

Report by: Head of Policy and Projects

To: West/Central Area Committee

18 September 2008

Wards: Castle, Newnham and Market

Environmental Improvements Programme

1. DECISION TO BE MADE: -

Lammas Land pavilion: *Decision: to authorise architect fees estimated at between £1,000 – £2,000.*

Auckland Road / Parsonage Street: *authorise consultation and uplift in budget estimate to £22,000.*

Approve EI programme, *Approve EI programme to mid December, prioritise EI schemes and allocate Lead Councillor.*

Proposed New Schemes:

Tree Planting on Parker's Piece and Queens Green: *To proceed with proposals for tree planting including publicity and consultation and to authorise a scheme budget estimate of £11,500.*

2. BUDGET

WEST/CENTRAL AREA COMMITTEE - ENVIRONMENTAL IMPROVEMENT PROJECTS 2008/2009		
	£	£
Budget for 2008/2009 financial year	£89,700	
Add roll-over from 2007/2008 budget	£146,246	
TOTAL BUDGET FOR 2008/2009 FINANCIAL YEAR		£235,946
Minus Actual 08/09 Budget Spend to end July 2008		-£2,082
Committed Projects	Estimated Reserved Cost	
	£	
Auckland Road/Parsonage St paving and lighting	£7,300	
Lammas Land cycle parking	£2,350	
Contribution towards Burleigh/Fitzroy Phase 3 refurbishment	£50,000	
Pinch point removal	£500	
Elizabeth Way underpass re-planting costs	£7,250	
Minus Committed project budgets		-£67,400
BALANCE OF 08/09 BUDGET as at end Aug 2008		£166,464
Projects agreed by Ctte to be investigated, but no budget committed. Costs shown are estimated and will depend on detailed design and site investigation	Estimated Cost	
	£	
Canterbury Street traffic calming	£100,000	
Wall adjacent to the Student Union, Park Street	£15,000	
Manor Place cycle racks	£2,500	
Lammas Land Pavilion rebuild	£20,000	
Histon Road recreation ground planting	£1,000	
Mud Lane lighting	£5,000	
Round Church grounds	£7,500	
Mobility Crossings allowance	£2,000	
Pinch Point Removal allowance	£7,500	

Estimated costs for projects under investigation	£160,500	
N.B. The estimated costs shown above are merely given as a rough guide until the projects can be designed and costed.		

3 APPROVED SCHEMES – PROGRESS

3.1 Elizabeth Way Underpass

Replanting to be carried out in the autumn.

3.2 Lammas Land Cycle Parking

Design for cycle parking is complete and expected to be implemented in November.

3.3 Histon Road Recreation Ground Replanting Mound

Planting design has been produced which is being discussed with the Arboricultural Team and Streetscene prior to consultation with the neighbouring landowner.

3.4 Manor Street / King Street Cycle Parking

Installation of wall mount cycle racks or a rail. We are in consultation with the landowner Jesus College and with King Street Housing and we are awaiting a response from Bidwells who are acting as agents for Jesus College.

3.5 Round Church Street

Recycling Area behind the Student Union and wall is unsightly and wall is in need of repair.

Officers have contacted the University to discuss but have had little response to date. Officers will continue to progress.

3.6 Canterbury Street traffic calming

A Scoping Workshop took place in April 2008 with invited representative local residents and businesses. An update has been sent to all residents giving progress on the scheme. The Workshop enabled the EIP team to put together an informed brief to discuss with County Highways.

Initial investigations tend to indicate little scope within the streets themselves for major changes to road layout and usage. This is primarily due to the total occupancy of car parking in most places. However the road junctions which are free of car parking could offer some scope for traffic calming measures probably in the form of raised junction tables. Scope for soft landscape seems to be extremely limited.

We continue to look at opportunities for restricting or preventing rat running but it would seem that there is little scope and any measures will inevitably involve significant inconvenience for residences by limiting access opportunities.

Once initial investigations are completed we will bring a report to committee.

3.7 Round Church grounds

Christian Heritage is carrying out research and will put forward proposals for the minor repairs to be carried out in the grounds of the Round Church. They will put forward suppliers, craftsmen and costs in due course.

3.8 Marlowe Road and Eltisley Avenue junction

County Highways have been contacted regarding a Traffic Road Order for the yellow lining of this junction. We await their instructions on publication of TRO.

