

Comments for Planning Application 13/00832/FUL

Application Summary

Application Number: 13/00832/FUL

Address: Former Ruskin College Site Walton Street Oxford Oxfordshire

Proposal: Redevelopment of existing student accommodation and teaching site comprising the demolition of all buildings, with exception of the 1913 Ruskin College facade to Walton Street and Worcester Place, and erection of 90 student study rooms, 3 Fellows/Staff residential rooms, teaching facilities, library archive social space, landscaping and associated works.

Case Officer: Angela Fettiplace

Customer Details

Name: Dr Kenneth Painter

Address: 122 Caldecott Road Abingdon

Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on adjoining properties

Comment: The proposed building has an adverse effect on the residential amenity of Worcester College residents, due to overlooking and overshadowing (the gable end of the proposed structure will severely overshadow Worcester's Ruskin Lane Building, Sainsbury Building, 10 Worcester Place and Staircase 24

The proposal is to build right up against the wall of Worcester's grounds: the current building is not only at much lower level, but is set back, towards Worcester Place, so an open area behind the wall will be lost

The development will have a massive visual impact upon the historic orchard; its gable end will have a destructive visual impact on the three-sided quad formed by the Sainsbury Building, our Ruskin Lane Building and the extremely sensitively restored Staircase 24

Worcester's own buildings both the Sainsbury and the more recent accommodation are low level, nestling unobtrusively in the landscape: the height of the proposed building will permanently alter this character

Bulk, massing and the glaring materials proposed for the roof are all objectionable

The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity

From Worcester's first floor of the northern side of the Terrace, and from the Lodgings, there is a superb view of the historic Oxford Observatory which was designed by Wyatt and Keane, the same Georgian architects who designed Worcester's magnificent main quad: this view will be obliterated. The College gardens, lake walk and orchard are open to the public daily, and from a number of key viewpoints, such as the lake bridge and the view towards the award-winning

Sainsbury Building, the new build will loom intrusively into the view, diminishing the public as well as the private amenity of the grounds

All Worcesters building work has responded sympathetically to the Jericho Conservation Area, but the proposed development does not

Worcester's front quad and Lodgings are among the finest Grade 1 Listed Buildings in Oxford; all the newer buildings around this focal point are suitably restrained in not detracting from their setting, but the proposed building has a notably adverse effect on that setting.