

The Basset Centre and The White House

Basset Road, Camborne

**Heritage Statement and Impact Assessment
for repairs to Basset Centre and White House // August 2024**

3860-PBWC-XX-XX-RP-0018-HS and IA for repairs to Basset Centre and White House-S2-P02



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Project number..... 3860



Camborne
TOWN DEAL

Heritage Statement and Impact Assessment

Site Name

Basset Centre and Neighbouring White House.

Address of Site

Basset Centre and No. 24, Basset Road, Camborne, Cornwall, TR14 8SL

Neighbouring White House immediately adjacent to north side of Basset Centre

Introduction

The following Heritage Statement has been prepared based on Cornwall Council's template to accompany revised proposals submitted under Listed Building application reference PA24/03583 limiting approved works to essential repairs to external fabric comprising re-roofing, external re-pointing, external stucco repairs and repairs to existing windows. The application also seeks permission to remove 2No decayed modular buildings currently positioned to the rear (west side) of the White House together with tree work where tree removal is required due to Ash die back or growth is affecting front wall and boundary wall across the White House frontage.

The White House is currently lying empty having been vacated by Cornwall Council around 2017, before being transferred into the ownership of Camborne Town Council late spring early summer 2024. The White House has been left neglected and unheated in the intervening years and the roof is in a very poor state of repair allowing significant water ingress causing rot and deterioration to take place. Evidence of a break in and attempted arson and other damage by vandals occurred earlier in this year leaving the building at further significant risk if left to deteriorate further. Recent photographs of White House showing poor state of repair have been included in Appendix A.

The Basset Centre was subject to previous alterations in 2004 undertaken by Cornwall Council before also becoming vacant. Camborne Town Council have established a temporary home for the Public Town Library within the existing ground floor. The first floor and rear areas remain vacant. The Basset Centre was also transferred from Cornwall Council into the ownership of Camborne Town Council late spring early summer 2024.

The Basset Centre is in a better state of repair than the White House, but water penetration at roof level particularly around the valley gutters, and through the walls is evident in several locations. Left unchecked for another winter, this will lead to further deterioration of the fabric.



1. What heritage asset(s), including their setting, are potentially affected by the proposals?

- 2No Listed Buildings
- Site within Camborne Town Centre Conservation area
- Site within Cornwall and West Devon World Heritage Site

Links to Historic England List Entries:

<https://historicengland.org.uk/listing/the-list/list-entry/1142689>

<https://historicengland.org.uk/listing/the-list/list-entry/1328115>

2. Proposed Works - please state the type of proposal

Repairs to external fabric of both listed buildings as described on drawings submitted to support these works, together with detailed "Architectural Enabling Schedule of Works" (doc ref 3860-PBWC-XX-XX-SP-A-0003) submitted with revised proposals.

Proposed Works for which permission is sought under PA24/03583 now limited to:

- Removal of existing roof coverings comprising mix of natural and asbestos slate tiles on Basset Centre and modern pantiles on White House.
- Removal of asbestos containing products where identified in refurbishment asbestos surveys or uncovered during course of the works.
- Inspection and repair of roof joinery including necessary rot repairs.
- Removal of decayed leadwork and ancillary flashings.
- Inspection and works to chimneys as detailed in schedule of works.
- Replacement of new roof covering including insulation upgrades as detailed, comprising new breather membrane/felt, battens and sympathetic natural slate, including new lead flashings and clay ridge tiles.
- Inspection with refurbishment and replacement of existing rainwater guttering, hoppers and down pipes using profiles to match existing, and where modern replacements have previously been used, replacement with profiles sympathetic to original.
- Removal of existing hard sand cement pointing and repointing with sympathetic lime based mortar as detailed.
- Inspection and repairs to external Stucco work to front and sides of White House.
- Inspection and repairs to front porch structure to White House as detailed.
- Removal and isolation of various redundant services, including cabling and pipework fixed to external faces of both buildings.
- Repairs to existing windows and external doors as detailed in accompanying schedules, drawings and outline of works.
- Removal of existing decayed modern modular building structures to rear of White House.
- Removal of trees as detailed in accompanying tree survey for reasons of safety and to prevent further damage to walls and boundary structures caused by excessive uncontrolled growth in confined site area.



