

Tree Survey

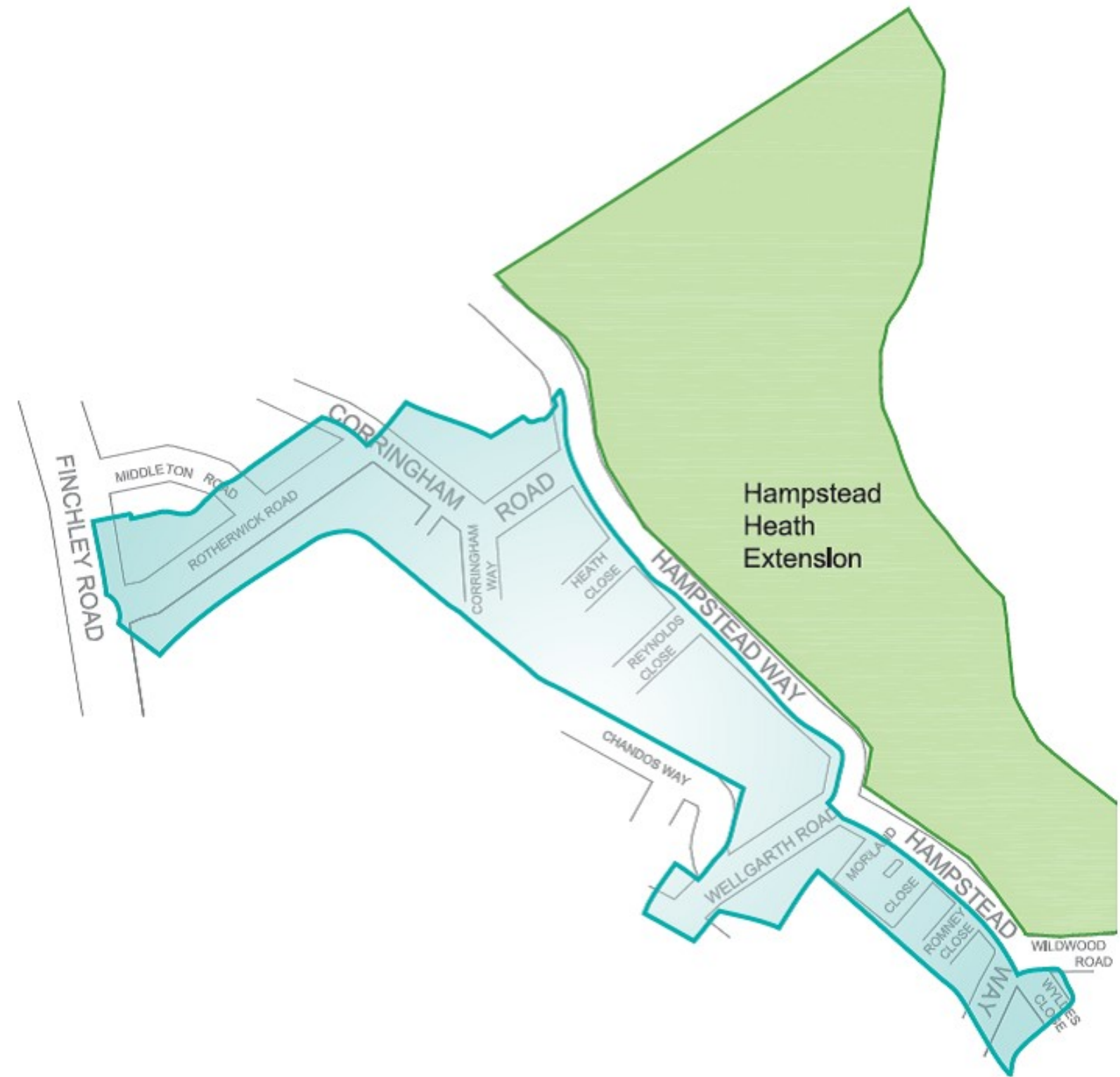
Hampstead Garden Suburb

ROTHERWICK ROAD AND HAMPSTEAD WAY – AREA 5

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 5 Overview

Date of Observations September – October 2014

Introduction

Area 5 is part of Unwin's early design for the Suburb and exemplifies two of Unwin's most cherished concerns; first, the retention of as many of the features of the original landscape as was possible and, secondly, his interest in the relationship between the city and the 'country' and designing the Suburb to create a sense of place. Most development here occurred before 1914.

