

The Basset Centre and The White House

Basset Community Hub

Basset Road, Camborne

Photographic Record // June 2022

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INTRODUCTION

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Cornwall Council commissioned Poynton Bradbury Wynter Cole Architects working as part of the wider MWJV team to support the development of the Town Deal proposals.

The same Team have now been appointed to develop proposals for an outline business case (OBC) for a new Community and Cultural Facility combining two refurbished listed buildings - The Basset Centre and The White House.

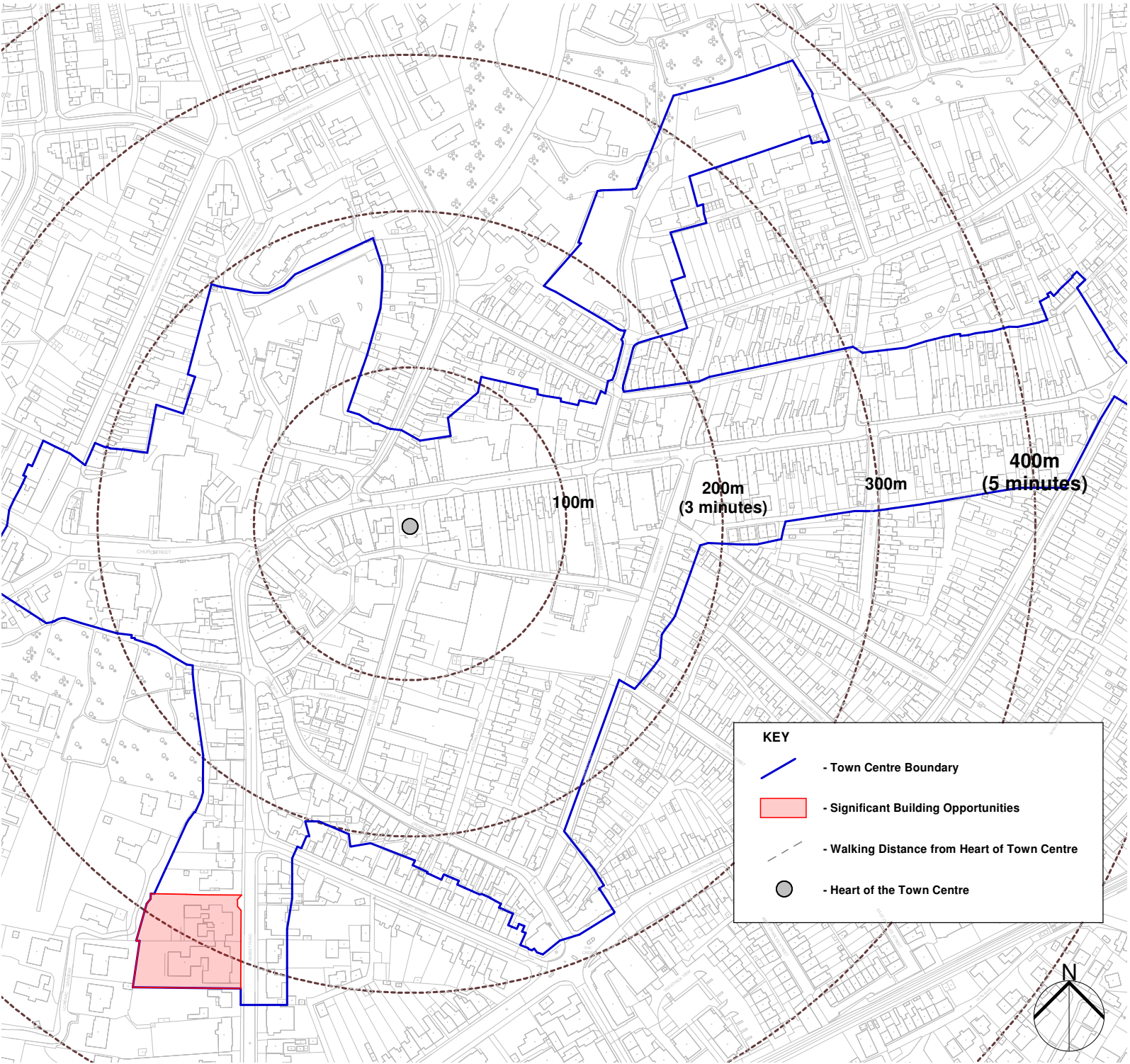
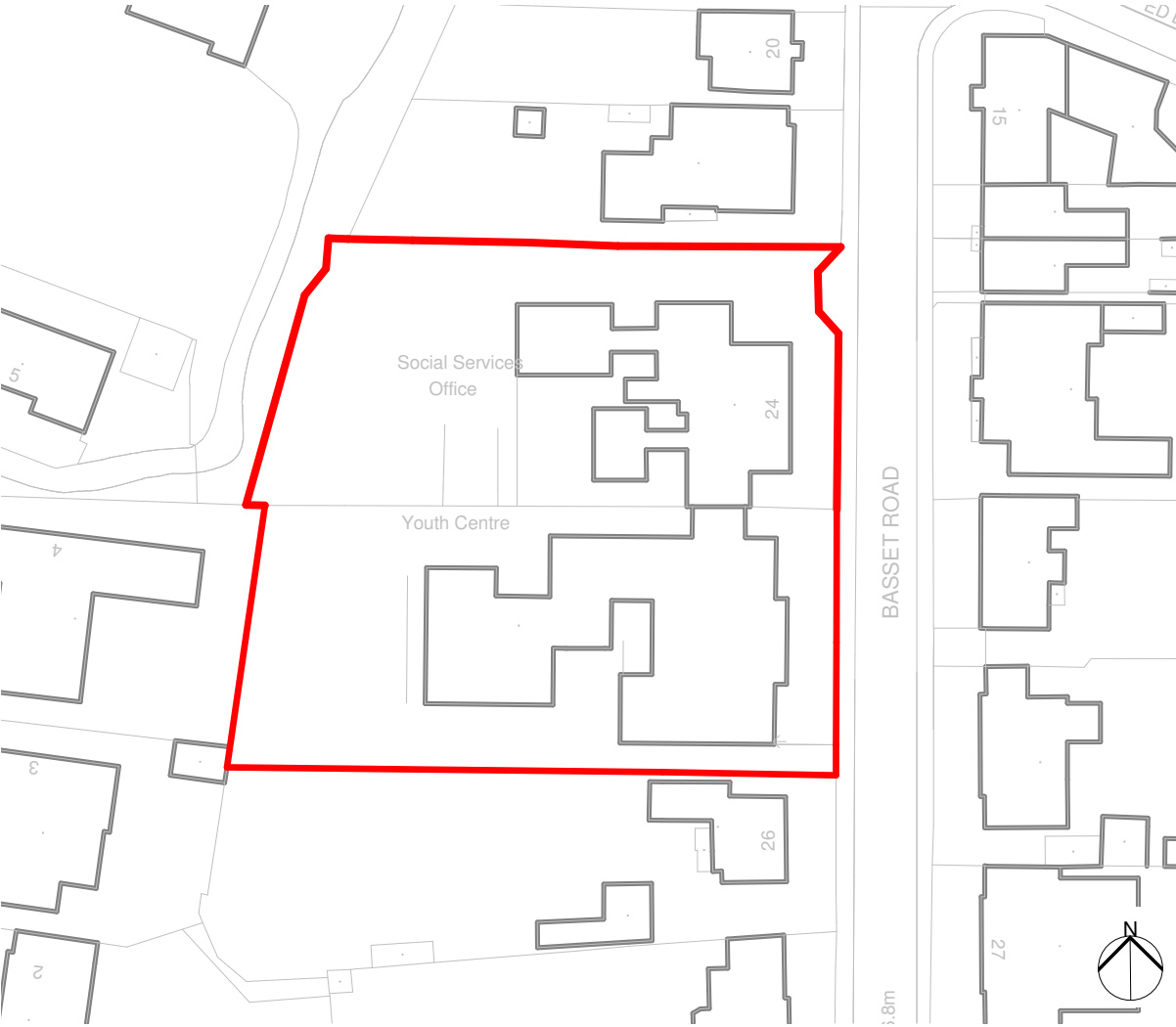
This report includes the existing plans and elevations that are available at time of writing together with a photographic survey of both sites undertaken between March to July 2022.

