

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 Christopher Phillips-Hart

Address: Worcester College Walton Street 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
- General dislike or support for proposal
- Height of proposal
- Light - daylight/sunlight
- Noise and disturbance

Comment: I wish to make the following objections to the proposals made by Exeter college.

- 1) The height of the new building is disproportionate to the current building. This will have a detrimental effect on the overall Jericho Conservation area. Recent developments in this area have been in keeping with the height and general character of the neighbourhood.
- 2) Loss of privacy to students at the neighbouring Worcester College. The height of the building will mean that privacy in buildings in neighbouring student accommodation will lack privacy. Furthermore, there is currently space between the current buildings and the neighbouring student accommodation. The plans in their current form take this away meaning the accommodation will increase the density of the area.
- 3) Loss of amenity in the historic orchard which is used by thousands of students and visitors every year. One important amenity which will be lost is the view towards the observatory which is currently visible. Furthermore the height of the building will increase the shadows over the Grade 1 listed remains of Gloucester College and the orchard.
- 4) There may also be an increase of noise in the area during termtime which would be unacceptable as there will be 90 students in resident at any one time.

For these reasons the council should reject the proposals in their current form.