacy to the adjacent houses and mark the corner; an important stand of trees
3	1	1		TPO-CA-402	T2	Willifield Way	No. 37 on green at front (known as Lucas Crescent)	oak	one of an attractive group of 4 old Unwin oaks, excellent condition; they provide privacy to the adjacent houses and mark the corner; an important stand of trees
3	1	1		TPO-CA-402	T3	Willifield Way	No. 35 on green at front (known as Lucas Crescent)	oak	one of an attractive group of 4 old Unwin oaks, excellent condition; they provide privacy to the adjacent houses and mark the corner; an important stand of trees
3	1	1		TPO-CA-402	T4	Willifield Way	No. 27 front garden N boundary	oak	one of an attractive group of 4 old Unwin oaks, excellent condition; they provide privacy to the adjacent houses and mark the corner; an important stand of trees
3				TRE-F1-46	T10	Willifield Way	No. 26 in front garden	birch	MISSING
3	1			TRE-F1-46	T11	Willifield Way	No. 24 front garden	yew	large, mature tree, good shape with an attractive overhang over the pavement
3	1			TRE-F1-46	T8	Willifield Way	No. 36 in front of house, centre near boundary	silver birch	mature tree, elegant shape, roof height; a very attractive tree adding movement and light to the street
3				TRE-F1-46	T9	Willifield Way	No. 28 in front of house	walnut	MISSING removal approved
3			1	WILLT10		Willifield Way	No. 32 front garden	silver birch	good size tree crowded by smaller self-seeded trees. Group TPO possibly nearby.
3			1	WILLT11		Willifield Way	No. 30 in front of the house	magnolia	attractive, very near the house
3			1	WILLT12		Willifield Way	No. 26 in front garden by corner of house	Japanese maple	small, well shaped tree complements the house
3			3	WILLT13g		Willifield Way	No. 20 on boundary and in garden of Bywaters	cherry, ash, oak	thicket of trees situated on land which rises; they form a green background which merges into the trees on the disused tennis courts above (see Area 1 map)
3			1	WILLT14		Willifield Way	No. 5 rear garden near footpath	eucalyptus	towers over the footpath, attractive in conjunction with the ash group WILLT17g
3			2	WILLT15g		Willifield Way	either side of path to Central Square	lime	2 tall limes mark the path entrance; somewhat overgrown; cross check with Area 1 where they are also noted
3			2	WILLT16g		Willifield Way	behind No. 4	ash, oak	trees are situated on land which rises and they form a green background which merges into the trees on the disused tennis courts above (see Area 1); mostly self seeded
3			3	WILLT17g		Willifield Way	by path next to small green	ash	group of 3 ash trees add movement and shade to the footpath view
3			1	WILLT18		Willifield Way	to rear of green near boundary to N.	silver birch	towers over the footpath on the site of a former Unwin oak; attractive in conjunction with the ash group. Area TPO in place
3			1	WILLT19		Willifield Way	to rear of green in the centre	bird cherry	large and extremely attractive when in flower; Barnet land; trees not on street tree list and included because of the importance of this green space. Area TPO in place
3			1	WILLT20		Willifield Way	small green	grey alder	young tree but attractive; Barnet tree, but not on street tree list; included because of importance of this small green. Area TPO in place
3			1	WILLT21		Willifield Way	small green	flowering cherry	small recent planting; Barnet tree, but not on street tree list; included because of importance of this small green. Area TPO in place
3			1	WILLT22		Willifield Way	small green	flowering cherry	small recent planting; Barnet tree, but not on street tree list; included because of importance of this small green. Area TPO in place
3			1	WILLT23		Willifield Way	on corner of Hampstead Way and Willifield Way, behind the bench	tulip tree	one of an attractive, tall, magnificent group which closes the view at the road junction; a significant element in Unwin's street layout; Barnet trees, but included because of importance to the ambience of this corner; TPO RECOMMENDATION . Area TPO in place
3			1	WILLT24		Willifield Way	on corner of Hampstead Way and Willifield Way, behind the bench	tulip tree	one of an attractive, tall, magnificent group which closes the view at the road junction; a significant element in Unwin's street layout; Barnet trees, but included because of importance to the ambience of this corner; TPO RECOMMENDATION . Area TPO in place
3			1	WILLT25		Willifield Way	on corner of Hampstead Way and Willifield Way, behind the bench	tulip tree	one of an attractive, tall, magnificent group which closes the view at the road junction; a significant element in Unwin's street layout; Barnet trees, but included because of importance to the ambience of this corner; TPO RECOMMENDATION . Area TPO in place
3						Willifield Way	No. 52 boundary front garden	oak	MISSING
3						Willifield Way	in same land as WILLT13g (20 Willifield Way)	oak	MISSING
3						Willifield Way	by path next to small green	oak	MISSING