



Valuing Green Infrastructure:

**Demonstrating the financial benefits to
development conferred by green infrastructure**



Queen Square, Bristol

**Property values for properties overlooking the square
are 16% higher than comparable properties**

Introduction

For much of its history Queen Square in Bristol was a typical Georgian Square. That was until 1936 when the city planners decided to build a dual carriageway diagonally across the square as part of a new inner relief road.

By then many of the properties surrounding the square had lost their single residential owner status and they were predominantly multiple occupancy and business use. The combination of bisection of the open space by a dual carriageway, high traffic volumes, loss of functional open space and an increase in commercial premises created a decline in the more traditional use of the square itself over many decades. In 1993 in an attempt to reverse this decline the dual carriageway was closed, with traffic diverted around the square. Then in 1998 a successful Heritage Lottery Fund bid allocated £3.67 million for a programme of phased enhancements and restoration.

Objectives

- To restore the square to its former glory as a place for public recreation
- To re-invigorate the square's character
- To encourage the Square to be seen as a major civic space
- To engage the local community in the use of the square.
- To improve the perception and attractiveness of the square to users
- To introduce a comprehensive 10 year management plan.
- To re-establish use of the tree lined walks by all sections of the community



View across the square

Actions

- Diverting the roadway and restoring the square as a unified landscape feature
- Replacing the tarmac around the edge of the square and in parking bays with granite sets
- Restoration of the footpaths across and around the square
- Setting up a programme of events to promote the square as a public space
- Encouragement of the square as a family friendly location

Achievements

- Safeguarding the square intact for future generations
- Retention of prominent large species structural trees within square
- Significant contribution to the principles of climate adaptation through urban greening
- Increased visitor numbers to square for recreational visits
- Adding an average of 16% to the value of properties overlooking the square

Lessons Learnt

- Residential property values for properties overlooking the square are 16% higher than comparable properties in adjacent street with no view of the square
- Accessible green infrastructure whether composed of structural trees, open space or a combination of both create a premium for residential and commercial properties alike



View across the square

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