

The South Jericho Residents Association July 9th 2013

- This new residents association was constituted on July 7th 2013.
- It covers the area: Worcester Place to Richmond Road including Walton Street (west side) and Walton Lane.
- Chair: Chris Johnson
- Secretary: Mary Keen
- Treasurer: Nicky Schlatter

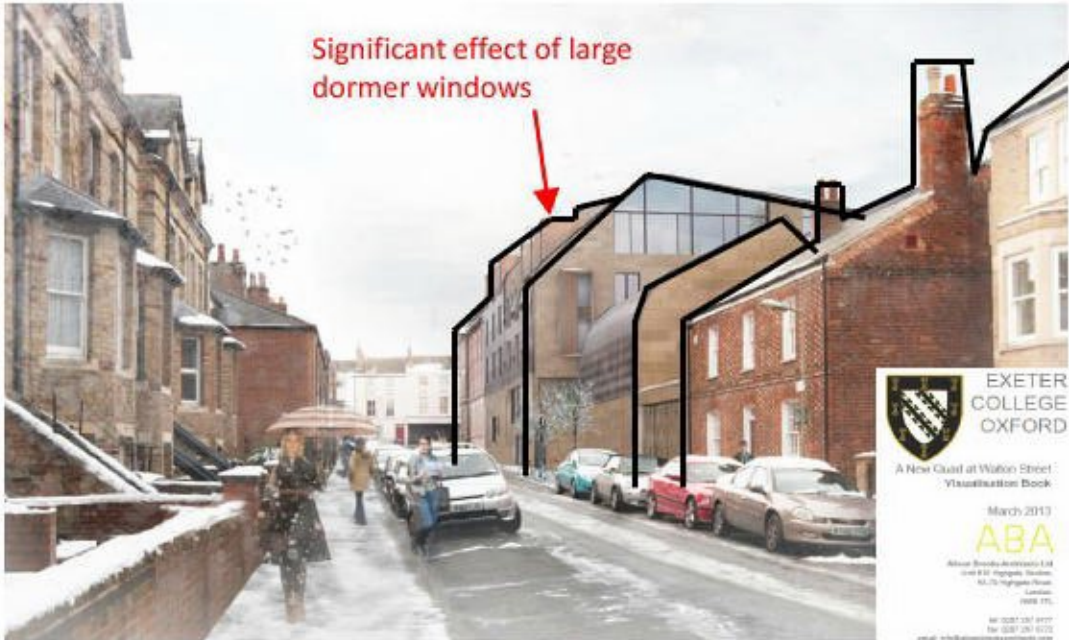
Our **three key points of objection** to the proposed new Exeter College building, on the former Ruskin College site, are:

- 1) The Ruskin building is extremely high and our homes are already short of light. The buildings in the proposal should be scaled back so there is no increase in height.
- 2) The poor quality of information presented to us means we have had no option but to pay for our own independent lighting consultants
 - the angles presented to us on June 10th did not include the effect of the large dormer windows
 - the shadowing diagrams received on July 3rd are not clear to us
 - Exeter College have refused to release the data used in their lighting analysis
- 3) We object to the use of highway for the use of (20 +) bicycle stands on the grounds of safety because they are placed towards the top end of Worcester Place (which is a one-way street)

This document summarises the key issues and includes copies of documents and emails dating since May 30th 2013.

The initial meeting and presentation took place on February 11th 2013 . We have been following up on our increasingly serious concerns continuously since then with Exeter College, their Consultants and their Architects. This has proved to be a very challenging and time consuming process.

We want to welcome Exeter College, and wish to be good neighbours to them, but the proposed building is far higher than the already large existing building. It is simply too overbearing and is not suitable for a residential street in its current form.



Visualisation

http://public.oxford.gov.uk/online_applications/files/C7712f75aF3F916244D7D179FB358B4/pdf/13_00832_FUL-VISUALISATION_BOOKLET_1358099.pdf



Comparison

The view facing east along Worcester Place



EXETER
COLLEGE
OXFORD

A New Quest at Walton Street
Visualisation Book

March 2013

ABA

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Visualisation

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Picture taken
May 26th 2013
C Johnson

Comparison

The view facing west from the junction of
Worcester Place and Walton Street



EXETER
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A New Quad at Walton Street
Visualisation Book