4 APPROVED SCHEMES REQUIRING DECISIONS

4.1 Lammas Land pavilion

A public meeting and leaflet drop took place in early August to ascertain if and how many members of the public wish to participate in the consultation process.

The meeting highlighted issues regarding the possible replacement of the dilapidated pavilion. These included the siting of the pavilion, the need for the pavilion, the use of the pavilion, what sort of appearance/design should a new pavilion have etc.

Some initial design ideas have been formulated from the meeting and from initial comments. Officers would recommend at this stage that Committee sanction the commissioning of an architects practice to work up these initial ideas in more detail and give cost estimates.

These more detailed sketch designs could be reported on to the October West Central Area Committee and consultation could be carried out later in the year.

Should Committee approve the implementation of the scheme, further construction drawings would need to be commissioned at a later date.

Recommendation: *Committee to authorise commissioning architects to draw up and estimate sketch designs for a new pavilion at Lammas Land.*

Decision: *to authorise initial architect fees estimated at between £1,000 – £2,000.*

4.2 Auckland Road / Parsonage Street

Public consultation will be carried out during a two week period and is anticipated to commence on 15 September 2008. The budget estimate has been checked following full design details being produced and consultation with County regarding the lighting. An uplift in budget estimate is requested of £22,000 which includes £5,000 for 3 no. new lighting columns.

Recommendation: *Committee to authorise public consultation and a scheme budget estimate of £22,000.*

Decision: *to authorise consultation and budget.*

4.3 Environmental Improvement Projects priority

Works Programme - As part of an initiative to speed up the delivery of the EIP, officers have agreed with the contractor a programme of works covering the period up to mid December (see appendix). We are now considering the ongoing programme for the period January 2009 to the end of April 2009.

Recommendation 1: *Officers recommend that Committee accept the EI programme of implementation as shown in the Appendix 2 to the mid December 2008.*

4.4 Priority and Lead Councillor allocation - In view of continued staff shortages, (which are being addressed urgently), Area Committees are asked to review their list of approved schemes being investigated (see below) to prioritise which schemes Committee would like Officers to concentrate on first. This will permit staff resources to be deployed to best effect.

An indication of status and a recommendation for priority is given in brackets and order.

Officer would also ask that Ward Councillor Project Leaders be allocated to each project.

1. Lammas Land cycle parking (ready to implement).
2. Path between Auckland Road and Parsonage Street (being consulted on and ready to implement).
3. Marlow Road/Elstisley Avenue (implementation to be carried out on publication of TRO).
4. Lammas Land Pavilion (detailed sketch design and consultation to be implemented).
5. Canterbury Street traffic calming (more detailed ideas to be worked up and discussed with County Highways).
6. Cycle racks at Manor Street / King Street (awaiting landowner comments)
7. Bins behind Student Union, Round Church Street (awaiting operator comments)
8. Histon Road Recreation Ground planting (to be checked)

Schemes ready to implement by others

- Elizabeth Way underpass planting (Streetscene to complete scheme)
- Round Church grounds (Christian Heritage to put forward proposals and implement scheme)

n.b. Tree planting on Parker's Piece and Queens Green – see below (if adopted would be responsibility of Arboricultural Team)

Recommendation 2: *Officers recommend that Committee review their list of approved schemes and prioritise and allocate a Lead Councillor to each.*

Decision: *Approve EI programme to mid December, prioritise EI schemes and allocate Lead Councillor.*

5 POTENTIAL NEW SCHEMES REQUIRING DECISIONS

5.1 Tree Planting on Parker's Piece and Queen's Green

A proposal has been put forward to carry out new tree planting on the north-eastern boundary of Parker's Piece and also within Queen's Green. A detail proposal is attached in Appendix 1.

The Arboricultural Team would carry out public consultation and implement the scheme. The project would therefore not occupy EIP officer time.

Recommendation: *Committee to authorise a scheme budget estimate of £11,500.*

Decision: *to authorise budget.*

6. BACKGROUND PAPERS

None.

7. IMPLICATIONS

- a) **Staffing Implications:** Staff resources will result in only a limited amount of progress on Environmental Improvement projects in the near future.
- b) **Equal Opportunities Implications:** These are taken into account on individual schemes.
- c) **Environmental Implications:** All of the projects seek to bring about an improvement in the local environment.
- d) **Community Safety:** This has been included as one of the assessment criteria agreed by Committee and is considered on each project.

