

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: Miss Samantha Binding

Address: 171 Walton Street Oxford

Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Effect on character of area
- Effect on privacy
- Height of proposal
- Noise and disturbance
- Not enough info given on application

Comment: Having a high-density student accommodation block at this position on Walton Street would subject residents in the terraced houses opposite on Walton Street to disturbing noise disruptions. I currently live on the third floor of one of these buildings, overlooking the road, and at night noise carries in such a way that I can hear word for word the conversations of anyone speaking in a slightly loud voice in the street below (as is commonplace when one has had a lovely evening out with friends and forgotten they are entering a residential area). I understand that you may refuse to appreciate just how loud it can be until you've experienced it. I believe the number of students this site plans to accommodate is excessive.

Having been at a presentation about the plans (held inside the Ruskin Lane building, but extremely poorly advertised; even on the day I found it very difficult to get into the building and attend the meeting, they made it look like the building was shut up), I am concerned that the new roof of the building is not in keeping with the Walton Street and Jericho architecture, and fully support the concerns raised by Worcester College regarding the size of the rear of the extension. When a college lucky to have such beautiful grounds puts such a lot of effort into their upkeep and landscaping and welcomes the public to share these beautiful amenities, it is very worrying that

such a monstrously overly large building may ruin the tranquility and peacefulness of the college's orchard gardens. When one is in the orchard, it doesn't feel like you're being overlooked at all, even though you can see the orchard from the Walton Street terraced properties, however I think that secluded character would be harmed severely by the looming structure proposed.