March 2013

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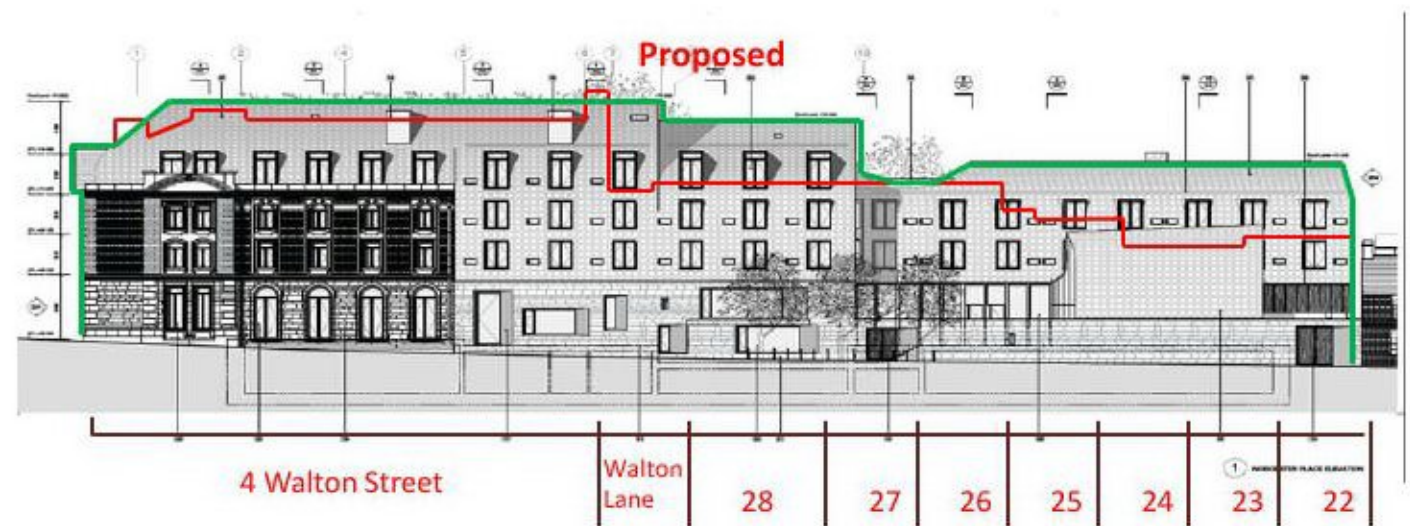
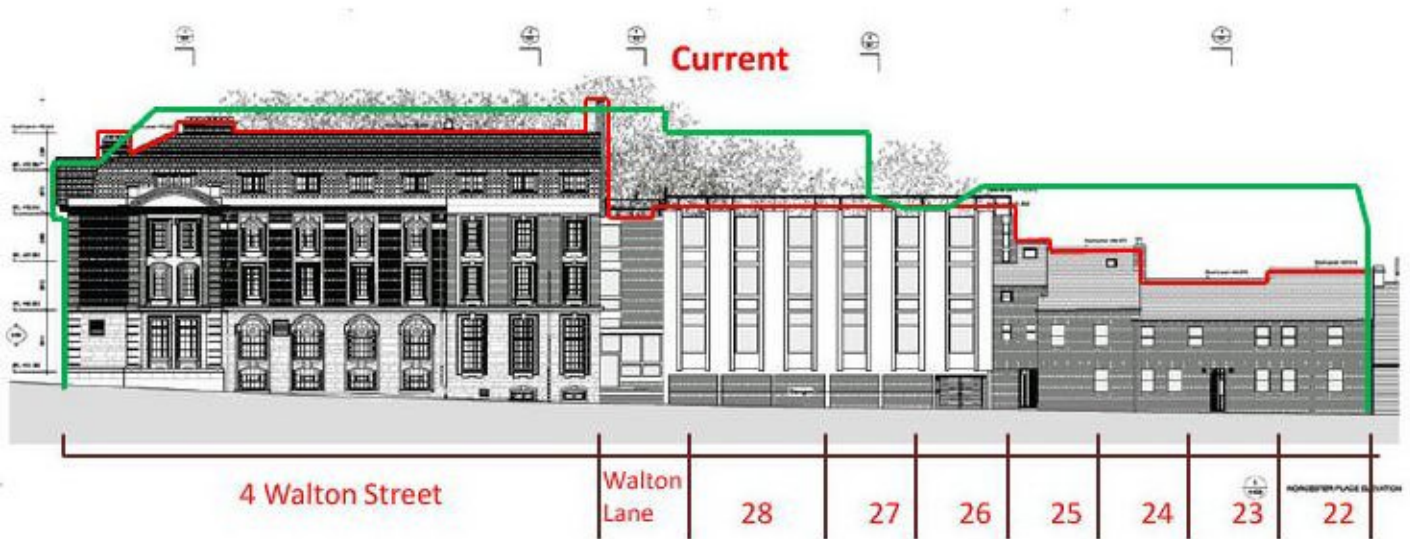
Visualisation

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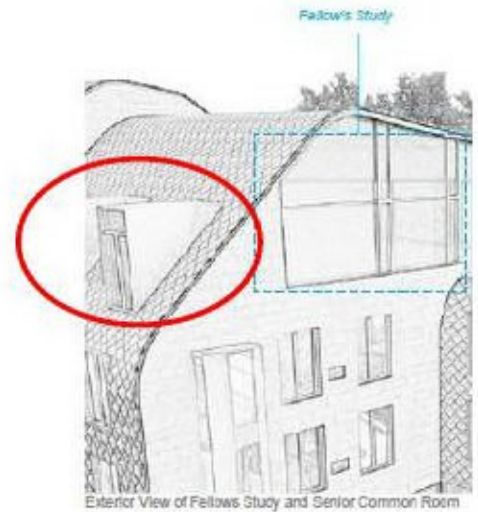
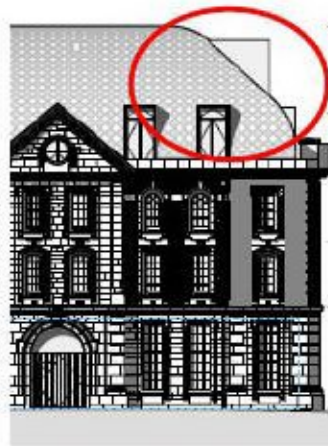
Picture taken
May 26th 2013
C Johnson



The view facing south from the junction of
Richmond Road and Walton Street



The elevation height opposite 22-28 Worcester Place would be increased significantly



The large dormer windows were not included in light angles that were presented to us. Yet the incremental effect on sunlight reduction (in a street that has poor light already) would be significant

Source: Supplementary Planning Document issued July 3rd 2014 and Oxford City Council planning website