

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 Nikita Hayward

Address: Worcester College Walton Street Oxford

Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on adjoining properties
- Effect on character of area
- Effect on existing community facilities
- Effect on privacy
- Effect on traffic
- General dislike or support for proposal
- Height of proposal
- Light - daylight/sunlight

Comment: Although I understand the need of Exeter College to build more student accommodation, the proposed development seems both out of character with the surrounding area and detrimental to existing property.

Firstly, the immediate neighbours of this development will be overlooked due to the height of the building. This will result in both the loss of sunlight and privacy. In addition, even for those living further away the skyline will be dominated by a building whose appearance is out of place and spoils what is otherwise a very historic and well-preserved view. At least the existing buildings, which are of various time periods, are kept discreet and do not detract from the beauty of the area.

Many students, staff and their families enjoy the grounds and views of Worcester College, as do tourists and other visitors. It seems inevitable that this building work, if continued as proposed, may well challenge this. Worcester college is more than accommodation buildings for students, it's the heart of our community located in grounds which everyone, resident or not, notes for beauty.

For centuries people have enjoyed these grounds, it seems selfish to change that now, especially considering the work done by the college to be sensitive to the local area when carrying out its own extensions.

Also, I think the effect of traffic on Walton and Beaumont Street should be considered. Though I do not think that traffic will be affected dramatically on a day-to-day basis by the proposed development, on certain days (namely moving in and out days at the start and end of each Oxford term) this could be a major problem. As it is at the moment, the traffic along these two roads is always busy, especially on moving days for the students, resulting in traffic jams and other hold-ups, as this route is one of the main routes in and out of central Oxford and Jericho.

Perhaps if the proposal was scaled down, and the building materials more sensitively reconsidered, it would be more acceptable. If not, those already living in Worcester College and the surrounding neighbourhood will definitely be disadvantaged by this development.

I hope that the above will be considered and the plans reviewed in light of these and other comments.