

Context

Allesley Hotel. 73 Birmingham Road Coventry



Figure 1. Allesley House c1900



Figure 2. Allesley Hotel 2022

Assessment – Discussion

According to the Philpot Files¹ the Allesley Hotel is believed to have its origins in the Elizabethan period.

In the latter part of the 19th century Allesley House lay within four acres of land, containing several outbuildings and a cottage. In the early 1900's there is evidence that the building was altered.

These works were carried out by one of its more well-known owners, William Isaac Iliffe, who founded the Midland Daily Telegraph in 1891 (which later became the Coventry Evening Telegraph) , he was also a public servant, Conservative Member of Parliament and successful businessman in Coventry.² William Iliffe bought the whole of the Allesley Estate in 1909, his main residence was [Allesley Hall](#) with the estate containing Allesley House which later became the Allesley Hotel. Allesley House was re-fronted by Iliffe in the mock Tudor style for his son Edward,

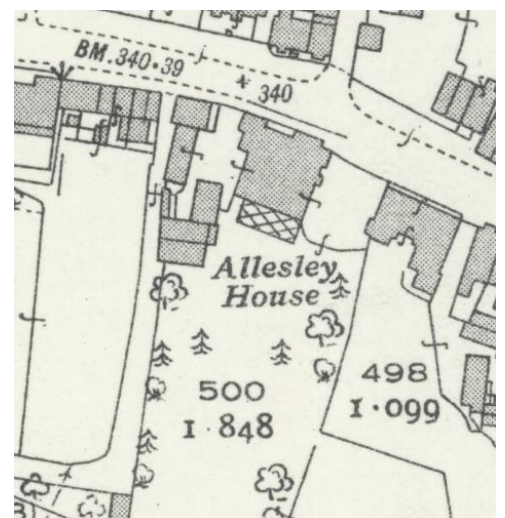


Figure 3: 1939 25" OS Map showing Allesley House

¹ History of Allesley by Leonard Philpot (Allesley and Coundon Wedge Conservation Society) 2009 Vol. 2 pg. 103

² https://www.gracesguide.co.uk/Iliffe_and_Sons

who lived there in the early 20th century. Edward went on to become Lord Iliffe, 1st Baron Iliffe, inheriting and expanding his fathers' businesses.

Photographic and map evidence show the front elevation of the building was substantially altered in the early 20th century, however retaining the proportions of the Elizabethan house.

The property became a hotel following the second world war, at which point it is believed that the stables, the last remaining historic outbuildings, were demolished.

Allesley Hotel contributes to a collection of properties in the conservation area which contribute to the wider character. Views terminate at Allesley Hotel from Butchers Lane on the opposite side of the road, a mostly pedestrian route leading downhill from a modern housing development in the north of the village.

The main elevation contains a three-storey projecting central gable with barge boards and finials under a clay tile roof orientated north/south, which is flanked by a pair of two-storey bays of an east/west orientation, each with a pitch roof. Brick built to the first floor, the main bay contains a large, 12-pane window, with top hung casements with leaded lights and some stained glass. The window has sloping stone sills; and is secured by the original low railings. Above is a mock Tudor frame containing rendered panels with a projecting wooden bay to the first floor. Flanking alternate ground and first floor windows are projecting bays, with a modern flat roofed addition at ground floor level. The east elevation is unadorned, creme rendered with two sash windows visible on the upper level of the rear bay. There are a number of tall chimneys. The west return has a single storey shed with hipped roof on the corner and joining into the two storey east/west gable ended range. Similar in style to the front, it contains some mock Tudor panelling to the first floor. Extending from the mock Tudor range is a range of the same period in a slightly different, yet complimentary style. It is grander than the east side suggesting this would have formed part of the entrance to the building.

Assessment – Criteria

Assessing the heritage asset against the Local List criteria; the heritage asset is valued locally for the following:

Historic: Allesley Hotel is a prominent building within Allesley Village, situated in the heart of the old village, on one of the main roads out of the city. The building, in line with its prominent siting, was home to Lord Edward Iliffe, son of William Iliffe, one of the most well-regarded businessmen in the city and owner of the Midland Daily Telegraph Newspaper.

Artistic: Because of its architectural and historic significance; its situation and size the Allesley Hotel contributes positively to the appearance of the street scene and other listed buildings within Allesley Conservation Area. Architecturally it forms one of a suite of buildings, all of a similar style built by or for the Iliffe family, including Allesley House and the Chace Hotel (Dr Charles Iliffe).

It is possible that the architect of the building may have been Harry Quick, a well know Coventry Architect who also built Allesley Hall, further investigation would be needed to confirm this.

Community: The Allesley Hotel plays a key role in the identity of Allesley village Conservation Area, its imposing front is highly visible on the Birmingham Road and makes a strong contribution to the appearance of the Conservation Area and is a historical reminder of the status and wealth of Allesley village the building is widely recognised in the community in its landmark role.

Evidence: The hotel is sited within one of the only remaining medieval suburbs of Coventry, written records suggest the building origins date to the Elizabethan period. Written evidence tells the history Allesley and its

occupants providing understanding of how the people of Coventry lived, and the status and economic development of Allesley in relation to the rest of the city.

Age: Possible Elizabethan origins, with early 19th century alterations, and mid-20th century additions.

Rarity: The prominent building is individual in style and status sitting comfortably surrounded by listed buildings and can be said to make a positive contribution to the character and group value of the building within Allesley Conservation Area.

Integrity: Elizabethan origins, with early 19th century alterations, and mid-20th century additions. Whilst some modern interventions have taken place the designed aesthetic of the property remains evident and intact.

Coventry's identity: The building contributes to the understanding Coventry's long history and the life of wealthy and influential members of society and exists as a reminder of their successes. Allesley is one of the few surviving early modern suburbs of Coventry and as such aids understanding of the city's historic development.

Conclusion

The application for local listing is valid and therefore the proposal may be promoted for public consultation. Further to the findings of the public consultation, CCC conservation officer will finalise recommendation for a future Cabinet Member Meeting.

<http://www.coventry.gov.uk/locallist>