In the north of the area, Rotherwick Road and Corringham Road lead to the Heath Extension; here Unwin retained a good number of trees which followed old field boundaries. They are mostly found in back gardens and the ambiance in Corringham Road and Rotherwick Road is of leafy suburban streets with fine old trees visible between houses and over rooflines.

The character of the Hampstead Way section of Area 5 is quite different. From the junction with Corringham Road, Hampstead Way skirts the Heath Extension, rising gently to the south. There is building only on one side of the road so that the trees and open spaces of the Extension dominate the landscape, providing a clear distinction between the housing development and the preserved, former landscape. Tall, mature trees in the gardens of the larger houses echo the trees on the Heath Extension giving a more country like feel to the road. Along Hampstead Way there are excellent views of the Heath which are framed by trees of exceptional height. The majority of trees of any significance are already subject to Tree Preservation Orders which is unusual in the Suburb.

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 5

Oak (19) is the most numerous species followed by birch and sycamore. Outside these concentrations, the individual trees are from a wide range of species that are commonly found in Southeast England: ash, horse chestnut, false acacia, wild service tree, thorn, beech and hornbeam.

TPO Trees in Area 5

70 TPO trees are shown on the Barnet map of this section of the conservation area; of these 22 are missing. The majority of the missing TPOs are in Hampstead Way and its Closes. In 6 cases, it is not possible to see the listed location from the street and to ascertain whether the tree is actually there or not. These trees have been retained in the total until such time as it is clear that the TPO is missing.

There are 2 TPO queries. In each case, the species listed does not accord with the tree observed at the location; the details are set out in the spreadsheet.

Unwin Trees in Area 5

16 trees were marked on Unwin's 1913 map, of which 12 survive; 2 of these are protected by TPOs. Individual Unwin trees of quality include the oak to the rear of 54 Rotherwick Road, the oak in front of 21 and 23 Rotherwick Road and the oak in front of 58 Corringham Road.

Some trees in 'Unwin' locations are clearly too young to be the original trees. For example, on the corner of Hampstead Way by numbers 25, 27 and 33 there is a cluster of trees including oak, sycamores and beech trees which fall into this category. See notes for details.

Groups of significant trees in Area 5

There are four groups of trees note in this area. First, the line of Unwin oaks in gardens on the south side of Rotherwick Road between 54 and 58 and the trees at 58 and 60 Corringham Road. Together these trees provide an attractive view from Corringham Road and also between and above house in the two streets. Secondly, the trees in the garden of 87 Corringham Road contribute to a wooded view eastwards along the Water Board strip of land.

Heath Close is lined by 6 birches which are at the end of their lives. However, they still form a graceful foil for the architecture in Heath Close and a leafy frame for the entrance to Waterlow Court. Finally, the group of pine trees on the corner of Hampstead Way at the junction with Wildwood Road mark the beginning of the Hampstead Way section of Area 5. Although pines often look out of place in the Suburb, here they work very well, they are attractive, tall trees in their own right, and in a group of 8 they provide a dramatic element in the landscape.

