

CONSIDERATION OF THE AMENITY VALUE OF TREE T23 IN EAST AVENUE

The tree in question is a Corsican (or Monterey?) Pine and is one of a number of similar trees planted on the verges of Harefield Estate in the 1930s. They have now all grown to considerable height and some have been lost, and replaced with similar or other species at various times. They are maintained with care by the Residents' Association, which is keen to maintain the tree-lined and verdant nature of the estate. Most (but not all) the trees are protected by a tree preservation order.

A count of the trees on the estate verges was carried out on 29th January 2021. The results were:

Total number of trees on the estate verges: **97 (ninety-seven)**

Among those, total number of similar pines to tree T23: **35 (thirty-five)**

Total number of trees on East Avenue verges: **21 (twenty-one)**

Among those, total number of similar pines to tree T23: **11 (eleven)**

But that is just on the verges. Properties on the estate have mature and maturing trees within their gardens, front and back, and these, often being visible to those using the estate roads (which are not public highways), also contribute very substantially to the green and verdant nature of the surroundings and considerably augment the amenity value of the trees on the estate verges.

Those additional trees visible to the road user in East Avenue have also been counted. The total number of visible trees (not on verges) is: **53 (fifty-three)**. This makes the overall total number of trees visible to the users of East Avenue: **74 (seventy four)**

Tree T23 is not rare, and is just one among 35 similar species on the estate verges and among 11 similar species in East Avenue. And just one among 97 trees total on the estate verges. Therefore, whilst tree T23 undoubtedly has amenity value in itself, it cannot be reasonably argued that its removal and replacement with another quality tree will have any significant effect on the character and appearance of the estate (or East Avenue) at all.

The following photographs show the tree-lined and verdant nature of the estate. None of them show tree T23, demonstrating that its removal will not affect character, appearance or local amenity value at all.

On pages 4 & 5 a TPO table prepared by the Residents' Association is reproduced, showing the number of TPO trees on the verges at the time of preparation. Some trees have been lost and replaced since then, hence the discrepancy with the above tree count, which is the current situation. The table may also be found at:

<https://harefieldblog.files.wordpress.com/2020/02/tpo-tree-spreadsheet-final-02.20-1.pdf>



View along East Avenue. Tree T23 is within the frame of this picture, but not visible. This demonstrates that the amenity value of the green and tree-lined nature of the estate (or East Avenue) will not be affected at all by its loss, particularly as it will be replaced by another quality tree. Character and appearance will remain the same. Recently, two new pines have been planted in the verges of East Avenue.



Another view of East Avenue, looking towards the site of Tree T23. However, that tree is not visible, again demonstrating that the verdant nature of the East Avenue will not be affected by its removal. Some indication can be seen of trees and greenery in adjacent gardens, adding to the green amenities of the estate. Recently a new pine has been planted in the verge on the left.



A view from East Avenue towards West Avenue. The loss (and replacement) of tree T23 will not change this view at all, and thus the character and appearance of the estate cannot be said to be affected.



Views of different parts of the remainder of the estate, again showing the number and variety of trees on the verges. None of these views will be affected by the loss and replacement of tree T23. The visual character and appearance of the estate will be entirely undisturbed.

In addition, these views give an indication of the considerable number of additional trees that are visible from the estate roads, over and above the trees on the verges.



	HAREFIELD ESTATE (MIDDLETON) MANAGEMENT LIMITED				
	TREE PRESERVATION ORDER TREE AUDIT			VERSION 4. 02.2020	
	TREE NO.	mv1/92	FEB 2019 INSPECTION	LOCATION	CONDITION
					ACTION AGREED
	HAREFIELD ROAD				
	1	POPLAR	pine		new position - ok
	2	PINE	pine		bit thin
			Cotoneaster		not tpo
	3	PINE	pine		bit thin
	4	PINE	Box elder		replacement
	5	PINE	pine		
	6	PINE			missing
	7	PINE			missing
	8	SORBUS			missing
	9	PINE	pine		
	10	SORBUS	silver birch		clear ivy
	EAST AVENUE				
	TREE NO.				
	11	BIRCH	silver birch		
	12	BIRCH	silver birch	sign under	
	13	HAWTHORN	hawthorn		clear ivy
	14	BIRCH	silver birch		clear ivy
	15	BIRCH	silver birch	outside no. 2	whitebeam
	16	PINE	pine	outside terrys	
	17	BIRCH	silver birch		
	18	BIRCH	silver birch	outside sq ho	
	19	PINE	pine	outside 5	
	20	PINE	pine		5
	21	PINE	pine		6
	22	ACER	norway maple	outside 15	
			cypress	15 verge	to TPO
	23	PINE	pine		
	24	PINE	pine		ok
	25	SORBUS			missing
	note			5 AND 6	remove hawthorn
				15	plant verge

	HAREFIELD ROAD				
	TREE NO.				
	26	SORBUS	sorbus - whitebeam		
	27	PINE	pine		thin remove branches off house
	28	PINE	pine		missing stump
	29	PINE	pine	outside 12	dead wood
	30	PINE	pine	10 to 8	
	31	ACER	box elder	10	
	32	SORBUS	now hawthorn		
	33	SORBUS	sorbus - rowan		
	34	SYCAMORE			missing
	35	PINE	pine	outside 4	
	36	PRUNUS	prunus copper plum	outside 4	
	37	SYCAMORE	sycamore		
	38	PINE	pine		leave
	39	MAIDENHAIR	maidenhair		
	40	SORBUS	sorbus		
	41	HAWTHORN	hawthorn	outside gardens	
	42	PRUNUS	japanese maple	opposite garage	
	43	SORBUS			missing
			not tpo		
			not tpo		
	44	SORBUS	sorbus		
	not tpo		field maple	no 1	
	45	SYCAMORE	sycamore		fungal decay remove
	46	PINE			replace with pine
	47	SYCAMORE			missing
	48	PINE	pine		missing
	49	BIRCH	silver birch		
	50	SYCAMORE	sycamore	side 5	
	FIRST AVENUE				
	TREE NO.				
	51	BIRCH	silver birch		
	52	PRUNUS	prunus		tpo remove plant pine
	53	PINE	pine	by 5 gate	
	54	PINE			missing
	55	CRATEAGUE	cockspur	by 1	
	56	SORBUS	rowan	by 8	
	57	SORBUS	norway maple	by 8	
	58	PINE	pine		7
	59	PINE	pine		7
	60	SORBUS	rowan		

