

# Comments for Planning Application 13/01075/LBD

## Application Summary

Application Number: 13/01075/LBD

Address: Former Ruskin College Site Walton Street Oxford OX1 2HE

Proposal: External alterations involving demolition of south and west facades of 1913 building, demolition of 1930's, 1960's and 1980's extensions, and removal of existing roof. Erection of four storey extension to rear to provide 90 student study rooms, 3 Fellows/Staff residential rooms, teaching/lecture facilities, library archive and social space. Erection of replacement roof.

Alterations to window openings, insertion of replacement windows and new gates to front entrance. External landscaping including cycle stands and tree planting. Internal works involving demolition of internal structure and replacement with new steel framing, staircases, floors and partitions, and installation of new lift shaft.

Case Officer: Nick Worlledge

## Customer Details

Name: Dr Sabina Lovibond

Address: 37 Richmond Road Oxford

## Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Effect on character of area
- Effect on traffic
- Height of proposal

Comment: I note that there is a new deadline of 7th June, but after studying the details again online I am unable to spot any difference from the previous offering. I assume there must be some, but I will resubmit my previous comments:

"The proposed building is too tall; has an aggressively modernist roofline, unsympathetic in both shape and materials to the Jericho conservation area, whose value lies in an organic collection of mainly modest, vernacular-style dwellings; will be damaging to the visual horizon to the north of Worcester College, which should be protected as a matter of public interest; and at the time of the exhibition I visited on 31 January, there were no satisfactory arrangements for bikes coming and going (in theory, they would have to follow the one-way system via Richmond Rd to get on to Walton St, which would be a nuisance to Richmond Rd; but in practice, many would no doubt go the wrong way up Worcester Place, which would be a safety hazard)."

In particular, the artist's impression of the Worcester Place side makes the cycle parking stand almost imperceptible, which seems to me misleading - with 90 students living in the building there

would be a lot of bike clutter spilling out over the pavement. Also the bike traffic itself (much of it probably going the wrong way up this narrow, double-parked one-way street - see above) would be a nuisance to residents. Bike access should be directly on to Walton Street.