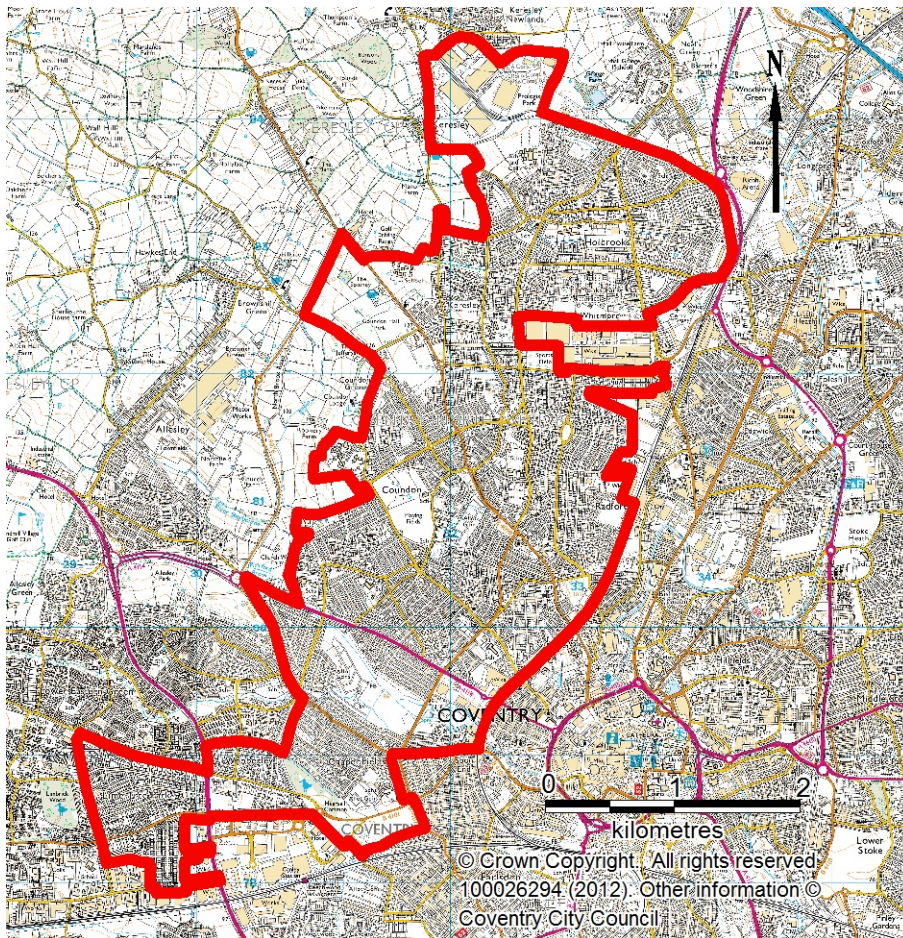


Location and Context

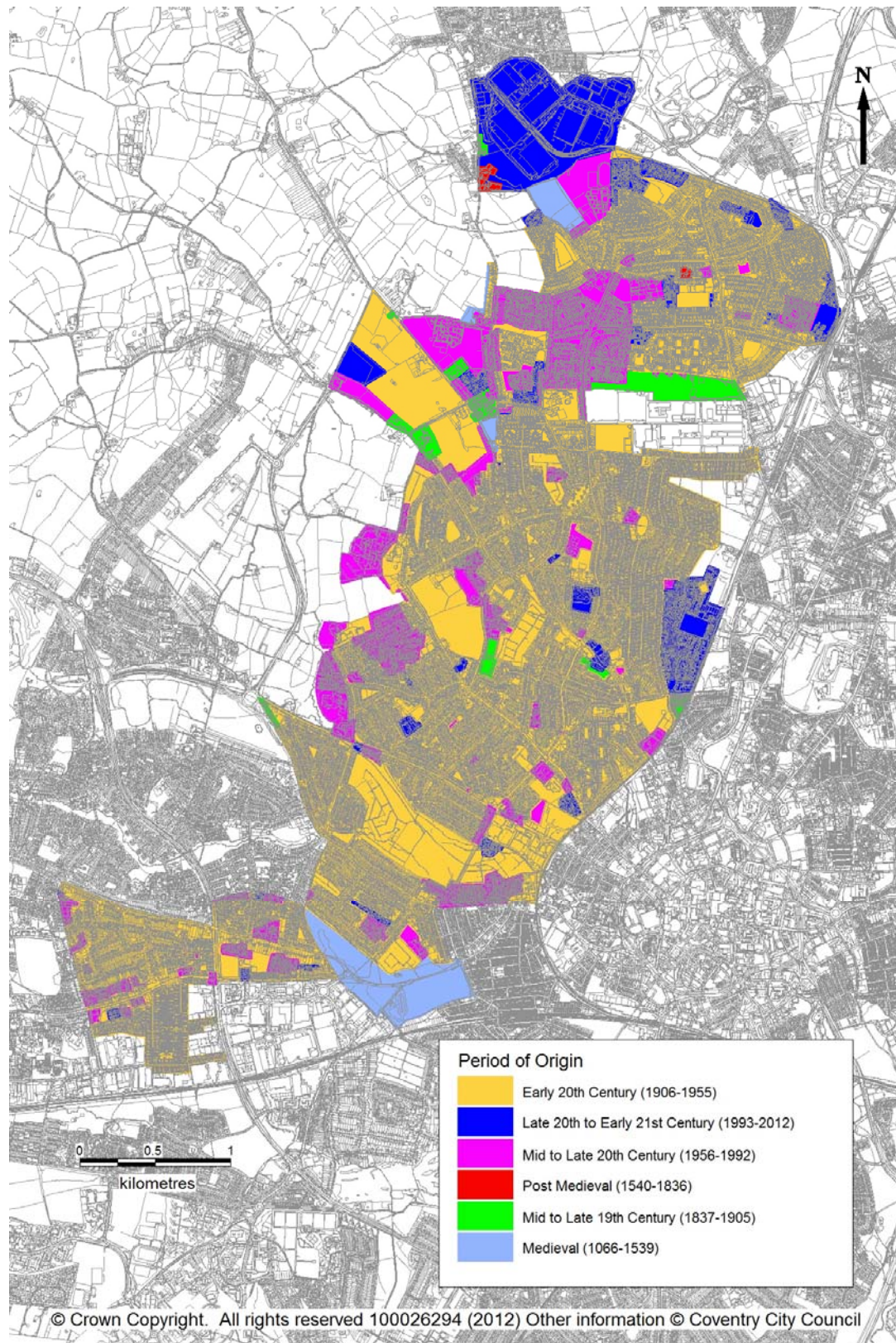


This is an extensive Character Area located to the west of the city centre. It predominantly comprises housing, although there is a small light industrial estate located in the north. The Character Area is bordered by an industrial area to the south and a mixed-use industrial and residential area to the east. The majority of the Character Area to the west borders onto agricultural fields.

Heritage Designations in the Character Area

- Scheduled Ancient Monuments: 0
- Archaeological Constraint Areas: 24
- Listed Buildings: 9
- Locally Listed Buildings: 19
- Conservation Areas: 0
- Registered Parks and Gardens: 0

Historic Development



By the early 1400s the medieval landscape in the central part of the Character Area comprised assarts and settlement around areas of common known as Normansgrene and Reynolds Field Green, in the area of the present Coundon Green and Norman Place Road.

In the area to the south of the current Coundon Court Road there was an open field called Chapel Field and immediately to the east another area of assarts. Below Southbank Road was another open field, while another area of assarts is known to have existed to the east of Radford Road. There were further assarts to the north in Keresley and an open field called Leighton's Field on the site of what is now Prologis Park. On the southern border of the Character Area stood the medieval moated Manor House of Sponna which was recorded in a document of 1253. The site is now occupied by the Black Horse pub and is of high archaeological potential. Another moated site was recorded in a survey of 1581 at the corner of the current Brownhill Green Road and Brackenhurst Road. The Character Area includes part of the ancient hamlet of Radford, which lay on either side of the Radford Road, a medieval route which was later turnpiked. Enclosures are known to have existed here in the medieval period to the east of Radford Road and a mill stood to the north of the current Bede Road.

