

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: Ms Nicky Schlatter

Address: 27 Worcester Place Oxford

Comment Details

Commenter Type: Neighbours

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 privacy
- Effect on traffic
- Height of proposal
- Light - daylight/sunlight
- Noise and disturbance
- On-street parking
- Public transport provision/accessibility

Comment: Exeter College planning application response : 13/00832/FUL

Worcester Place is currently a quiet street, with light traffic. This development will increase both pedestrian and vehicle/cyclist traffic.

I have therefore outlined my concerns below capturing the three distinct areas which I feel will affect us as residents and hope that these will points will be considered.

Noise

Pedestrians : Increase of student accommodation, will undoubtedly increase pedestrian traffic. It is therefore vital that main entrance to accommodation is enabled via the main Walton Street entrance or within the college site, via Worcester College, so as to impact and consider local residence as little as possible.

Vehicle : deliveries loading bays indicated on WP and that these will take place during unsociable hours directly affect residents. Loading originally (11/12) indicated at exit into college at bottom of

WP this no longer exists on new plans why? These should not be permitted all deliveries should be made on site, to avoid both increase in noise and disturbance to local residents.

Auditorium use of originally (documentation 11/12) for lecture use only, during the day. New application suggests use of during evening hours concerns in respect of what these events will be, restrictions on timing, type of event, level of noise should be imposed. Entrance/Exit should not sited on WP to avoid increase of people traffic. These should be Walton Street entrance.

Cycle racks indicated that benefit to local residence. Very rarely see bikes on street. Strongly against this no requirement for local residents and will only impact them negatively increase activity on what is a very quiet street and in addition this will be on the public highway and strongly feel that these should be located on the university site.

Height/appearance of Buildings

Imposing on local residents see directly in to houses opposite encroaching on privacy.

I have real concerns that local residents will lose weeks of sunlight due to the increased height of the proposed buildings.

Auditorium a large imposing building in what is a small street with modest buildings. This looks to be an unattractive building, one which is not in keeping with the current appearance of residential buildings opposite and will therefore become an eyesore on the landscape of this street.

Materials concerns about use of materials as these will glare in the sunshine and be unbearable for local residents opposite.

The rooms situated opposite resident homes on Worcester Place, have previously been used predominantly for office use, thereby operating from 9 5pm. As the proposal now indicates that these are to be used as student accommodation would therefore increase levels of impact on local residents (see noise concerns above).

Use of Public Highways

Loading bays all deliveries should be executed on college grounds. Bays on public highway will create traffic problems on what is currently a narrow street with limited parking for local residents and their visitors. These could potentially block residents freely arriving/leaving homes. The addition of these will remove facility for which residents pay via council tax.

Cycle racks all should be kept within college grounds. This will potentially become a safety hazard. As a one-way street, it is highly likely that students who make use of proposed rack will cycle in opposite direction of traffic (as this already occurs), and thereby increasing the likelihood of potential accidents.