

# **Nomination for Inclusion on the List of Buildings Of Local Interest**



**Bolton House  
10 Bolton Road  
BN21 3JY**

## HISTORY

10 Bolton Road is an imposing mid 19<sup>th</sup> century building, on the corner plot of Bolton Road and Lismore Road. The site was occupied by 1870, as a structure appears on the 1870 map.

Bolton House is first listed in the 1890-91 Pike's Directory, The current building may be a re-build, or significantly altered structure, as the footprint on the 1899 map matches that of the present structure and cartographic errors are unusual.

Bolton Road and Lismore Road are characterised by mid-19<sup>th</sup> century villas which have private gardens, but the buildings are positioned close together so the rear gardens are not visible. These buildings sit back from the generous pavement, giving a green and tree lined streetscape.

10 Bolton Road was originally called Bolton House and has been a medical practice since 1897.

The property is of the earliest group of buildings built to the East of the Railway Station, in the 1850's-1870's having the following characteristics:

- Italianate style
- Substantial detached form
- Set back from road with front areas and a small side garden
- Four, rising to five storeys, with unusual glazed Italianate glazed lantern
- Lantern and structure beneath has fenestration to emphasise the verticality of this section of the building, has a double corbelled detail to generous eaves. Two zinc finials complete the structure
- Shallow pitched slate roofs, with bay windows, some of which are slate, with generous corbelled eaves
- Highly distinctive zinc hoods to bay windows, these are cut and pierced to unique design
- Windows are vertical sliding sash with pronounced and moulded reveals and keystones with bracketed stone cills. Windows to upper Ground floor mostly 4 over 4 with slender pilasters between bays. Upper floors are plain (rear and upper floor), or without decorated reveals, but having decorative label mould
- Slim chamfered quoins to returns
- Many windows contain original glass and original window furniture
- Chimney stacks, with little decoration - 80% original pale ceramic pots
- Painted stucco finish, which has deteriorated in places. This is currently painted grey with white highlights to doors, windows and quoins. This would originally have been white.
- Boundary wall, 400mm approx, with gate piers, rendered with chamfered stone cappings

- Iron railings, with fleur du lis finials exist to some sections, notably on Lismore Road

It should be noted that the above list is not exhaustive, and any that any item is not included should not be taken as it having less or no bearing on the special nature of the building.

Bolton House is a fine example of late 19<sup>th</sup> Century building style, and is unusual in having two facades facing Bolton and Lismore Roads. It is complete in fenestration, exterior detail and does not appear to have been significantly altered, thus preserving its original form externally.