

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: Revd Dr Elizabeth Carmichael

Address: 13 St Bernards Rd Oxford

Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- Effect on privacy
- Height of proposal

Comment: The proposals aim to substitute the fairly modest Ruskin building with a much larger and entirely unsympathetic new development.

In particular the height would mean the new building crowds, overlooks and overshadows several buildings and the orchard in Worcester College. By intruding on these and curtting off view, it would severely impact on the amenities enjoyed not only by inhabitants of Worcester but also the many visitors to the College gardens, lake and orchard.

The materials proposed for the roof are intrusive and unsuitable.

Whereas other recent developments in that area have been sensitive to their surroundings, this is not. In the words of the Council guidelines, this is "over-bearing, out-of-scale" and "out of character in terms of its appearance compared with existing developments in the vicinity."

Please ensure that these plans are very comprehensively altered, including lowering the proposed height, reducing the footprint, and using materials that are sympathetic to this conservation area.

Thank you.