8. INSPECTION OF PAPERS

To inspect or query the background paperwork or report, please contact,
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Email: Dinah.foley-norman@cambridge.gov.uk

The Sustainable Benefits of Trees

- Trees cast shade and lower temperatures by cooling the air and reflecting heat.
As trees lose moisture from their leaves the surrounding air is cooled, in addition heat is reflected upwards from the leaves. This, in association with the shade they cast can result in a temperature reduction of as much as 10°C. An increase of 10% in urban tree cover will reduce the surface temperature by 3-4°C that could offset the effects of climate change for several years- possibly until 2080. Temperatures above 21°C are likely to increase the risk of death.
- Trees slow down wind speed substantially and so help to shelter urban open spaces and reduce air turbulence around buildings. This makes towns and cities more comfortable for people.
- Trees can help reduce energy costs.
This has the added benefit that the cost of heating and air-conditioning buildings is reduced. This can save up to 10% of energy consumption and cut down on air pollution from the associated burning of fossil fuels.
- Trees intercept rainfall; they provide shelter on the open spaces from inclement weather.
- The canopy of the urban forest plays a valuable role in reducing the impact of rainstorms. The rain is intercepted by the leaves and then evaporates or drips gradually onto the ground. This lessens the likelihood of flash flooding and helps to conserve ground water. Using trees in towns as part of a storm water management strategy is a self sustaining and cost effective remedy, which could be used to complement more expensive hard engineering options.
- Trees remove respirable particles from the air, thereby improving air quality for those suffering from respiratory or bronchial conditions. The Government estimates that more than 24,000 people die prematurely each year as a result of air pollution. The leaves trap fine particles on their surface and absorb harmful gases such as carbon monoxide, nitrogen dioxide and sulphur dioxide. Ozone at street level is a gas that can irritate the lungs, eyes, nose and throat. The cooling and shading effect of urban trees helps to reduce the rate of ozone production.
- Trees offer protection from skin cancer. The dappled shade of trees provides a useful barrier to harmful ultra-violet radiation found in the rays of the sun. The thinning of the ozone layer, coupled with more extreme weather conditions, is also being linked to the increase of skin cancer.
- Trees act as “carbon sinks”, at least on a temporary basis.

- Trees on the open spaces encourage their use as a route for commuting. In an increasingly sedentary, vehicle bound society, the lack of exercise is a serious threat to public health. A well-treed urban landscape is more sheltered, more stimulating and more likely to encourage local journeys on foot or bike, thus making active outdoor exercise more enjoyable and appealing. Since the air is less polluted when filtered by trees physical exercise is made even healthier.
- Trees contribute to psychological and physical well being. Studies have shown that people feel better in green, leafy surroundings. The stress of life in urban Britain is a significant fact in the health of the nation, many people find a green environment more relaxing and peaceful. Research shows that people living in a green landscape, or with a view of trees from place of work or home experience less anger, sadness and insecurity than those who do not look out onto trees.
- Trees reduce anti-social behaviour. Studies have proven that intensively urban townscapes where the density of housing is high result in high levels of anti-social, aggressive and criminal behaviour. A green oasis lifts the mental state and encourages more positive and fulfilling recreation.
- Trees make places attractive, encouraging people to use them for recreation and sport.
- Trees help to bond a community. People associate the streets where they were born and grew up, personal memories of events in their lives, places they pass daily, with trees. For these reasons the loss of a tree is felt deeply and people often protest vehemently. By involving the community in planting for the future a sense of place is being confirmed and new bonds are being established both with the landscape and within the community. This can only be beneficial at a time when society has a tendency to fragment.

FUNDING BID: PARKER'S PIECE

- 1. to fell the 2 lime and 6 plane trees to the north-west side of Parker's Piece**
- 2. to replace them with 12 Oriental plane trees.**

Parker's Piece is a large open space near the City Centre. Covering 25 acres it is bounded on the north-west by Park Terrace, the north-east by Parkside, Gonville Place on the south-east and Regent Terrace to the south-west.

It is not the oldest common, but probably the most famous as it was here that football was being played in 1838 by college students and later Jack Hobbs was to play cricket.