3. Pre Application Advice

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes. PPA ref PA23/00396/PREAPP and during course of PA24/03583 consideration.

Have you sought pre-application heritage advice?

Yes. Cornwall Council HEP and WHS officers through PPA and during course of the LBC application.

4. What is known about the affected heritage asset(s)

Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

The Basset Centre

The Basset Centre is a Grade II listed building built in 1893.

The building was originally a school known as “Camborne Board School” before a change of use in the mid-20th Century to a Youth Centre, Pre-school Play Group and Out of School Learning Centre, with part of the first floor being used as offices.

At present the ground floor is home to part of Camborne Library and several small to medium size meeting spaces used by the Town Council. Car parking is at the rear with access via an access route down the north boundary of the neighbouring property, The White House.

List Description

Camborne Board School

CAMBORNE BASSET ROAD SW 63 NW (west side) 10/16 Camborne Youth Centre and Primary Resources Centre

GV II Camborne Board School, now education centre.

Dated 1893 in gable.

Snecked rock-faced sandstone with granite quoins and dressings, slate roof. Irregular plan with L-shaped rear wing round a courtyard to the rear of the main block. Free Gothic style.

Two high storeys and 3:3:3 unequal bays, symmetrical as a whole and in each of the 3 parts, with a triangular emphasis; the 3-bay gabled centre, which breaks forward and is wider, has a central 2-storey canted bay of ashlar with pinnacled buttresses at ground floor flanking a basket-arched and chamfered surround to a window which has 3 cusped lights over a cross-window, 3-stage mullion-and-transom windows at 1st floor, and a deep embattled parapet; flanking this feature are large transomed 3-light windows at ground floor and cross-windows at 1st floor, all these with sill-bands, quoined surrounds and shallow- triangular-headed lintels.

The steeply-pitched gable has kneelers, a pair of small square offsets and an apex finial, and between the offsets is a datestone with raised lettering: “CAMBORNE BOARD SCHOOL 1893” with a small stepped triple lancet above. At ground floor each wing has 2 cross-windows (with ventilators inserted in 3 upper lights of those to the right), but at 1st floor they imitate the triangular pattern of the centre, with small single-light windows flanking a tall 3-stage transomed window which rises into a gablet matching the principal gable in style.

The roof has cockscomb ridge tiles (some missing) and a corniced chimney at the left gable. The side walls have inter alia large Venetian-style mullion-and- transom windows.

A single-storey addition to the rear corner of the rear wing is not of special interest.



4. What is known about the affected heritage asset(s) - continued

Pevsner, in the Buildings of England, (Cornwall, Peter Beacham and Nikolaus Pevsner, 2014) notes that the building is designed by James Hicks, 1846-96, eminent Cornish architect. He describes it;

"Fine symmetrical front elevation in free Gothic Style, of two high storeys and nine bays. The elaborate three-bay centre breaks forward around a central ground-floor window in a basket arch with a deep chamfered surround flanked by pinnacle buttresses, carried up to a canted bay window with a deep embattled parapet, and rising in a steeply pitched gable to an apex finial. The flanking transomed-and-mullioned windows are also crowned by steep gablets."

The White House

The White House lies within the suburban area of middle-class residences to the south west of the urban core laid out in the first half of the nineteenth century. As the CSUS Report notes, "large villas and genteel residences, set within bounded grounds but highly visible from the road, give the area a salubrious character. Painted render and classical architectural references are common features of the area."

List Description

The White House, 24 Basset Road

CAMBORNE BASSET ROAD SW 63 NW (west side) 10/15 No.24 1.12.51 GV II

House, now office. Probably mid C19, altered. Stucco, presumably on rubble, pantile roof. Double-depth plan with wing to right-hand rear corner. Two storeys and 3 bays, symmetrical; shallow 1st floor band; porch with fluted Doric columns and pilasters, triglyph frieze and mutule cornice, protecting a doorway with set-in fluted 1/4-columns and a recessed 4-panel door with an overlight containing intersecting semicircular tracery; two 16- pane sashed windows on each floor and a 20-pane sash above the porch. Hipped roof with projecting eaves. Attached towards the rear of the right- hand side wall is a one-bay receding wing of 2 slightly lower storeys, which has inter alia a 4-centred arched window at ground floor with cusped Gothic tracery in the head. Interior: doorway architraves with fillet and roll-moulding, and Tudor roses in the corners; moulded plaster cornice in right-hand front room; doglegged staircase with scrolled brackets, stick balusters, and wreathed curtail.

