

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 Simon Bagnall

Address: 37 Nelson Street Oxford

Comment Details

Commenter Type: Members of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- General dislike or support for proposal
- Height of proposal
- Light - daylight/sunlight
- Local ecology, biodiversity

Comment: I wish to object to this building proposal as Head of Gardens for Worcester College. I have serious concerns for the loss of light to the gardens adjacent to the old Ruskin site. Firstly the plantings within Worcester College's Ruskin lane Quad (West of the development) will be affected by the height of the new development. Trees planted in this area will lose essential light and will suffer as a result. I have particular concerns for the rare specimen tree planted at the Eastern end of this Quadrangle. The Firmiana Simplex planted as a memorial tree is a very rare tree, I would suggest it is unique to Oxford and is in fact the only planting of its type in the city. This tree will be clearly adversely affected by the shade created by this new development. I also have grave concerns by the large scale of the new building at the Western end of the development. The scale of the building will result in the loss of views and I feel will be an over-powering presence in the foreground of Worcester's grade 2* listed gardens. I feel the scale of the building will impact on this historic landscape and will reduce the pleasure of all users to the garden. It is worth noting that Worcester is open to the public free of charge most afternoons so this development will not just affect the enjoyment of garden for residents of Worcester but that of the visitors and the community that visit on a daily basis.

I would therefore appeal to you that the scale of the new building should be considered very carefully so that the beautiful gardens of Worcester College are not disfigured beyond repair.