

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 Jack Cane

Address: Worcester College Walton street Oxford

Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on adjoining properties
- General dislike or support for proposal
- Height of proposal
- Other - give details

Comment: The proposed building unquestionably has an adverse effect on the residential amenity of College residents, due to overlooking and overshadowing (the gable end of the proposed structure will severely overshadow our Ruskin Lane Building, Sainsbury Building, 10 Worcester Place and Staircase 24)

The proposal is to build right up against the wall of our grounds: the current building is not only at much lower level, but is set back, towards Worcester Place, so an open area behind the wall will be lost.

Visual impact of the development

Especially in terms of its elevation, the development will have a massive visual impact upon the historic orchard; its gable end will have a destructive visual impact on the three-sided quad formed by the Sainsbury Building, our Ruskin Lane Building and the extremely sensitively restored Staircase 24

Effect of the development on the character of the neighbourhood

Our own buildings 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 this character

Design (including bulk and massing, detailing and materials, if these form part of the application)

Bulk, massing and the glaring materials proposed for the roof are all objectionable

The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity
overbearing, out of scale and out of character: one could not imagine a better description of what is proposed

The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

From the first floor of the northern side of the Terrace, and from the Lodgings, there is a superb view of the historic Oxford Observatory which was designed by Wyatt and Keane, the very same Georgian architects who designed our magnificent main quad: this view will be obliterated. It should also be remembered that the College gardens, lake walk and orchard are open to the public daily, and that from a number of key viewpoints, such as the lake bridge and the view towards the award-winning Sainsbury Building, the new build will loom intrusively into the view, diminishing the public as well as the private amenity of the grounds that we cherish

If in a Conservation Area, adverse effect of the development on the character and appearance of the Conservation Area

We believe that all Worcesters building work has responded sympathetically to the Jericho Conservation Area, but this does not

If near a Listed Building, adverse effect of the development on the setting of the Listed Building. Our front quad and Lodgings are among the finest Grade 1 Listed Buildings in Oxford; all the newer buildings around this focal point are suitably restrained in not detracting from their setting, but this building has a notably adverse effect on that setting.