The conversion to office use resulted in the addition of two prefabricated buildings linked to the rear of the main house probably in the late twentieth century.

South West Archaeology's Archaeological Assessment is attached as Appendix B, including below ground desktop assessment.

5. What is important about the affected heritage asset(s) ('the significance')?

The two Listed buildings form part of the wider Camborne Town Streetscape contributing to the Conservation Area and World Heritage Site's setting.



6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

The proposed works will have a positive impact by stabilising and improving the condition of two previously neglected Listed Buildings. The works include removal of modern pantiles from the White House returning it to its original natural slate.

The works involve no alterations to the form of the two buildings, with the exception of the removal of the two modern modular buildings standing to the rear of the White House, which will have an overwhelmingly positive impact on both appearance and site security.

The repair works do not present a risk to any below ground archaeology such as may exist.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

The proposed works have been specified to respect the character of the existing buildings, seeking to repair existing fabric with complementary materials and techniques to both improve the condition of both properties and enhancing their place within the wider Town setting.



Associated Documents and Drawings

3860-PBWC-XX-XX-SP-A-0003 Enabling Schedule of Works-S2-P2-compressed

3860-PBWC-01-00-DR-A-1101-SITE-PLAN-EX-S2-P5

3860-PBWC-01-XX-DR-A-1401-Enabling Works Site Set Up-S2-P2

3860-PBWC-01-00-DR-A-2101-PLAN-GA-EX-L00-S2-P6

3860-PBWC-01-01-DR-A-2102-PLAN-GA-EX-L01-S2-P6

3860-PBWC-01-RF-DR-A-2103-PLAN-GA-EX-RF-S2-P6

3860-PBWC-01-00-DR-A-2311-PLAN-ENABLEW PHASE1-L00-S2-P2

3860-PBWC-01-RF-DR-A-2313-PLAN-ENABLEW-EW-RF-S2-P2

3860-PBWC-01-XX-DR-A-3121-ELEV EAST and WEST-GA-ENABLEW-S2-P2

3860-PBWC-01-XX-DR-A-3122-ELEV NORTH and SOUTH-GA-ENABLEW-S2-P2

3860-PBWC-01-XX-DR-A-3131-ELEV EAST and WEST-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-3132-ELEV NORTH and SOUTH-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4131-SEC ELEV AA and BB-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4132-SEC ELEV CC and DD-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4133-SEC ELEV EE and FF-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4134-SEC ELEV GG and HH-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4135-SEC ELEV II and JJ-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4136-SEC ELEV KK and LL-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4137-SEC ELEV MM and NN-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4138-SEC ELEV OO and PP-GA-ENABLEW RP-S2-P2

3860-PBWC-01-XX-DR-A-4139-SEC ELEV QQ and RR-GA-ENABLEW RP-S2-P2

3860-PBWC-01-RF-DR-A-5330-BASSET-TYPICAL ROOF SECTION-S2-P2

3860-PBWC-01-XX-DR-A-5331-WHITE HOUSE - PORCH AND EAVES-S2-P2

3860-PBWC-01-00-SH-A-7201-EXISTING EXTERNAL DOOR REPAIR SCHEDULE - BASSET AND WHITE HOUSE-S2-P2

3860-PBWC-01-XX-SH-A-7220-EXISTING WINDOW SCHEDULE REPAIRS AND UPGRADES (INC SECONDARY GLAZING)-S2-P2

3860-PBWC-01-XX-SH-A-7221-EXISTING WINDOW SCHEDULE REPAIRS AND UPGRADES (INC SECONDARY GLAZING)-S2-P2

3860-PBWC-01-XX-SH-A-7222-EXISTING WINDOW SCHEDULE REPAIRS AND UPGRADES (INC SECONDARY GLAZING)-S2-P2

3860-PBWC-01-XX-SH-A-7223-EXISTING WINDOW SCHEDULE REPAIRS AND UPGRADES (INC SECONDARY GLAZING)-S2-P2



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