

# 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 Zoe Whitton

Address: 405/25 Wellington Square 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 privacy
- Height of proposal
- Local plan policies

Comment: The proposed building will have an adverse effect on the residential amenity of Worcester College residents, due to overlooking and overshadowing Worcester college facilities partly due to the structure's unnecessary height. The proposed building is much higher than the adjacent structures, closing out an open skyline and changing the character of the area. Because of this elevation the development will have a strong visual impact upon Worcester's historic orchard. In addition to this its gable end will have a destructive visual impact on the three-sided quad formed by the Sainsbury Building.

The proposed development is over-bearing, out-of-scale and out of character in terms of its appearance compared with existing development in the vicinity. The buildings which surround the site on Worcester's side both the Sainsbury and the more recent accommodation are low level, nestling unobtrusively in the landscape. The height of the proposed building will permanently alter the character of the area and is unnecessary. Worcester's building work has been sympathetic to the Jericho Conservation Area, but the proposed building is not.

Due to this height there will be a loss of existing views from neighbouring properties, and this will

adversely affect the residential amenity of residents and visitors to Worcester College. This height will also compromise the privacy of the adjacent college, with the upper stories of the new building looking directly into Worcester grounds.

Finally, the proposed development will have adverse affects on the setting of a Listed Building. The Worcester quad and Lodgings are some of the finest Grade 1 Listed Buildings in Oxford. The newer development around this focal point is suitably restrained and supportive of a consistent setting. However, in being markedly out of character with the Conservation Area, the proposed building will be incongruous in this setting and will detract from the visual amenity of the site.