

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 James Price

Address: Worcester College Walton Street 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
- Height of proposal
- Light - daylight/sunlight
- Local ecology, biodiversity

Comment: I find Exeter College's attitude towards this proposed building work absolutely disgraceful. I would have thought that, as a college on Turl Street, they would understand the need to be respectful to neighbouring colleges, but their blatant disrespect to Worcester College in talking about their plans and their shrugging off of the legitimate worries of Worcester College is the first of many reasons that I am very much against this proposed redevelopment.

1.) Their attitude so far is also a worrying indicator of how brash they may be during renovation, and how strident they may be as neighbours, compared to the painstaking efforts Worcester has clearly taken (for instance, in ensuring that the redevelopment of Staircase 24 fits in with the rest of Worcester Place).

2.) The insensitivity to historical significance, both of the Jericho Conservation Area, a project they have little experience in and seemingly no care about, and also of Worcester College's historic and beautiful orchard and grounds, which will be adversely affected in so many ways, not least of which the materials proposed to be used in the upper levels as well as the generally obtrusive and

garish elevation, again totally at odds with the care Worcester College has taken in the past (see the award-winning Sainsbury building) for the community.

3.) 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 (my own personal favourite view in all the world, and a place with a significant feeling of beauty and significance for literally thousands of students, past, present, and indeed all future students for hundreds of years to come) and the view towards the 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.

4.) Finally, an admittedly selfish concern, but one nevertheless that I believe is a valid criticism of these actions. Worcester's front quad and Lodgings are among the finest Grade 1 Listed Buildings in Oxford and all the newer buildings around this focal point are suitably restrained in not detracting from their setting. However, these proposals will have a notably adverse effect on that setting.

It is my fondest hope that these criticisms, and the many hundreds more I am confident you shall receive, will go some way towards blocking the construction of an overbearing, out of character, monstrosity of a building indefinitely.

James Price
Ex JCR Vice-President and Secretary
Worcester College
2010-2013