

## WATKINS Alice

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**From:** WATKINS Alice  
**Sent:** 14 May 2013 09:03  
**To:** WATKINS Alice  
**Subject:** FW:

To: [planning@oxford.gov.uk](mailto:planning@oxford.gov.uk)

Subject:

Date: Fri, 10 May 2013 10:38:57 +0100

This is a public comment on the planning application by Exeter College for the development of the Ruskin college site.

Ref: 13/00832/FUL + 13/00837/CAC

Please pass this to the correct department + inform them that we tried to send it via the planning comment route but we were timed out. Nowhere on the site does it explain the session will be timed out. Thank you.

Exeter college/Ruskin proposed development .  
Comments + Objections

1. I feel the complete north facade of existing Ruskin building should be retained.... roof + walls.
2. The added extra height proposed should be refused. The building is already very high in relation to surrounding domestic houses.
3. The metal roof cladding proposed + the enormous amount of it should be refused + replaced with a traditional roofing material + certainly should not be allowed down to first floor level.
- 4 Horizontal windows on the ground floor north facade completely out of keeping. Please refuse.
5. It would be an asset to say goodbye to the 1960's development. When this is levelled this area should be the focus for all site work + all deliveries could go in there + off Worcester Place which is a narrow one way street of domestic housing.
6. Retain the 2 visitors parking places ie. do not allow extension of entrance on to Walton Street.
7. All bicycles stands should be contained on Exeters site --not to use public highway + thus loose car parking spaces.
8. Consideration during development MUST be demanded from developers to give people who LIVE in Worcester Place/Walton Lane/Walton Street minimum of noise levels/volume of workers/ large deliveries. This can be achieved if all is concentrated on the actual site area.
9. The site seems to be over developed but perhaps this is intentional so that what is permitted will still be considerable.
10. Finally the Architects seem to have shown scant consideration for the eventual impact of a large number of students living right in the middle of Worcester Place + the effect on the many residents. The alternative would have been to place the student accommodation the south side of the site away from Worcester Place + Walton lane.

I would appreciate serious consideration of the above comments. Thank you. Marya Lewis. 13, Walton Street Oxford OX1 2HG

Additional comment from Mr Stuart Lewis AAdipl. (retired architect)  
13 Walton Street Oxford OX1 2HG.



My primary thought is that although the original Ruskin building (including the 1930s completion) of brick and stone was out of scale with the surroundings at the inception, the resulting mass is now acknowledged within the context. However if partial demolition is envisaged, the mass of the building should be reduced, and certainly not increased as in the present proposals. An acceptable formula would be to retain the whole of the existing brick and stone building together with the slate covered mansard roof Obviously some internal reorganisation may be necessary. The remainder of the site could be developed in a way that retains the ambience of domestic dwellings in Worcester Place and the neighbouring area..

We would appreciate email confirmation of your receipt of this message

Thank you.