



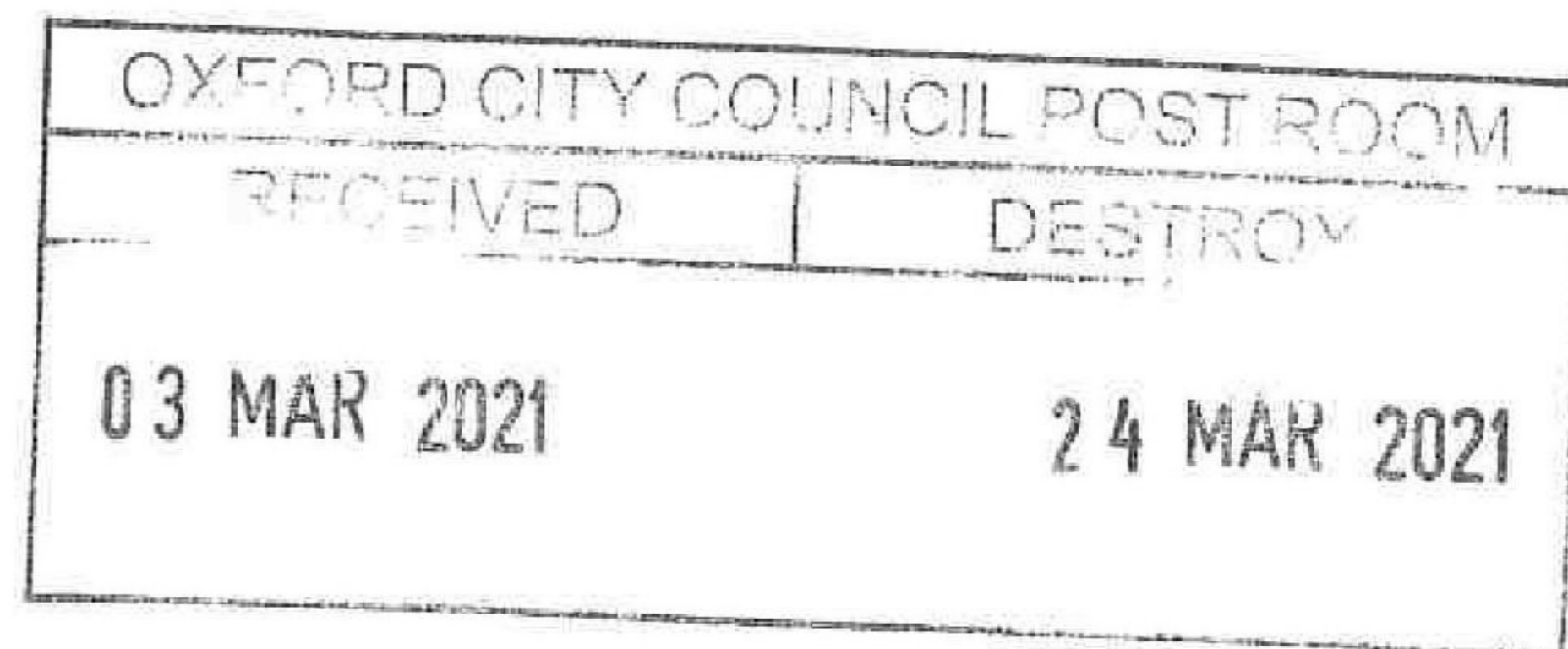
WORCESTER COLLEGE • OXFORD • OX1 2HB

From the Head of Works – Richard Noonan

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Planning Sustainable Development and Regulatory Services
Oxford City Council
St Aldate's Chamber
109 – 113 St Aldate's
Oxford OX1 1DS



1st March 2021

Sir/ Madam,

ST JOHN'S COLLEGE – 4 BEAUMONT BUILDINGS - REBUILD SECTION OF BOUNDARY STONE WALL TO WEST ELEVATION. REF 21/00060/FUL

As appointed agents for Worcester College, Oxford, who are the Freehold owners of the land and buildings (Mitchell Building) immediately to the west of the proposed development, we have been asked by them to seek confirmation that the development, if approved, will not cause damage to their property.

The current proposal is to take down the remaining and now partially leaning section of stone boundary wall and rebuild back in the vertical plain from the division stone boundary with No 3 & No 4 Beaumont Buildings northwards. The submitted existing and proposed plan 3228/ S01 shows a vertical butt joint. May we respectfully suggest that the wall is taken down and re-built at a 45 degree angle rather than a vertical butt joint, as we have concerns on maintaining the stability and verticality of the Worcester College / 3 Beaumont Building stone boundary wall, which continues in a southerly direction.

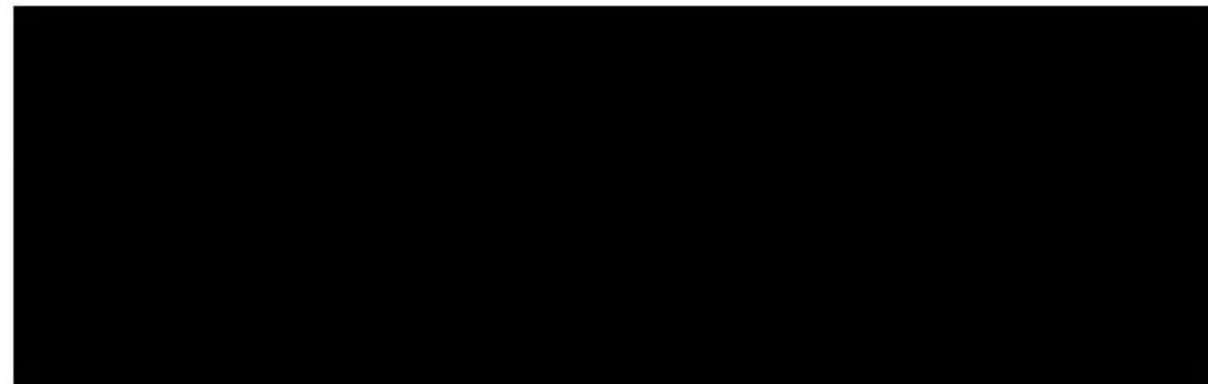
Conditional planning approval 19/03237/FUL was granted in 2019 for Worcester College to deal with repair and partial re-building works to the wall between No 3 Beaumont Buildings and Mitchell Building and in particular Condition 4 relates to concerns the Council had to our proposed works and the approach the Worcester College appointed contractors must take to ensure preservation of old stone quoins which are within 500mm of the proposed new development. See our current application 19/03237/CND.



Clearly, we would expect the appointed consultants and contractors for St John's College to take all reasonable steps to ensure no damage does occur to Worcester College / 3 Beaumont Buildings property but what is shown on the drawing is not in our opinion practically possible, as a butt joint introduces weakness in the small length of existing wall to the quoin. Re-building possibly back to that quoin will not however be acceptable to Worcester College or their professional advisors either as the weakness will be moved to the quoin joint.

We trust these comments will be taken as constructive to the council when making their decision in due course.

Yours faithfully



Michael Lunt BSc(Hons) MRICS
Associate Partner
For and on behalf of Carter Jonas and agent
for Worcester College, Oxford.

