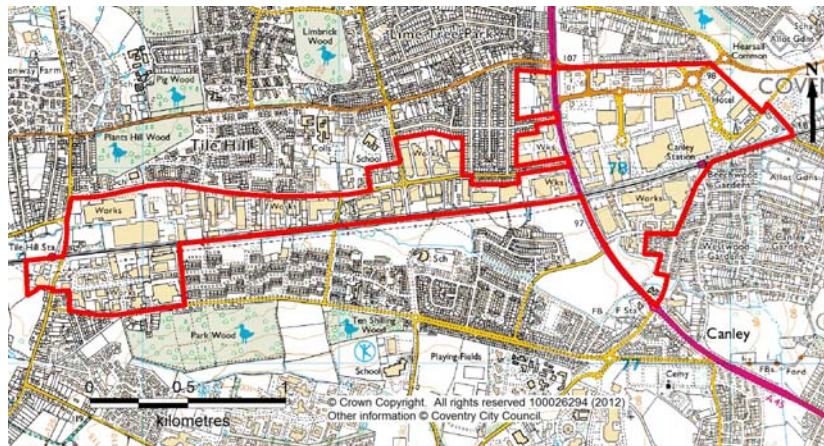


Location and Context

An industrial area to the west of the city centre, following the Coventry-Birmingham railway line. The character area is surrounded by settlement.

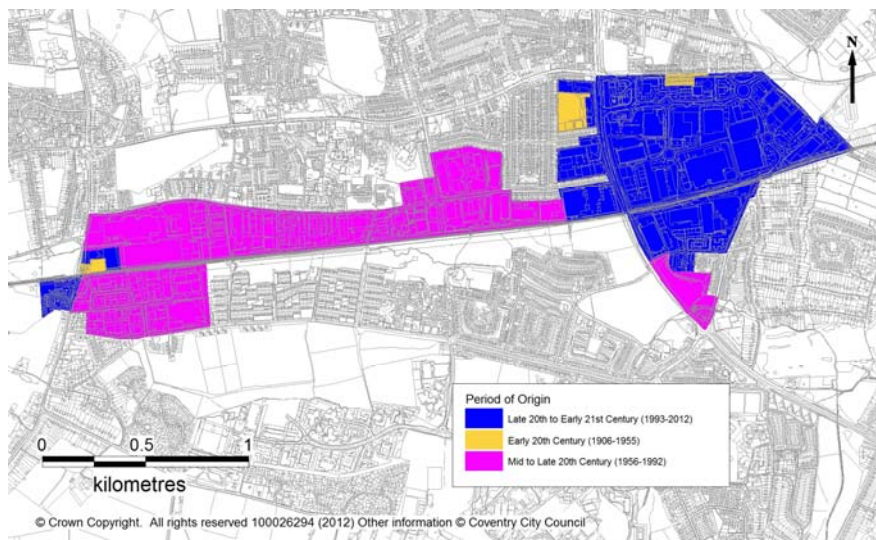


Heritage Designations in the Area

- Scheduled Ancient Monuments: 0
- Archaeological Constraint Areas: 3
- Listed Buildings: 0
- Locally Listed Buildings: 0
- Conservation Areas: 0
- Registered Parks and Gardens: 0

Historic Development

Mapping from the 16th Century shows the land was overwhelmingly agricultural, comprising enclosed fields with some wooded areas and common at the western end. Two roads or lands ran through the area on a north-south alignment but neither has survived to the present day. A single area of settlement is known from the '1597 Map of Candley, Hurste and Fletchamstead' situated at the northern end of Wolfe Road. The depicted cluster of buildings is probably the site of a medieval hermitage and farm belonging to the Knights Templar. The medieval village of Fletchamstead was located to the south in HLC Area 15a.



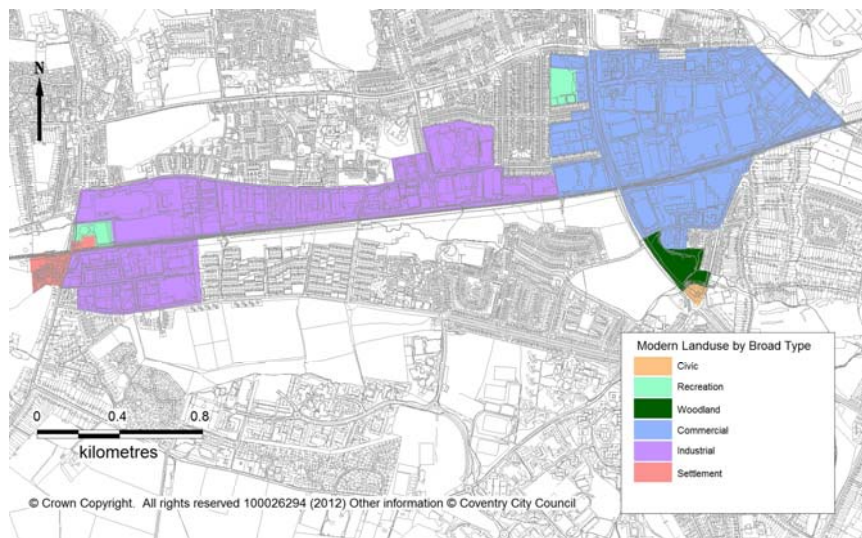
The land continued in agricultural use through the 17th and 18th Centuries with the larger of the enclosures being subdivided. The buildings depicted on the 1597 map were replaced by Fletchamstead Hall by 1766. The only major change to the landscape during the

19th Century was the opening of the London and North Western Railway Line in 1838 which runs through the Character Area from west to east.

The Standard Motor Works was built at the eastern end of the Character Area between 1925 and 1936 and this remained until the late 20th Century when it was demolished and replaced with an industrial estate and business park. Further to the west areas of agricultural land were developed for industry in the immediate post-war period, with remaining areas being built upon gradually in the following thirty years. Fletchamstead Hall was demolished in the 1950's and replaced by Council buildings.

Modern Character

The western part of the Character Area is dominated by industrial units that were built along Torrington Avenue between the late 1930's and the late 1970s. The development was piecemeal and does not reflect former boundaries. There is a variety of building styles, shapes and sizes but are all built from similar materials.



Buildings lead directly off an arterial road and are closely packed together. This contrasts with the east of the Character Area which was redeveloped following the closure of the Standard Works factory at the end of the 20th century. The loss of the factory freed up a large area of land for redevelopment which was planned

strategically and developed in a single phase. In general, the area comprises large, multi-storey warehouses with associated depots for heavy goods vehicles and car parking facilities. Individual warehouses and parking areas are bordered by hedges and lines of trees and there is the occasional green space amongst the buildings.

Geography and Topography

This area overlies argillaceous rock (rock formed from clay deposits) and sandstone. This is a relatively flat area at around 100m above sea level.

Typical industrial units at Binns Close

