

Binley Character Area

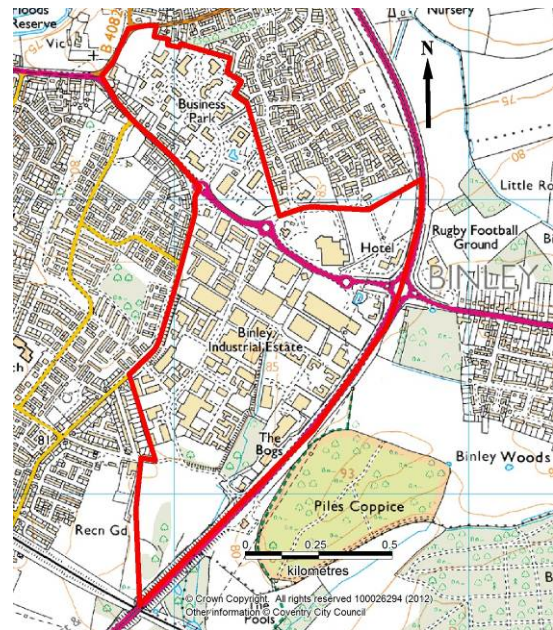
HLC Area 8

Location and Context

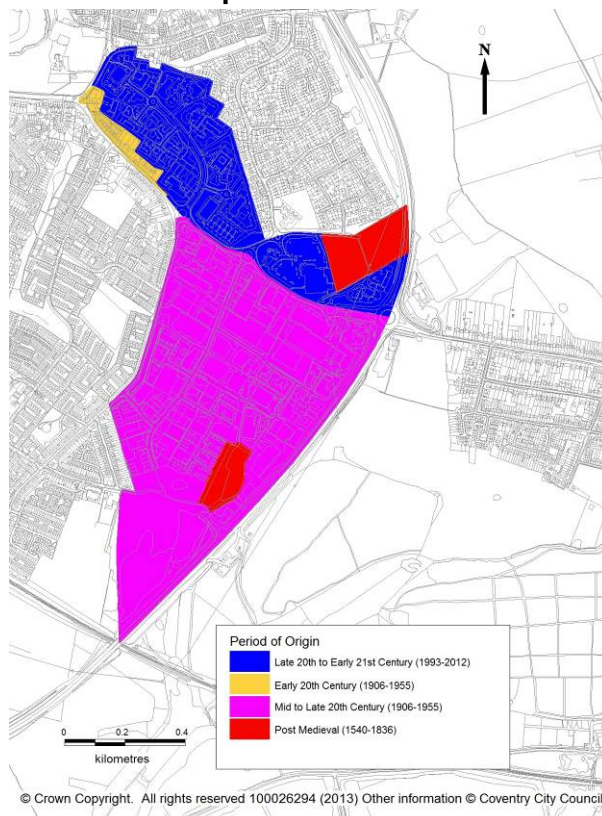
The Character Area is located on the south-east fringe of Coventry. It is surrounded by housing developments on all sides except to the southeast, where it is bounded by the A46 Coventry By-Pass. It is dominated by a large area of industrial estate, with some commercial activity in the north of the area and some small pockets of open land, woodland and agricultural land elsewhere.

Heritage Designations in the Area

Scheduled Ancient Monuments: 0
Archaeological Constraint Areas: 1
Listed Buildings: 1
Locally Listed Buildings: 0
Conservation Areas: 0
Registered Parks and Gardens: 0



Historic Development

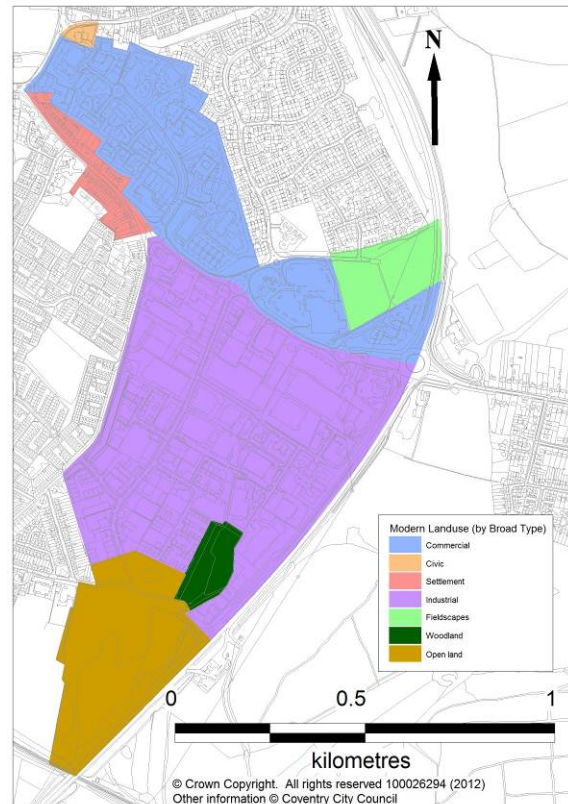


This was a rural, agricultural area whose field pattern can be traced back to at least 1746 when it was recorded on a Craven Estate Map. This remained the dominant land use into the 20th Century and remained so even as Binley Colliery developed in the south of the Character Area between 1925 and 1935. This was closely followed by the development of a small area in the north for housing and a school. The colliery closed at some point between 1967 and 1973 and part of the site was used as a refuse dump. Today the site is an area of open scrubland.

Much of the southern half of the Character Area was developed for light industry in the second half of the 20th Century with just two small areas of agricultural land remaining. The northern most part of the area was re-developed in the late 20th and early 21st Century largely for commercial use.

Modern Character

To the north of the character area is Binley Business Park. The business park comprises red brick two and three-storey buildings arranged in courtyards surrounded by parking. The buildings are compactly arranged with offices belonging to different companies closely neighbouring each other, but grass verges and shrubbery prevent the area from feeling crowded. The uniformity of the building style is broken by curving roads and cul de sacs. The architecture changes in the south of the Character Area, and consists predominantly of warehouses although some offices are also present. The buildings are larger, rectangular, low lying and arranged in blocks. Many of the buildings are surrounded by high wire fencing. In the south of the Character Area there are fewer grass verges and smaller parking lots with space surrounding the warehouses used as depots. There is a distinct difference in style between the north and south of the character area, but generally the buildings are smaller and more densely laid out in comparison to other out of town business parks and estates. The area to the far south is a public open space.



Geology and Topography

This area lies entirely over mudstone with a drift geology of sand and gravel. There are coal measures here indicated by the presence of Binley Colliery on the 1925 to 1955 Ordnance Surveys. This is a flat, relatively low lying area of land between 75m and 80m above sea level.



Typical industrial units in the Hotchkiss Lane area