The great townscape quality of Parker's Piece comes, not so much from the intrinsic merit of the buildings surrounding it, but from its extent and openness in character, in contrast to the built up areas of the town which surround it. Moreover, it is the trees, rather than the buildings, which define the edge of the open space. Those on the south-west and south east have a long life expectation, but the limes on the north-east have a limited life (in 1975 it was thought to be 10 years). Serious thought should be given to a scheme for the replacement of these trees. Without them the character of Parker's Piece would change for the worse.

History of trees on the space.

Charles Humfrey, the local landowner and architect, first planted trees in 1839. He proposed planting a single row of elms, about 40 feet asunder. "The comfort of a shady walk, as well as the beauty of it, I need not enlarge upon; but perhaps it may be unnecessary to plant any trees on the northern side, and it is also apprehended that it may be more agreeable to those living on that side to have the present prospect remain uninterrupted."

In August 1896 the Council resolved to improve Parker's Piece. Accordingly the Commons Committee obtained tenders for planting trees and shrubs and erecting fencing and guards. This appears to refer to the planting of lime trees on the fourth side of the Piece at a cost of £36 7s 6d for the trees and 9s 11d each for the tree guards.

Recent tree management.

The elms succumbed to Dutch elm disease in 1977. It was decided to replace them with trees that would mature to a similar height and proportion. Two different species, London plane and lime, were chosen because of the concern to avoid dependency upon one plant. Dutch elm was having a devastating effect upon the trees in the city and, consequently, the landscape. Elms were found on Midsummer Common, the Backs, Grange Road, Parker's Piece and through out the Colleges. All but two trees in Queens, Grove, one tree in Newnham College overlooking Grange Road, one at Selwyn College also facing Grange Road and a tree in Hills Road triangle site survived. It was obvious that it would be imprudent to rely upon one specie to dominate the landscape again, so it was decided to plant lime and plane trees. Limes were chosen because they already

featured on the square, and planes were selected because they would mature to the size and scale required and grew well in an urban location.

London plane trees were planted against Regent Terrace and Park Terrace and limes to Gonville Place.

As it was expected that the limes to Parkside only had 10 years life expectation it was decided to plant a row of limes on their inside; these were to establish so that when the mature trees were felled their replacements would be growing well. In the event, the new trees struggled, the ground is heavily compacted so that water and oxygen levels are very limited, and that, in association with the poor light levels, resulted in etiolated specimens that were eventually removed in 1989. It is obvious, therefore, that it is not possible to plant this side of the Piece in anticipation of the demise of these lime trees. Therefore, it is necessary to ensure that the surrounding boundaries have strong linear features that will help to lessen, not only the impact of the loss of these trees, but attenuate the period of time it takes to establish the replacement trees. The boundaries to the south-east and south-west have young trees that are beginning to make this strong feature. The north-west boundary at present does not present a significant problem, but it is likely to fail in the near future so that it would not provide the strong landscape feature when it is required to do so. The problem with this boundary lies in the London plane stock.

The young planes and limes planted to Regent Terrace and Gonville Place have established well and are making a strong impact. However, the trees to Park Terrace have not fared so well. From the 1960's the plant nurseries began to produce London plane trees that had a poor form, the extent of the problem has not become apparent until the last decade when trees of 30-40 years have begun to break apart in unstable weather conditions. The reason is the poor union between the branch and the trunk. Once the tree carries any end weight on the branches the limbs are prone to breaking away from the trunk in adverse weather conditions. The branches sheer off tearing the supporting timber away and creating substantial wounds. As the whole limb has broken away the remaining crown is rendered vulnerable. The loss of a significant element in the canopy makes an opening which is exploited by wind and air currents, often resulting in further limbs being shed. As a result when a London plane is damaged in this way the tree is either felled or pollarded. This problem has now been identified nationally and tree nurseries are now propagating their stock from established trees in London, such as Berkeley Square; your Principal Arboricultural Officer has helped to promote this activity.

Two of the planes on Park Terrace failed in their early days; fearing the others would suffer a similar fate, they were replaced by lime trees. More trees to the east of Hobbs Pavilion succumbed in the late 1980's and were removed and not replaced, another to the west of the Pavilion was pollarded. In 2000 there were 9 plane trees, now only six survive. Of these four display signs of this weakness and could be expected to fail. This would leave two lime trees and possibly two planes on this side of the Piece.

