

The South Jericho Residents' Association (SJRA)

OXFORD CITY COUNCIL
POST ROOM
- 3 SEP 2013
ALLEGED TO

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Email:

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Angela Fettiplace
Principal Planning Officer
Oxfordshire City Council Planning Department
St Aldate's Chambers
109 St Aldate's
Oxford, OX1 1DS

By email

26th August 2013

PLANNING SERVICES	
3 SEP 2013	17 SEP 2013
REFERRED TO	DATE

Dear Angela,

Planning Application No.13/00832/FUL
Former Ruskin College Site, Walton Street, Oxford
Response to letter from Turnberry Planning dated August 20th 2013

On behalf of the South Jericho Residents Association (SJRA) I write in response to the letter submitted by Turnberry Planning on the 20th August attempting to clarify the technical aspects of the proposed scheme. The SJRA has met to discuss the feedback from Turnberry Planning and our response is set out below.

- Our independent **daylight and sunlight analysis** is quite basic but it does demonstrate that the significantly higher proposed building will result in many additional hours of the year when daylight to our houses will be impeded. In addition Worcester Place stretches from east to west and therefore sunlight is directly impeded by additional height. Our efforts to validate Exeter's plans have been hindered by their refusal to release the 3d CAD files to us, despite several requests.
- The SJRA does not agree that the **glass dormer windows** will be "... very transparent. *Although visible, they will appear as delicate triangular forms and reflection which the glass construction means they will hardly be distinguishable from the sky behind*" as asserted by Turnberry Planning. Nor do we believe that such windows "*follow in the Oxford tradition of cock lofts to Fellows' residences at roof level...*" at least not in a residential setting. The SJRA believes these will be visible and intrusive (similar to concerns about the proposed Blavatnik building). We fail to see why these windows have remained hidden and unexplained until now given that they appear to be such an important feature. The glass dormers are unsuitable for an already very high frontage overlooking a narrow residential street. We think these protruding dormer windows are a significant concern because they are effectively **all-year roof terraces**. These are intended as waiting rooms for students awaiting tutorials and, in our view, should be replaced with roof lights that are flush with the surface with seats placed within the internal corridor instead. See Appendix 1.