Several roads in use today are recorded in the 1410-11 Cartulary of St. Mary's Priory including Hollyfast Lane (recorded as Le Wall'lane in the 13th century); Scotts Lane (recorded as Le Hullelane); Sadler Road (recorded as Le Ledgegatelane); Parkgate Road (recorded as Walsychelane) and Nunts Lane. A later survey of 1605 records an unnamed road which has the same alignment as the current Southbank Road.

In 1586 a great house with extensive ornamental gardens, known as New House, was built to the west of Conrad Road. The building was relatively short lived and was demolished in 1778. Other 16th century buildings still survive on Sandpits Lane including The Beechwood Hotel and Akon House.

The rural landscape saw relatively little change over the centuries apart from the enclosure of the medieval open fields. The mid-19th Century tithe maps indicate that the entire Character Area comprised small enclosed fields, which are also shown on the 1888 and 1905 Ordnance Survey Maps and it was not until the early 20th Century that changes to the landscape occurred with agricultural land being given up for development. A vast new works for Daimler was built in 1907-08 on Stripes Farm adjacent to the Nuneaton railway line which acted as a stimulus for new residential developments for the workforce. A garden suburb development by Barry Parker and Raymond Unwin was started on Lydgate Road in 1912 but was not completed due to the start of the Great War. However a high quality housing scheme for the Ministry of Munitions was completed on Engleton Road in 1918. During the War, an area of industrial hostels, called Monks Park Cottages, were built to the north of Holbrooks Park. The hostels were built to provide housing for workers employed by a munitions factory located just outside the Character Area along Swallow Road. After the First World War, the munitions factory was bought by Jaguar and converted into a motor works and this area is still in industrial use today. By 1955 the site of Monks Park Cottages had been redeveloped for modern houses. Further large housing estates were built in the Fowler Road area in 1924 and were followed by an estate around Beake Avenue in 1930. By the Second World War the area had been completely built up. Other early 20th Century developments in the Character Area included the opening of Coventry Colliery and an associated railway in the north. At the end of the 20th century the colliery was redeveloped into an industrial estate called Prologis Park. The remainder of the Character Area was developed for housing in the mid 1930s apart from the vicinity of Glentworth Avenue which developed in the second half of the 20th century.