It would be possible to pollard the plane trees, but this is considered unacceptable for the following reasons:

1. It is important to establish a solid, strong, dominant boundary of tall trees. As these trees are likely to fail in the next five years they will never become tall trees. They will have to be regularly pollarded back to the point at which they were initially pruned so they will never attain the height and scale of the trees on Maids Causeway.
2. The bark inclusions from which they suffer will be unable to support heavy top weight. The wood fibres of a pollard branch and the parent stem are held together weakly, with little or no pattern of overlapping growth as would normally occur in the junction of a primary branch and its parent stem.
3. In the winter months the pollarded trees will have a less attractive outline as the natural habit of the tree has been cut. The branches will have been shortened and the new growth that is generated comprises of multiple shoots from the pruning point. This plethora of re-growth has to be managed so that it does not become too heavy and sheer off the limb and the pruning points themselves are vulnerable to decay. As a result the trees have an unnatural form and have to be managed by obvious intervention. They will contrast to the fine specimens on the other sides of the Piece which, though also managed, retain their natural outline.
4. It is important in townscape terms to plant trees that will mature to large specimens. The London plane trees will never attain the necessary dimensions. The size of the open space requires it should have strong boundaries otherwise the visual scale will be destroyed. In addition, the trees must match the height of the surrounding buildings, if the architecture begins to dominate, the green space within will be diminished and lose its significance.

The plane trees on the Regent Terrace side have fared better for two reasons. Firstly, they are planted on the south-west side of the Piece relatively close to the adjacent buildings. The two and three storey properties shield the trees from the prevailing winds and the driving rain. Secondly, at least one, if not more of the trees, is considered to be an Oriental plane rather than a London plane. This tree does not share the inherent genetic faults of the London plane. However, it may be that once the trees grow over the roofline of the Terrace they will begin to fall apart in blustery conditions.

Since it is important to create a strong feature to each boundary it is proposed to fell the trees that remain on the north-west and plant a new row of trees. Whilst it might be possible to retain four trees, two limes and two planes it is important that the planting should be of a similar age, size and plant material to create the strong visual feature. If the existing trees are retained there will be difficulties in realising this for the following reasons. Firstly, the planes that are pollarded will not mature into tall trees. Secondly, the form of the trees will differ as they mature. Limes have a tall erect habit with the canopy spread being less than the height of the tree. Oriental planes are tall trees, but their outline is domed and spreading. Limes have dark green heart shaped leaves which have a paler green underside. Planes have large deeply lobed leaves of dull green with paler, silvery

undersides. Limes have winged fruit, planes dangling balls. The bark of lime trees is dull brown and furrowed, planes have large light-mid brown plates which peel off exposing pale green/silver-green bark beneath. Such differences will not matter when they appear as a single line bounding the space, but as a mixture of planting they do not create cohesion. This will be even more obvious as the line of planting will be deliberately broken to accommodate the University Arms Hotel and the Hobbs Pavilion.

The new planting should extend from the corner with Parkside and be spaced at regular intervals up to the corner with Regent Terrace. There should be two breaks, one in front of the original elevation to the University Arms Hotel, and one to Hobbs Pavilion. The Hotel and Pavilion are located on the Piece, the original architecture of the Hotel is notable and should be respected. The original Hotel façade incorporates copper turrets to the roof and two bow-fronted features with long windows overlooking the Piece, which now accommodate the dining room so that the building is dependent upon the view onto the space. Although the Pavilion is no longer used by cricketers and has been converted to a restaurant, it would also be imprudent to plant directly in front of the access out of the Pavilion onto the open space. For these reasons the new planting should respect these buildings and their requirements.

The Council's Design and Conservation Officers have been consulted on the proposal and support the recommendations as an improvement to the townscape and an enhancement to the central conservation area.

