

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 Nicholas Freestone

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
- Effect on existing community facilities
- Effect on privacy
- General dislike or support for proposal
- Height of proposal
- Light - daylight/sunlight
- Noise and disturbance
- Open space provision

Comment:As an undergraduate student of Worcester College, I am deeply alarmed at the proposed development project.

The height of the building will overshadow Worcester's orchard and Ruskin Lane buildings (which are at the same height of the neighbouring area), creating a devastating visual impact and permanently altering the character of the Jericho neighbourhood. It is worth pointing out that all of Worcester's building projects have displayed considerable consideration towards the Jericho Conservation Area, whilst this new proposal by Exeter College clearly does not.

I am also concerned by the disruption that the building will cause to residents in Worcester's accommodation near the Ruskin site. It is unacceptable for these students to be disrupted in their studies by noisy building work organised by another college.

The overriding point which needs to be stated is that all of Worcester College's recent developments on this area of land have been designed so that the Grade 1 listed buildings and orchard are not overshadowed. The new proposition gives no consideration to the neighbourhood and should not be given planning permission for this reason.