

Location and Context

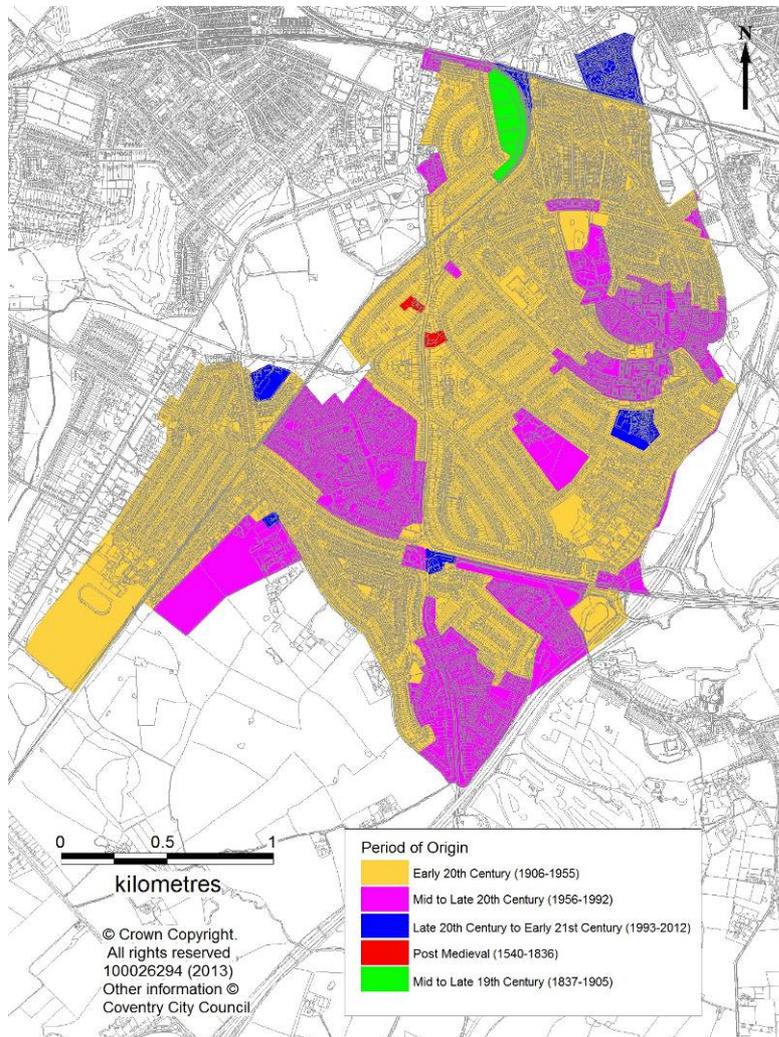
An area of extensive, rapidly built housing developed between 1936 and 1955. Located to the south of the city centre, the Character Area loosely falls within the boundaries created by railway lines to the north and west. It stretches to the edge of the Coventry border in the south. To the east is the London Road / A444, one of the main arterial routes to the city centre.



Heritage Designations in the Area

- Scheduled Ancient Monuments: 1
- Archaeological Constraint Areas: 12
- Listed Buildings: 10
- Locally Listed Buildings: 4
- Conservation Areas: 0
- Registered Parks and Gardens: 1

Historic Development



The Character Area falls largely within the ancient parish of Stivichall and a settlement is thought to have existed here from at least the 12th Century, being located along what are now the Leamington Road and Stivichall Croft. There were two moated sites in Stivichall in the medieval period; le Overhallstede, which lay opposite the site of the later Stivichall Hall at the corner of what is now Stamford Avenue and Knoll Drive, and le Netherhallstede which lay to the northwest on the site of the former Bremond College, at the junction of Stivichall Croft and Leamington Road. An open field system lay to the