COSTS

Cost of felling the trees:	£1500
Cost of purchasing new trees	£1080
Cost of planting new trees	£ 700
Cost of aftercare (1 year)	£ 575
TOTAL	£3855



Park Terrace:
looking towards Regent Street, the University arms Hotel and Hobbs Pavilion





Parkside: Lime trees



Parkside: Lime trees



Regent Terrace: London and Oriental planes



Gonville Place: Lime trees



Row of 5 London planes and 2 limes to be removed for replacement planting



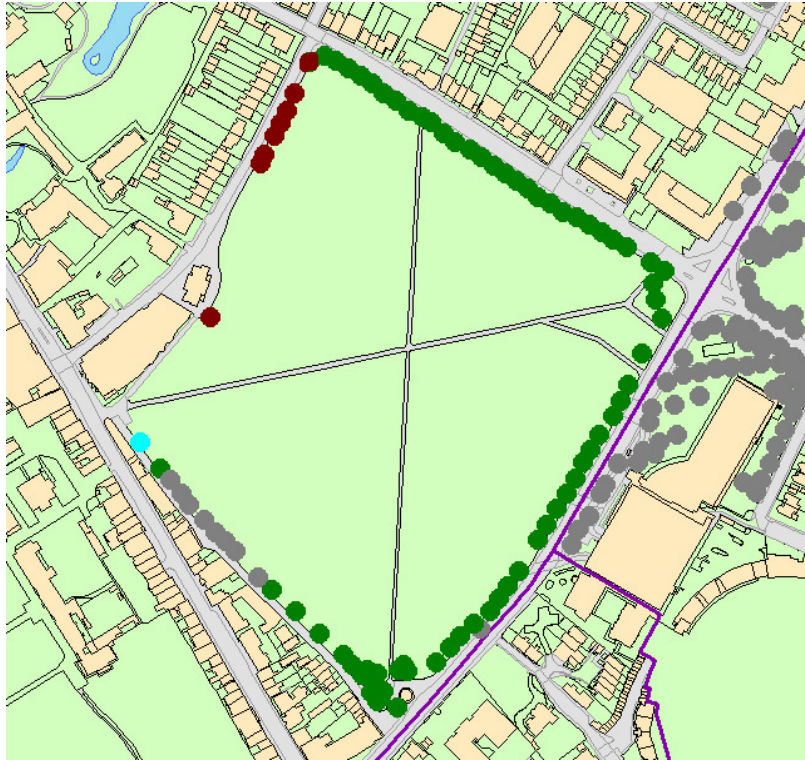
London plane trees showing examples of poor form and structural weakness



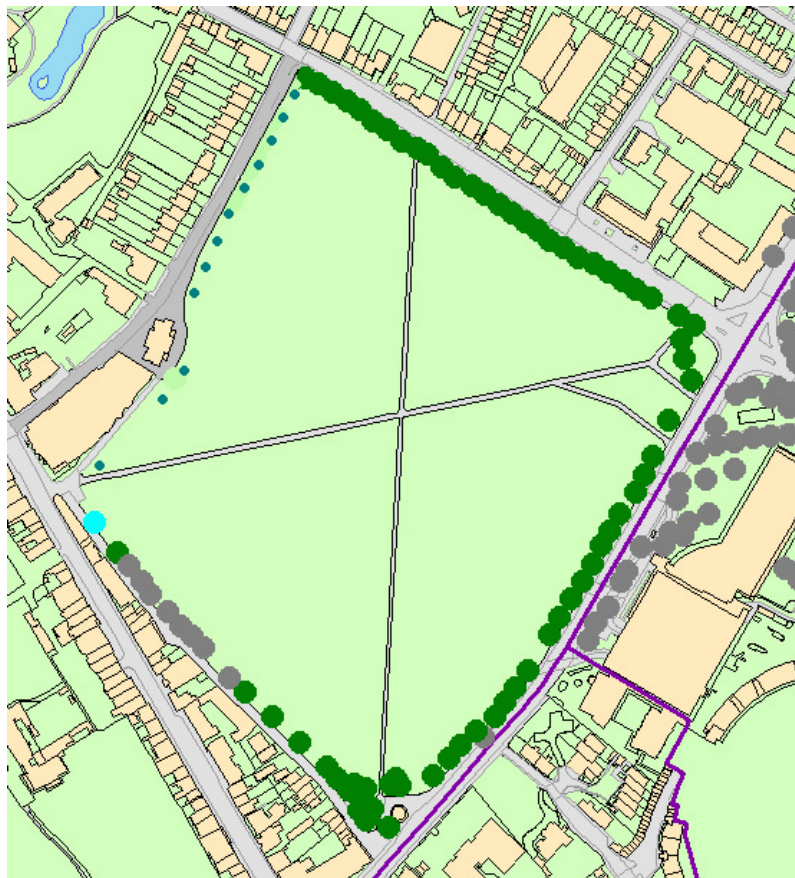
Oriental plane: at Highsett, Cambridge



Oriental plane: foliage



PARKER'S PIECE: Trees (5 London plane and 2 lime) to be removed



PARKER'S PIECE: Trees to be planted

FUNDING BID: Queen's Green

- 1. to plant 9 aesculus indica; 6 tilia mongolica; 7 elm; 1 tilia platyphyllos**
- 2. to fell the 2 London plane trees growing on the east, one Norway maple growing on the north side and one red oak against the eastern footpath near the Silver Street exit**