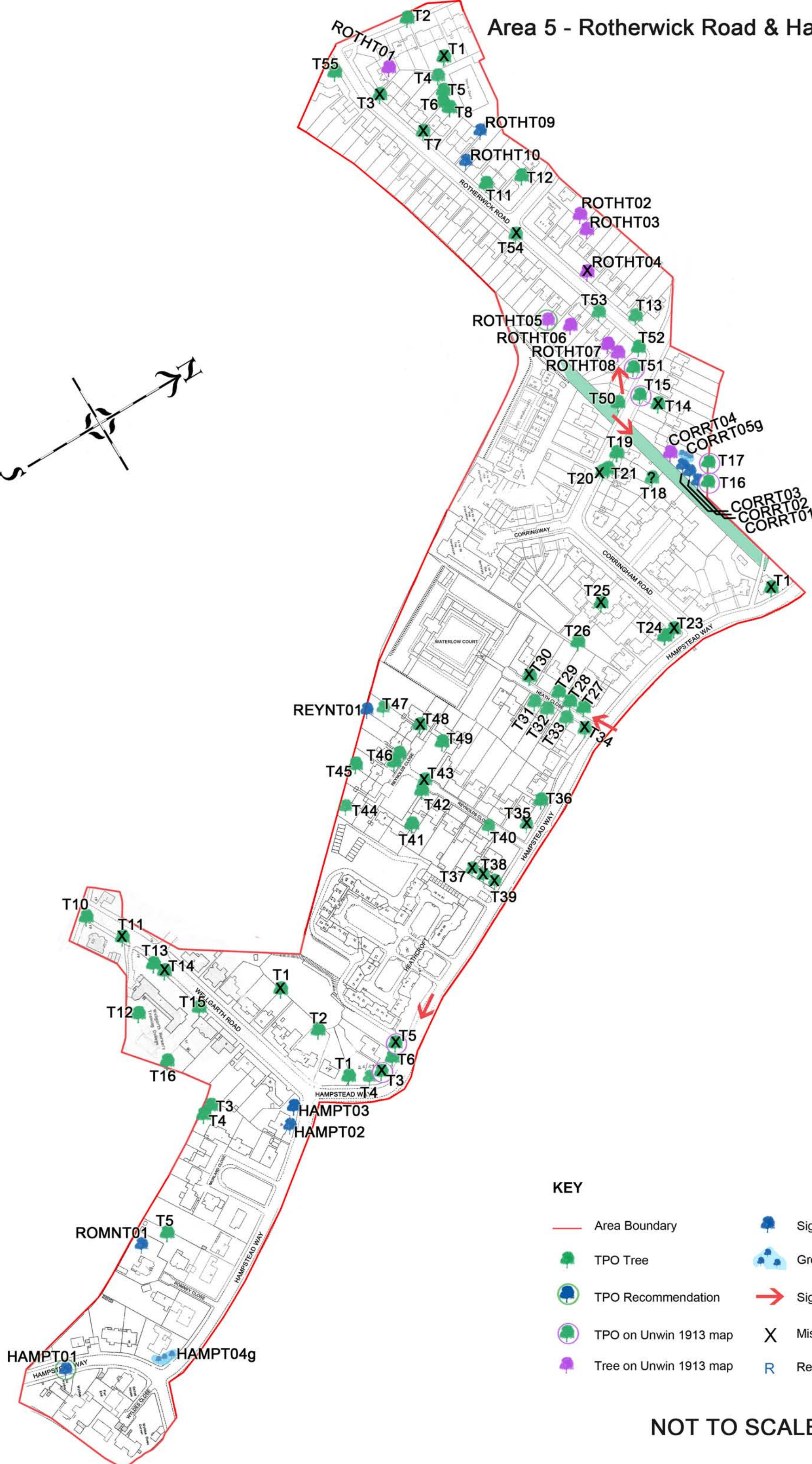
Individual trees of note in Area 5

The Unwin oaks have already been mentioned above. In Rotherwick Road, the weeping birch in front of No. 27 is a lovely spreading shape and provides a focal point along the street. The beech (TPO-HE-16 T1) at the SE corner of the garden of 27 Hampstead Way is also notable; it marks the major bend in the road along the Heath. See spreadsheet for details.

Tree Preservation Order Recommendations

Two trees in Area 5 are recommended for consideration for Tree Preservation Orders. See spreadsheet for details.

