

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 Lucy Barber

Address: Worcester College Oxford

Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Effect on adjoining properties
- Height of proposal
- Light - daylight/sunlight
- Noise and disturbance

Comment:

The proposed building 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 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.

The height of the proposed building will permanently alter the landscape

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

The proposed development is over-bearing, too big and contrasting to current buildings that surround it.

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 Worcester 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 enjoyment of this view.

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.