History

Queen's Green was originally common grazing land that has been converted over the years to open space, animals no longer graze here; it was levelled in 1890. To the north are the Backs owned by some of the colleges that possess land on both banks of the river. The colleges acquired the land in the early sixteenth century and a century later the Backs were formally laid out. Each college garden is listed for its importance as a landscape feature in its own right, as well as for its role in providing the setting for the colleges. Queen's Green is also included in the listing. It is recognised as being of outstanding national importance.

Character

This is an open space in a semi-rural setting. Queen's Road, now a major thoroughfare, forms the west side, cars and coaches park along its length. Silver Street to the south is quieter following restricted access arrangements, but parking and traffic still dominate. To the east the common is separated from Queens' College by an old branch of the river (converted to a tunnel in 1756 and truncated when the new Silver Street bridge was built in 1959) and to the north from King's College by a drainage channel. Trees in the grounds of both form a backcloth to the open space and help to filter and partially obscure the views through to the college courts.

Footpaths crossing the space are used by citizens and students as a means of crossing from West Cambridge to the city centre, and by visitors to access the historic core. Students enjoy the breadth of the space to play volley ball, football, rounders and other sport. It is also a popular picnic space for visitors and students and the start and finish of the annual Chariots of Fire Charity Race which is Cambridge's largest annual charity relay race held in September.

Existing tree population

Lime trees edge the western and southern boundaries of Queen's Green. These are probably approaching one hundred years old but are for the most part healthy and could be expected to live at least 50 years or more.

The trees to the north and east are a poor collection. In 1977 London plane trees were planted on the west bank of the water course. These are of the same age and source as those on Parker's Piece and similar problems are being experienced. More sheltered, they have fared better, but the southern most four have been damaged. Two have been removed, another severely pollarded, and must remain so, and the other one has undergone remedial surgery to correct the damaged canopy, these two trees are never going to make long term specimen trees.

The north boundary is also poorly planted. It was set out in the 1970's, three cherries and a Chinese elm were planted at the beginning of the decade. In 1977 a line of seven horse chestnuts were planted on the drain and a few years later three red-flowering horse chestnut and a Norway maple were added. The Chinese elm is the one of the best trees on the space, an unusual cultivar it is the only plant of its kind in the city. The cherries have died, the last removed this year, the Norway maple is a poor specimen being suppressed by surrounding trees, it will always struggle, the red flowering chestnuts are in reasonable condition, two of the horse chestnuts have been removed because they had helical cracks in their trunk and were suffering from bleeding canker, another has a similar problems.

The bank of the ditch harbours hawthorn, yew and elder. This is allowed to grow as a habitat for birds, but is managed so that it does not provide cover for anti-social behaviour.

To the south a line of Red oak were planted 15 years ago. Red oak are striking plants, the leaf is decoratively cut and in the autumn flames red. However, the tree originates in America's east coast where the soils are acid and free draining. As a result these trees have slowly died over the years, two were felled this year so that now only one survives.

The most striking tree of the space is the magnificent horse chestnut which dominates the southern space. As it has room to develop the crown has a wonderful even habit and the branches spread wide. The tree presents a feature of the open space and affords an invaluable amenity. It is a focal point for all those using the space, the shade it offers provides a welcome relief to visitors, residents and students and children are drawn to play beneath it.