Area 5 - Rotherwick Road & Hampstead 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
5			1	CORRT01		Corringham Road	rear of No. 87, along boundary with water board land, at far end	horse chestnut	average-sized tree
5			1	CORRT02		Corringham Road	rear of No. 87, halfway down garden along boundary with water board land	horse chestnut	average-sized tree; this tree is also covered by a group TPO - no details available
5			1	CORRT03		Corringham Road	rear of No. 87, to the west of CORRT02	horse chestnut	average-sized tree
5		1		CORRT04		Corringham Road	rear of No. 87, nearest to house, along boundary with water board land	apple	nice, mature specimen
5			3	CORRT05g		Corringham Road	rear of No. 87, centre of back garden	wild service trees	remnants of ancient hedgerow; 3x modest specimens; these trees are also covered by a group TPO - no details available
5				TPO-LLCF128	T14	Corringham Road	front of No. 81	thorn	MISSING
5	1	1		TPO-LLCF128	T15	Corringham Road	front of Nos. 81 and 83	oak	Unwin tree; looks to be the tree nearest the front boundary; lovely tree, in spite of having been worked upon
5	1	1		TPO-LLCF128	T16	Corringham Road	rear of No. 87	oak	large, mature, spreading tree on rear boundary with crematorium
5	1	1		TPO-LLCF128	T17	Corringham Road	rear of No. 87	oak	large tree on rear boundary with crematorium
5	1			TPO-LLCF128	T18	Corringham Road	rear of No. 107	false acacia	cannot be seen from road
5	1			TPO-LLCF128	T19	Corringham Road	outside front of No. 91	thorn	poor condition, now looks very sad
5				TPO-LLCF128	T20	Corringham Road	outside front of No. 95	birch	MISSING
5	1			TPO-LLCF128	T21	Corringham Road	outside front of No. 95	false acacia	very prominent tree, leans over pavement providing shade
5	1			TPO-LLCF128	T50	Corringham Road	corner of No. 60	sycamore	listed as flowering cherry - TPO QUERY
5	1	1		TPO-LLCF128	T51	Corringham Road	front of No. 58	oak	a very fine Unwin tree, a focal point in a cluster of trees providing green views to the rear of Rotherwick Road houses
5	1			TPO-LLCF128	T52	Corringham Road	north corner of No. 58	sycamore	original TPO listing as rowan - TPO QUERY
5				TPO-LLF128	T25	Corringham Road	end of lane leading to No. 84	flowering cherry	MISSING
5				TPO-LLCF128	T1	Finchley Road	654 rear garden	hornbeam	MISSING not visible from road,
5	1			TPO-LLCF128	T2	Finchley Road	652 front garden	crab	small tree, poor condition
5			1	HAMPT01		Hampstead Way	in garden of Old Wyldes (opposite No. 1)	oak	magnificent old tree overhanging the road - TPO RECOMMENDATION
5			1	HAMPT02		Hampstead Way	front of No. 19	pine	dominates Hampstead Way before it bends, after its junction with Wellgarth Road
5			1	HAMPT03		Hampstead Way	front of No. 19	pine	dominates Hampstead Way before it bends, after its junction with Wellgarth Road.
5			8	HAMPT04g		Hampstead Way	side/front of No. 7	pine	row of 9 pines along Hampstead Way as it curves round the house. Group TPO in place.
5				TPO-C23	T1	Hampstead Way	front of No. 67a	birch	MISSING
5	1			TPO-HE-16	T1	Hampstead Way	S.E. corner of No. 27	beech	fine, mature tree, focal point on corner
5				TPO-HE-16	T3	Hampstead Way	front of Nos. 25 and 27	oak	MISSING TPO/Unwin tree
5	1			TPO-HE-16	T4	Hampstead Way	north corner of Nos. 25 and 27	sycamore	tree on site of an Unwin tree but too young to be an original Unwin tree
5				TPO-HE-16	T5	Hampstead Way	front of No. 33	flowering cherry	MISSING TPO/Unwin tree
5	1			TPO-HE-16	T6	Hampstead Way	east west front of 33	twin sycamore	a young tree and self seeded sapling, very tall, on site of an Unwin tree; they contribute to the cluster of trees marking the corner check species in summer
5				TPO-LLF128	T23	Hampstead Way	north front of No. 59	rowan	MISSING
5	1			TPO-LLF128	T24	Hampstead Way	mid front of No. 59	rowan	tree in this location, ivy clad
5				TPO-LLF128	T34	Hampstead Way	front north corner of No. 49	birch	MISSING
5				TPO-LLF128	T35	Hampstead Way	north front of No. 43	thorn	MISSING
5	1			TPO-LLF128	T36	Hampstead Way	south front of No. 43	oak	fine old hedgerow oak
5	1			TPO-LLF128	T26	Heath Close	rear of No. 3	maidenhair	not visible from road

