

From: Andy Higgs

Sent: 28 July 2022 16:06

To: City Centre Development Planning

Subject: JQ Neighbourhood plan

Hi

I've taken the opportunity to review the various documents on the website and overall think they are very good. I'm a long-standing resident and business owner in the JQ (at various times) over the last 15 years. I currently live on Legge Lane.

I had just a small number of comments:

1. the canal map showing old canal legs is not complete as far as I can tell. I believe having studied old maps that one leg that once started at Newhall Square extended to cross Newhall Hill and terminating on Camden street. This is not documented in the 1880 OS map used, probably because it was filled in prior to the date. This is notable due to the proposed large scale "Neighbourhood" development on the former BMW site which I believe must partially sit over this former leg. I did mention this to them and ask if any nod to it would be given but it was not part of the information they had.

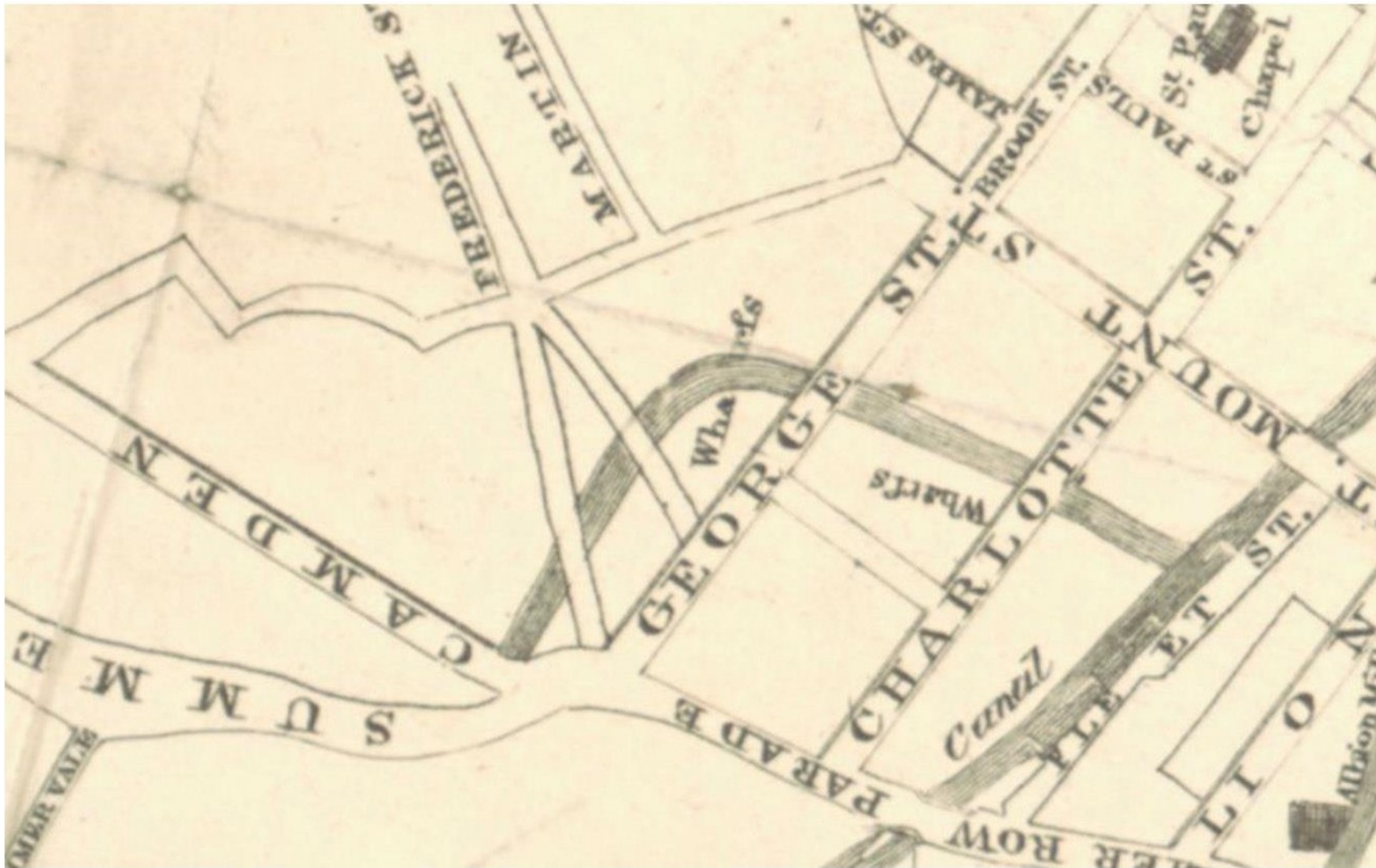


Fig. 5 - Extract from 'Birmingham in the Year 1819' by Charles Pye, surveyor unknown [MAP/174792]

From

<https://theironroom.wordpress.com/2020/11/23/the-lost-arm-of-william-james/>

2. I really appreciate suggestions made on design in the quarter - however I think it's worth pointing out the amount of "value engineering" going on on approved developments which I think detracts from these ambitions. Two clear examples from recently:

A) the utter failure of this building to reflect the original proposal and the embarrassing fallout on twitter (Legge Lane)

https://twitter.com/planningshit/status/1542559663912357889?s=21&t=YsaeZoZ_y93mFehshZDXzQ

B) decisions on revisions like this on the new Scholars Quarter development where a rounded brick corner detail has been removed under this PA. I didn't see it until it was too late to object, but you get the idea. There are plenty of precedents for rounded corners in the JQ (kettle works on Icknield st, Victoria works on Vittoria st etc) and it feels like a sad loss in places where we could benefit from architectural flourishes creating a less dull street scene.

Application Number	Site Address	Development Description	Status	Date Received	Application Decision
2022/00020/PA	Land at 25 Legge Lane Jewellery Quarter Birmingham B13LD	Non Material Amendment to planning approval 2015/07814/PA for minor internal layout alterations, change from curved corner to chamfered corner to Block B, relocation of cycle storage, enclosure of stairwells on Blocks F and D and AOVs added to rooftops.	Final Decision	05-07-2022	Approve

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I'd love to see some work done on avoiding these outcomes in future. It's not great having developers produce over ambitious designs to win over residents when there is no practical chance of implementation.

Overall really enjoyed seeing this come together, looking forward to seeing how it all unfolds in the years to come!

Andy.