Proposal

North and East

To remove the damaged and poor planting – London plane (2), Norway maple (1),
To renew the landscape by

- adding trees to the existing planting on the northern part to replace the trees that have been removed. The new trees will be planted outside the influence of the chestnut trees on the bank, *Aesculus indica* has been suggested as it a robust tree and does not succumb to the disfiguring leaf miner moth attack. The candles are displayed in July which will provide interest when all the other surrounding chestnuts in Kings College backs and on the Green have finished flowering.
- planting elm against the west bank of drain. These will be disease resistant cultivars brought from America. Elms still survive on Queens's Grove, but it is unlikely that they will survive beyond 20 years as they are suffering from *ganoderma* which is a brown rot fungi. As elms once dominated the landscape and skyline of the Backs it is entirely appropriate to plant them

here so that once again they will define the space and dominate the landscape.

- plant a final lime to complete the row to the west behind the ice cream vendor.

South

To remove the final Red oak and replace with a row of Mongolian lime, a smaller tree with a small, serrated, glossy, green decorative leaf. It does not suffer from suckering or aphid attack so is a more acceptable in public areas. As the tree is smaller it will not overpower the open space and will allow filtered views into Queens' College's buildings.

It is not possible to plant a replacement for the chestnut without spoiling the openness and accessibility of the space. This will have to wait until the tree is in decline or dies.

Centre

Queens Green is a slightly uncomfortable, somewhat disjointed space. Two triangles of land bottle-neck in the centre, rather like an hour glass. At present this does not read easily on the eye, or when using or crossing the space.

If a stand of seven trees were planted in the bottleneck, such that they separated the two spaces without blocking the views from one to the other the Green would have more harmony. The trees would be spaced well apart in an informal arrangement. Their canopies would be allowed to develop as individuals and to fill into the space, but the crowns would be lifted so that it would be possible to see under and through them. The effect would be to provide definition and a sense of place without eroding the character of the space or its recreational use. The amenity value of the space should be enhanced and improved.

The spirit of this planting is to be found along the Backs where more formal avenues of trees link the hostels and gardens to the west of Queen's Road with the older college courtyards across the river. Indeed, a Landscape study, commissioned by the Colleges on the Backs in 2007, proposed a formal avenue of trees across Queen's Green to link to the existing mature beech avenue in Queens' Grove. This feature was not taken up by Queens' College or the City Council, but the concept has inspired the officers to assess the open space and undertake to improve it.

This planting would therefore improve the setting of the Grade 1 landscape of the Backs yet retain the individual character of the city's open space.

Cost of purchasing new trees	£2050
Cost of planting new trees	£1200
Cost of aftercare (1 year)	£1000
Cost of tree surgery	£1500
TOTAL	£5750



Queen's Green looking north



Queen's Green looking south



Queen's Green: north edge to King's Drain and the old river channel



Queen's Green: path to Queens' College



Norway maple tree in north-west corner: remove and replace with a lime



Queen's Green: View to old river channel, London plane trees to remove and replace centre photograph



Queen's Green: Trees to be felled



Queen's Green: Proposed planting positions



Tilia mongolica: at St John's College



Tilia mongolica: foliage

2008/9 WEBSTERS' PROGRAMME

2007/8	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T									
April		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30								
May				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					
June							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
July		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
August					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				
								ABBEY RD / V.F. CT CROSSINGS							DITTON LA SHOPS							PERSE WAY CHICANE & CAMPKIN RD ISLAND							CAMPKIN RD ISLAND										
September	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30									
	NIGHTINGALE AVE X-INGS							NIGHTINGALE AVE X-INGS & CHURCH END TRIAL PITS							KINGSTON ST CYCLE PARKING							COLVILLE RD X-INGS							MILL END RD X-INGS										
October		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
		MILL END RD X-INGS & MILTON RD / RAMSDEN SQ					MILL END RD X-INGS & ORCHARD ESTATE							CHESTERTON RD DUAL-USE & ABBEY POOL CATTLE GRID							GWYDIR ST CYCLE RACKS & Midsummer, Auckland/Parsonage Rd PATH							ELIZABETH WAY KERBS ETC. & Midsummer, Auckland/Parsonage Rd PATH											
November					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					
							CHALFONT CL. & Midsummer, Auckland/Parsonage Rd PATH							CHALFONT CL & LAMMAS LAND CYCLE PARKING							CHALFONT CL & NUNS WAY RECYCLING AREA							HARVEY RD X-INGS & NUNS WAY RECYCLING AREA											
December	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31								
	PENNY FERRY							PENNY FERRY																															
January				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					
February							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28					
March							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		

WEEKEND / BANK HOLIDAY – DARK GREY HATCHING