

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 Peter Humphreys

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
- Effect on character of area
- Height of proposal
- Light - daylight/sunlight

Comment:As a current student at Oxford University, I wholeheartedly support projects to increase the provision of accommodation and facilities for undergraduates and graduates. While the the development of the Ruskin Lane Site by Exeter College is a commendable step in this direction, I have strong objections to the specific details of their application. In particular, these are concerned with the negative impact of the proposed development on the character of the area, especially within Worcester College.

The striking modern style of the proposed development is at odds with the adjoining properties, and the curious choice of roof seems to clash with the historic and generally more restrained buildings within the immediate area. It is particularly at odds with the front quad and lodgings of Worcester College (Grade 1 Listed Buildings).

In addition, the excessive proposed height of the development both significantly alters the current low level design, and will clash with that of the surrounding buildings, permanently altering the character of the area.

It will have a significant visual impact upon Worcester's orchard, and will be built right up against the grounds of the college, overshadowing all of its adjacent undergraduate accommodation.

Finally, the high density of the proposed building development is again at odds with the current character of the area, and will lead to significant disturbance to Worcester College.