5	1			TPO-LLF128	T27	Heath Close	front east corner of No. 1	birch	silver birch nearing the end of its life, part of an avenue of birches framing entrance to Waterlow Court
5	1			TPO-LLF128	T28	Heath Close	front centre of No. 1	birch	silver birch nearing the end of its life, part of an avenue of birches framing entrance to Waterlow Court
5	1			TPO-LLF128	T29	Heath Close	front of No. 3	birch	silver birch, much reduced, nearing the end of its life, part of an avenue of birches framing entrance to Waterlow Court
5				TPO-LLF128	T30	Heath Close	front of No. 7	birch	MISSING
5	1			TPO-LLF128	T31	Heath Close	front of No. 6	birch	silver birch nearing the end of its life, part of an avenue of birches framing entrance to Waterlow Court
5	1			TPO-LLF128	T32	Heath Close	front of No. 4	birch	silver birch nearing the end of its life, part of an avenue of birches framing entrance to Waterlow Court
5	1			TPO-LLF128	T33	Heath Close	front No. 2	birch	silver birch nearing the end of its life, part of an avenue of birches framing entrance to Waterlow Court
5	1			TPO-F1-27	T3	Morland Close	rear of No. 6	oak	fine tree on boundary with King Alfred's School; visible between, and above houses
5	1			TPO-F1-27	T4	Morland Close	rear of No. 6	oak	fine tree on boundary with King Alfred's School; visible between, and above houses
5	1			TPO-F1-27	T10	North End Road	west corner of 129	false acacia	extensively pruned on road side, poor shape but over roof height
5				TPO-F1-27	T11	North End Road	north corner of 129	horse chestnut	MISSING
5			1	REYNT01		Reynolds Close	rear of Nos. 14 and 15	poplar	
5				TPO-LLF128	T37	Reynolds Close	S.E. corner of No. 1	thorn	MISSING
5				TPO-LLF128	T38	Reynolds Close	S.E. edge of No. 1	purple leaved plum	MISSING
5				TPO-LLF128	T39	Reynolds Close	S.E. edge of No. 1	purple leaved plum	MISSING
5	1			TPO-LLF128	T40	Reynolds Close	front of No. 2	oak	fine tree though lower branches have been removed
5	1			TPO-LLF128	T41	Reynolds Close	rear of No. 6	birch	
5	1			TPO-LLF128	T42	Reynolds Close	front edge of No. 6	birch	silver birch
5				TPO-LLF128	T43	Reynolds Close	next to No. 6	thorn	MISSING
5	1			TPO-LLF128	T44	Reynolds Close	rear of No. 10	sycamore	not visible from road
5	1			TPO-LLF128	T45	Reynolds Close	rear of No. 11	thorn	not visible from road
5	1			TPO-LLF128	T46	Reynolds Close	front of No. 13	box elder	2 (not 1) box elders
5	1			TPO-LLF128	T47	Reynolds Close	rear of Nos. 14 and 15	oak	behind No. 15 (not No. 14)
5				TPO-LLF128	T48	Reynolds Close	front of No. 17	thorn	MISSING
5	1			TPO-LLF128	T49	Reynolds Close	outside front of Nos. 18 and 19	purple leaved plum	in the grass area outside No. 19 (not No. 18)
5			1	ROMNT01		Romney Close	rear of No. 2	ash	fine specimen behind/between the houses
5	1			TPO-F1-27	T5	Romney Close	rear of No. 1	birch	one of a group of fine trees behind the houses and stretching to (and along) the boundary with King Alfred's School
5		1		ROTH01		Rotherwick Road	rear of No. 1	ash	exact location difficult to ascertain, possibly visible behind 3 although map shows actually in garden of 1; fine ash in rear garden of 660 Finchley Road by boundary with 5 Rotherwick Rd
5		1		ROTH02		Rotherwick Road	rear of No. 39	oak?	doesn't look very old but location implies it could be a field boundary; visible between the houses
5		1		ROTH03		Rotherwick Road	rear of No. 41	oak?	looks as though it could be a field boundary; not visible from road
5				ROTH04		Rotherwick Road	front of No. 47	oak?	MISSING looks as though it could be a field boundary
5		1		ROTH05		Rotherwick Road	rear of No. 54	oak	fine tree visible between the houses TPO RECOMMENDATION
5		1		ROTH06		Rotherwick Road	rear of No. 58	oak	cut back over the years
5		1		ROTH07		Rotherwick Road	front of No. 64	oak	cut back over the years; above roof line in height
5		1		ROTH08		Rotherwick Road	front of No. 66, on boundary with No. 58	oak	cut back over the years
5			1	ROTH09		Rotherwick Road	rear of No. 21	oak	fine tree visible behind houses

