

COMMITTEE: Planning Committee
DATE: 4th March 2014
SUBJECT: Bolton House, 10 Bolton Road, Eastbourne BN21 3YJ
REPORT OF: Clare Dales
Specialist Advisor – Conservation & Design

Ward(s): Meads

Purpose: To seek the recommendation of Planning Committee for the inclusion of Bolton House, 10 Bolton Road Eastbourne BN21 3YJ in the list of Buildings of Local Interest

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Recommendation: Members agree to consult on the inclusion of Bolton House, 10 Bolton Road as a Building of Local Interest at Planning Committee on 4th March 2014

1.0 Introduction

The purpose of this report is to propose that Bolton House, in the Town Centre & Seafront Conservation Area is included in The Local List. A list of Buildings of Local Interest is held by The Council and comprises buildings or structures which make a special contribution to the Townscape; represent the work of an important local Architect, represent a particular style of Architecture, or period in the development of the town.

2.0 The Role Of Local Heritage Listing

2.1 English Heritage in its Guidance Note, identifies that local heritage listing is a means for a community and a local authority to jointly identify heritage assets that are valued as distinctive elements of the local historic environment. It provides clarity on the location of assets and what it is about them that is significant, guaranteeing that strategic local planning properly takes account of the desirability of their conservation.

3.0 National Planning Policy Framework (NPPF) and Heritage Assets

3.1 The NPPF advises LPAs to set out 'a positive strategy for the conservation and enjoyment of the historic environment' in their Local Plan. Emphasis is placed on 'sustaining and enhancing the significance of heritage assets' and recognising that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'. Heritage assets are defined in the NPPF as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage assets not designated under statutory regimes, but recognised by the LPA as having heritage significance, do merit consideration in planning matters; with the LPA taking a balanced judgment having regard to the scale of any harm or loss and the significance of the heritage asset.

It is the intention of this proposal that Bolton House will be better protected, as set out above.

4.0 Buildings of Local Interest

4.1 Buildings of special architectural or historic interest are Listed by the Secretary of State. However the criteria for the lowest listing category - Grade II - states that the building should be of special interest. This may mean it is of National significance in architectural, technological or social means, or is designed by an important Architect. Therefore, buildings that might be considered of local importance but not of sufficient special interest do not achieve listed status. Some buildings not considered of National Importance, and therefore listable, may be considered to be of sufficient Local importance to be included on The Local List.

4.2 Such buildings of local interest that contribute to the townscape of Eastbourne do not have the statutory protection of listed buildings but, nevertheless, they should be retained and ideally enhanced. It must be stressed that like areas of high townscape value, there is no statutory control on buildings of local interest, over and above those that already exist for any building. However many of the buildings are within Conservation Areas and therefore they are automatically afforded a degree of protection against demolition. Inclusion on The Local List highlights the special qualities and contribution of a building and may reflect architectural merit, social history or development of town planning.

5.0 Local Policy and Guidance

5.1 When considering planning applications for the alteration of Buildings of Local Interest, the Council will take into account that the property is of more than ordinary significance.

The Eastbourne Borough Plan (2001-2011) contains saved policies in relation to conservation. Saved Policies relevant to this proposal are:

- UHT15 Protection of Conservation Areas
- UHT18 Buildings of Local Interest

Proposals which would adversely affect the character or appearance of Buildings of Local Interest will not be permitted. Should planning permission be granted for a major alteration, the consent will be subject to a condition to provide an opportunity for the building to be inspected and recorded.

Both Policies are within the adopted SPG '*The Townscape Guide*'.

5.2 Bolton House is within the Town Centre & Seafront Conservation Area.

6.0 Setting & Development of Bolton House

6.1 Bolton House, 10 Bolton Road is an imposing mid 19th 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-19th 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.

6.2 Bolton House

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 that any item that 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 19th 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.

6.3 A full description is shown as Appendix A.

Maps showing development of the Bolton Road area are shown in Appendices B and C.

6.4 A partial photographic schedule is held by the Council, and is available to view, by contacting the Specialist Advisor in Conservation & Design. It has not been possible to perform a full photographic schedule due to the building currently undergoing repair and being scaffolded and having mesh protection. A visual assessment has been performed from the public realm.

8.0 Assessments

8.1 The assessments were undertaken in line with the Guidelines in the 'English Heritage Good Practice Guide For Local Heritage Listing'.

The recommendation from this assessment is that 10 Bolton Road be added to the local list as a Building of Local Interest.

8.2 The quality of construction of 10 Bolton Road, its contribution to the streetscape, its fine architectural detailing and its structural completeness, warrant its inclusion in the Local list.

8.3 Therefore, the recommendation of this report is that Bolton House be included in the List of Buildings of Local Interest, to signify its contribution to the area of the town as a building of special architectural merit.

9.0 Consultation

9.1 It was unanimously recommended after consideration by CAAG at their meeting of 18th February 2014, that the proposal should be presented to the Planning Committee for their consideration on 4th March 2014.

Public comments would be invited on the inclusion of Bolton House in the local list of Buildings of Local Interest for a period of 21 days between 4th March 2014 and 25th March 2014.

10.0 Financial and Staffing Implications:

10.1 The cost of the consultation will be met from within existing budgets and will largely consist of staff time.

11.0 Sustainability Implications

11.1 The conservation of heritage assets, which are a finite and diminishing resource, is an integral aspect of sustainable development. The designation as a Building of Local Interest will assist in the conservation of heritage assets.

12.0 Other Implications

12.1 There are no youth, anti-poverty, equality or community safety implications as a direct result of the draft documents.

13.0 Conclusion

13.1 The proposal for Bolton House to be added as a Building of Local Interest has been prepared having regard to English Heritage's Guidance Note. It aims to set out, in a clear and concise manner, the special architectural and historic interest of the building and to provide information on the best approach to managing change, in order to conserve or enhance the special interest of the area.

Clare Dales Specialist Advisor – Conservation & Design Background Papers:

The Background Papers used in compiling this report were as follows:

Eastbourne Borough Plan (2001 – 2011)

Eastbourne Borough Council SPG Eastbourne Townscape Guide July 2004

GOOD PRACTICE GUIDE FOR LOCAL HERITAGE LISTING; 2012
English Heritage Guidance Note

Appendix A – Description of Bolton House Appendix B – Historic Map 1870 Appendix C – Historic Map 1899