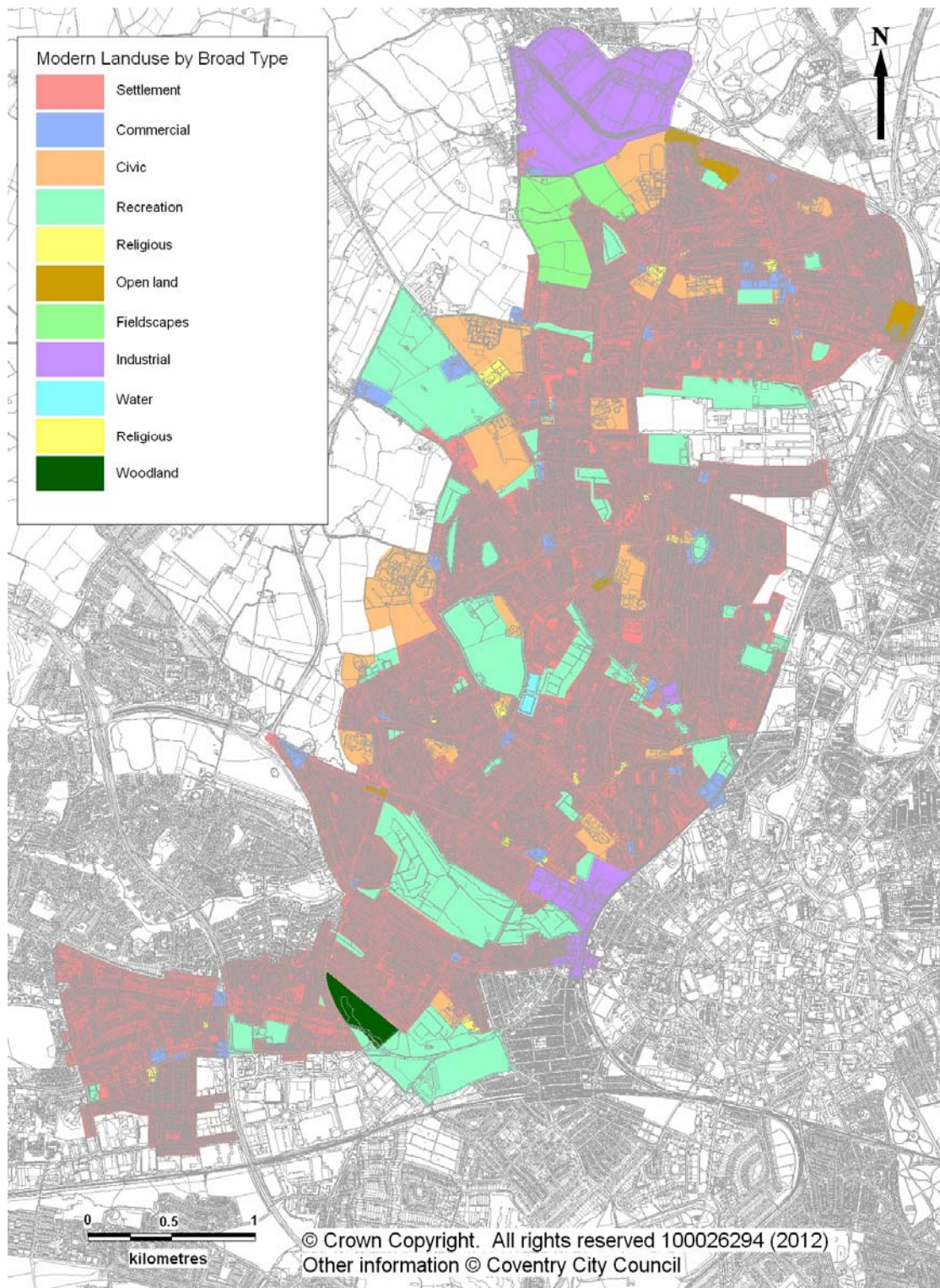


Typical semi-detached properties on Halford Lane

Inter-war housing on Keresley Green Road



Modern Character



The Character Area comprises small semi-detached and small terraced houses built in a rapid and extensive phase of residential development in the inter war period. This rather compressed layout comprises straight streets forming a grid pattern, with house plots built right up into the street corners and occasional straight, single-headed cul de sacs. The road layout is particularly regimented in the south of the Character Area. In the north, the layout is a little more fluid with longer, curving roads, many of which pre-date the 1930s housing.

There are pockets of later development in the vicinity of Everdon Road, Forland Way and Madeira Croft which contrast with the uniformity of the rest of the Character Area. Overall, the architecture is homogenous and repetitive with the exceptions of the garden suburb style developments on Lydgate Road and Engleton Road which are more arts and crafts in style. Most houses have bay windows and an arched doorway and are often pebble-dashed. All of the houses have small gardens to the front and rear. In general, the front gardens are bounded by low, brick walls. Some of the front gardens have been converted for parking, although many of the houses, particularly the terraces, have gardens which are too small for cars. Consequently, the streets are congested with on-road parking. The pavements are narrow with no grass verges or trees. The straight, congested, narrow roads and pavements with repeating architecture create confined, channelled views. The compact housing has little green space or trees but access to areas of large open space is available at Hearsall Common to the south of the Character Area, along the River Sherbourne and at Holbrooks Park. Large areas of allotment gardens are also present throughout the Character Area. Integrated with the housing are schools, many with large playing fields, pubs and small shopping parades, for example, along Jubilee Crescent. In general, however, the housing is of high density with relatively few pocket parks or amenities. The area underwent an extensive and rapid change in the inter-war period and very little of the pre 20th century landscape survives here.

Geology and Topography

The Character Area overlies sandstone and mudstone. There is an area of sand and gravel glaciofluvial deposits in the north and areas of sand and gravel alluvium deposits dispersed across the whole Character Area. The topography is hilly. Overall, the land rises gradually from 100m above sea level in the south of the Character Area, to 125m in the north.