

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: Mr Chris Johnson

Address: 24 Worcester Place 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
- Light - daylight/sunlight
- Noise and disturbance

Comment: The scale of the proposed new building is oppressive, insensitive and overbearing in size. It would be significantly higher than the existing (already very high) buildings despite the site forming a prominent part of a conservation area.

Excessive noise would be generated by the cycle racks which are not suitable for a narrow residential street with school aged children living in the houses opposite. The constant clanking of chains and chatter of cyclists would disturb their sleep and their homework. The racks would not serve a meaningful public purpose because the only cyclists who will need Worcester Place as a sought after destination for bicycle parking will be Exeter students. Facilities should be made available within Exeters proposed grounds instead.

Excessive noise will also be created by the proposed four daily "off-peak" food and refuse delivery movements plus the proposed Auditorium/Lecture Hall. The deliveries should be required to be made during business hours and the concert hall should be required to have noise level and anti-social hours restrictions.

The change of use of offices into student rooms that will overlook Worcester Place coupled with the 50% increase in student rooms on the site (from 64 to 100) represents over-development of the plot and such an influx of student rooms directly facing the street, some from a great height, is not suitable for a narrow street in a residential area.

The poor choice of textured stainless steel cladding for the roof and much of the frontage, that is likely to produce excessive glare that will not fade over time, should be replaced with a more acceptable material.

I know that Exeter is an excellent and very well run Oxford institution however their governors must realise that the high expense of buying the site did not include the right to ride roughshod over the nearby residents and their existing quality of life.