

### SIMON FELTON

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This area, originally named after the now demolished St. Luke's Church on Bristol Street, was once home to Matthew Boulton college and part of the St. Luke's housing estate (extending towards Highgate along Belgrave Middleway and included tower block Wellesbourne Tower as well as St Luke's C of E Junior and Infant School.

The area was cleared between 2008 and 2016 before seeing plans developed by housing developer Barratt Homes to create over 500 new homes.

The area has not been fully developed and the site of the former St Luke's Church which was cleared as part of the proposed development and which was opposed by campaigners (<https://www.business-live.co.uk/commercial-property/barratt-homes-birmingham-new-houses-14059171>) has only recently seen groundwork in preparation for a new apartment block closer in height to its opposite neighbour in Park Central on the other side of Bristol Street.

The new housing uses a consistent brick to bring an identity to the regenerated estate which has retained trees and a green corridor which provides a spine crossing Sherlock Street and much valued greenery for the new residents. The housing is consistent in form with low rise four storey blocks fronting onto Belgrave Middleway and lower three storey terraced and town houses arranged in perimeter blocks with parking to the rear of properties in parking courts. Street trees and shrub planting add to the streetscape and there are gullies or paths cutting into rear parking and between the blocks and terraces.

The area feels much denser but that density provides the opportunity for increased housing but thankfully benefits from green corridors and a location which should encourage more active travel being so close to the city centre. The volume of cars however still highlights the car dependency to which Birmingham is known for.

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