5			1	ROTH10		Rotherwick Road	front of Nos. 21 and 23	oak	very fine tree
5	1			TPO-LLCF128	T11	Rotherwick Road	front of No. 27	birch	lovely weeping birch, excellent shape, a prominent feature in the road
5	1			TPO-LLCF128	T12	Rotherwick Road	rear of No. 29	yew	
5	1			TPO-LLCF128	T13	Rotherwick Road	front of No. 57	false acacia	drastically pollarded; a few branches now growing from the top of the stump
5				TPO-LLCF128	T3	Rotherwick Road	front of No. 5	flowering cherry	MISSING
5	1			TPO-LLCF128	T4	Rotherwick Road	rear No. 9	thorn	not visible from the road
5	1			TPO-LLCF128	T5	Rotherwick Road	rear of No. 11	hornbeam	
5	1			TPO-LLCF128	T53	Rotherwick Road	front of No. 60	flowering cherry	
5				TPO-LLCF128	T54	Rotherwick Road	front of No. 40	thorn	MISSING
5	1			TPO-LLCF128	T55	Rotherwick Road	front of No. 2	holly	rather smothered by the high privet hedge
5	1			TPO-LLCF128	T6	Rotherwick Road	rear of No. 13	maidenhair	very sick tree, barely more than a skeleton
5				TPO-LLCF128	T7	Rotherwick Road	front of No. 13	flowering cherry	MISSING
5	1			TPO-LLCF128	T8	Rotherwick Road	rear of No. 15	hornbeam	
5				TPO-F1-27	T1	Wellgarth Road	rear of No. 13	yew	MISSING
5	1			TPO-F1-27	T12	Wellgarth Road	south corner of No. 4	lime	not visible from road
5	1			TPO-F1-27	T13	Wellgarth Road	front west of No. 4	ash	check in summer
5				TPO-F1-27	T14	Wellgarth Road	front centre of No. 4	flowering cherry	MISSING
5	1			TPO-F1-27	T15	Wellgarth Road	front near to No. 4	rowan	there is a young rowan there now TPO QUERY
5	1			TPO-F1-27	T16	Wellgarth Road	rear of No. 6 ?	beech?	nothing visible behind 6, but there is a prominent tree (not sure if a beech) visible way above No. 8 looks like a eucalyptus?
5	1			TPO-F1-27	T2	Wellgarth Road	rear of No. 17	willow	Fine tree but looks like an ash not a willow - TPO QUERY