

# 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: Mrs Charlotte Dryer

Address: 38 Osberton Road Oxford

## Comment Details

Commenter Type: Members of the Public

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 existing community facilities
- Effect on privacy
- Height of proposal
- Local ecology, biodiversity
- Noise and disturbance

Comment: Object for the following reasons:

- proposed building overlooks & severely overshadows a number of (residential) buildings on the existing Worcester College site, inc the Ruskin Lane Building, the Sainsbury Building, 10 Worcester Place and Staircase 24.

- proposed building comprises significant overdevelopment of the site - it would be built right up against the wall of the neighbouring plot. The building it would replace is both at a much lower level, and is also set back, meaning that an open area between the plots would be lost.

- The height of the proposed building is such that it would have a significant and unsightly impact on the neighbouring plot, towering above a historic orchard and also having a significant negative visual impact on existing buildings.

- The proposed building is horribly out of keeping and scale with the character of the existing neighbourhood of low level, and unobtrusive buildings

- The design and materials, esp roofing materials, of the proposed building are objectionable

- The superb views from the existing buildings will be obliterated; views from Worcester college

gardens (open daily to the public) will be significantly impaired.

- The proposals do not take account of the Conservation Area status that other development in the area has conformed to.

- The Worcester College buildings affected by the development are absolutely unique and grade-1 listed. The proposed building would have a seriously adverse effect on them and their setting.