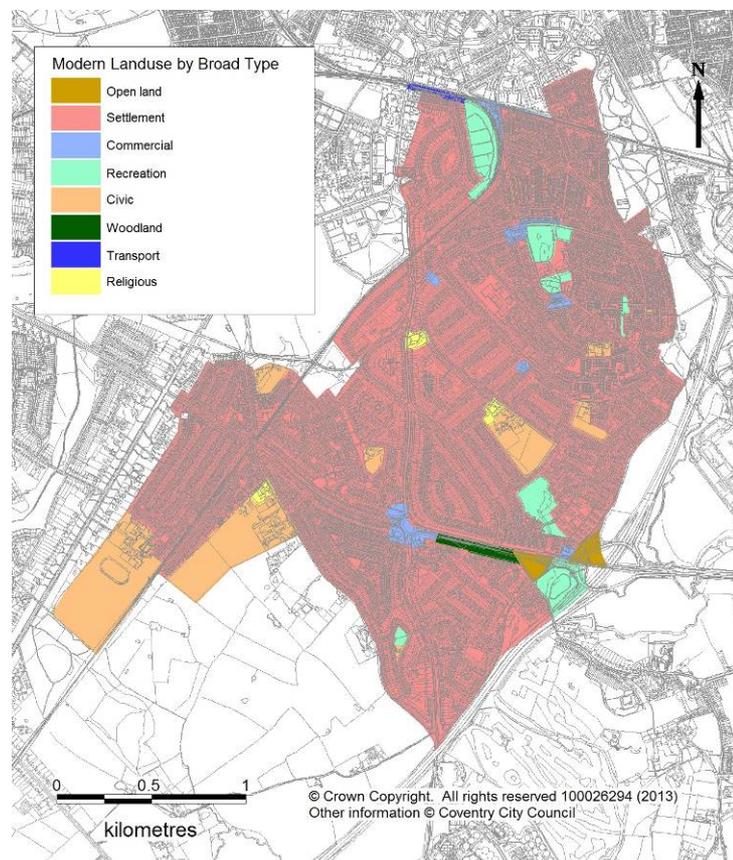
south of the settlement and covered much of the remainder of the Character Area. The site of le Overhallstede was probably abandoned in the late 16th Century in favour of a new courtyard-style house built close-by, which in turn was replaced in the mid-18th Century by Stivichall Hall. The hall was gradually demolished during the first half of the 20th Century and finally disappeared soon after the Second World War. All that remains is the icehouse in the back garden of a house built later in Knoll Croft.

The medieval open fields were enclosed by 1755 and the pattern of enclosures remained largely unchanged until the development of housing commenced between 1925 and 1936. At about the same time the construction of the Stonebridge Highway began through the middle of the Character Area.

The northwest part of the Character Area falls within the area of the former medieval deer park of Cheylesmore Manor. The park was created by the Earls of Chester and dates back to at least 1154. The enclosing of the park began in 1795 but its large oval form, typical of medieval deer parks, was still discernible stretching south 2.5 miles as far as the Sherbourne at Whitley Common. By 1888 much of the northern portion of the park had been turned into allotments and between 1925 and 1936 much of this area was being developed for housing. The following two decades saw the development of the remainder of the area. The park boundary is still reflected today by the alignment of some of the roads in this area, such as a stretch of Warwick Road, Dillotford Avenue, The Park Paling and Frankpledge Road. Housing development in other areas of the Character Area also took place during this period, with the remaining areas being developed in the second half of the 20th Century.

Modern Character

In north of the character area, which was developed within the site of Cheylesmore Manor deer park, the park boundary is still reflected today by the alignment of some of the roads in this area, such as a stretch of Warwick Road, Dillotford Avenue, The Park Paling and Frankpledge Road. The current focal point of the settlement area, Quinton Park, makes use of a medieval mill pool. The south of the character area was developed on the area of agricultural enclosures. Although the majority of current boundaries do not reflect former field boundaries, the former field pattern is reflected in the layout of St Martin's Road and Howes



Lane. Some property boundaries also follow the former field boundaries to the north of Droyson Park Road. The rear property boundaries of housing to the west of Jacklin Drive follow a Parliamentary County Division Boundary recorded on the 1st Edition Ordnance Survey. The street pattern is typical of the post war period with long curving or straight streets connecting cul de sacs. The street corners are rounded and open. There is strong uniformity to the properties with house plots and gardens of equal size and a homogenized layout. Front gardens are typically divided by low walls, although some boundaries have been removed and gardens converted for parking. Pavements are narrow with no grass verges or trees. Roads cluttered with on street parking. The north of the Character Area mainly comprises small terraced housing with small semi-detached housing and some small detached properties present to the south, further away from the city centre. Facilities associated with suburban settlement, including an area of allotments gardens adjacent to the railway line, small clusters of shops – the most prominent being the Daventry Parade - and schools, are all present within the Character Area.



Typical residential properties in Brayford Avenue



Residential properties around Quinton Pool

Geology and Topography

This area lies over sandstone and argillaceous rock (rock formed from clay deposits). The highest point of the character area is in the northwest at 100m above sea level. The land gradually slopes towards the south west, with the lowest point of the character area to the south at 75m.