LOCATION

LOCATION

The Basset Centre and The Whitehouse are on Basset Road. One of the main roads into Camborne town centre from the southern approach. The site is approximately 300m from Commercial Square, the heart of the town centre, which is around a 4.5-minute walk.

The two properties are connected at the rear with a shared parking area and vehicle access route in from Basset Road along the north boundary of The Whitehouse.



THE BASSET CENTRE

THE BASSET CENTRE

HISTORY AND CURRENT USE:

Originally constructed as a Board School dating from 1893 the property is Grade II Listed Entry No 1142689.

The predominantly two storey building replaced an existing school that had previously stood on the site. It's use as a school ended sometime in the mid 20th century.

The present ground floor areas to the front of the building provide a home for the Camborne Library and several small to medium size meeting spaces used by the Town Council. The first floor was used as Cornwall Council offices with and meeting spaces but these now stand vacant.

The rearmost ground floor areas were also used by Cornwall Council as offices but these also stand vacant at the time of writing.

ARCHITECTURE:

The building is constructed using snecked rock-faced sandstone with granite quoins and a slate roof. A lightweight steel framework glass porch was constructed in the north side in the early 2000s, as the main entrance to the library.

The building has an irregular plan divided into three parts, the front section of the ground floor, the rear of the ground floor and the first floor. There is currently no internal access between these different parts of the building, dating back to its time as a school with separate entrances serving different pupil cohorts.

At the rear of the main block there is a small courtyard dividing the front from the rear on the ground floor. There is a dogleg staircase which leads to the first floor from this courtyard.

There is also access to the first floor via another larger stairwell from the south side. A lift was retrospectively fitted adjacent to this stair to provide wheelchair access to the first floor.

The rear most section of the ground floor is single story.

Various works have been carried out on The Basset Centre since 2000, including creation of the new library on the ground floor.

Other limited refurbishment work has been undertaken more recently including isolated window replacements.



EXISTING FLOOR PLANS

As noted above the Basset Centre is divided into three distinct areas that are not connected internally.

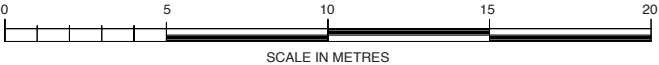
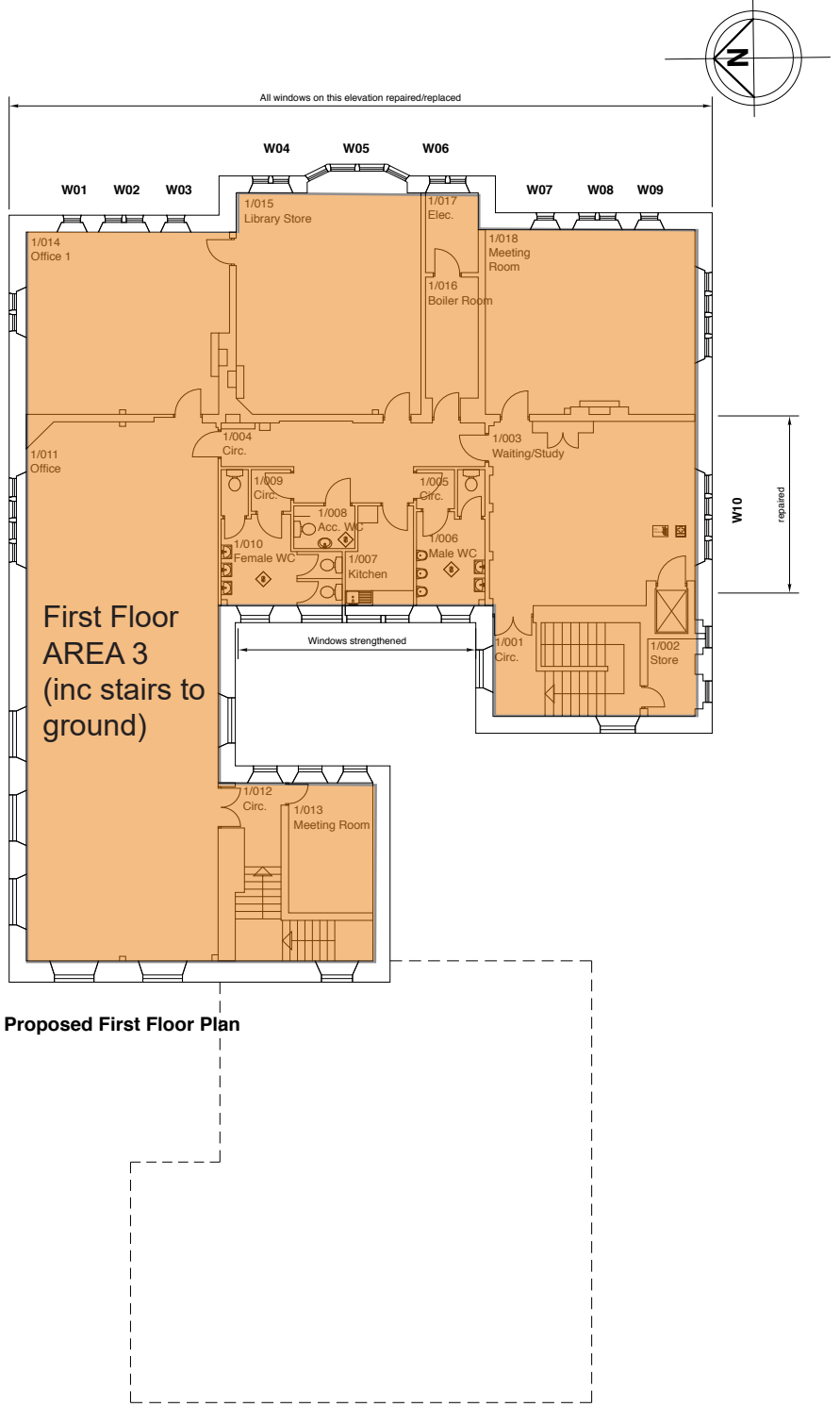
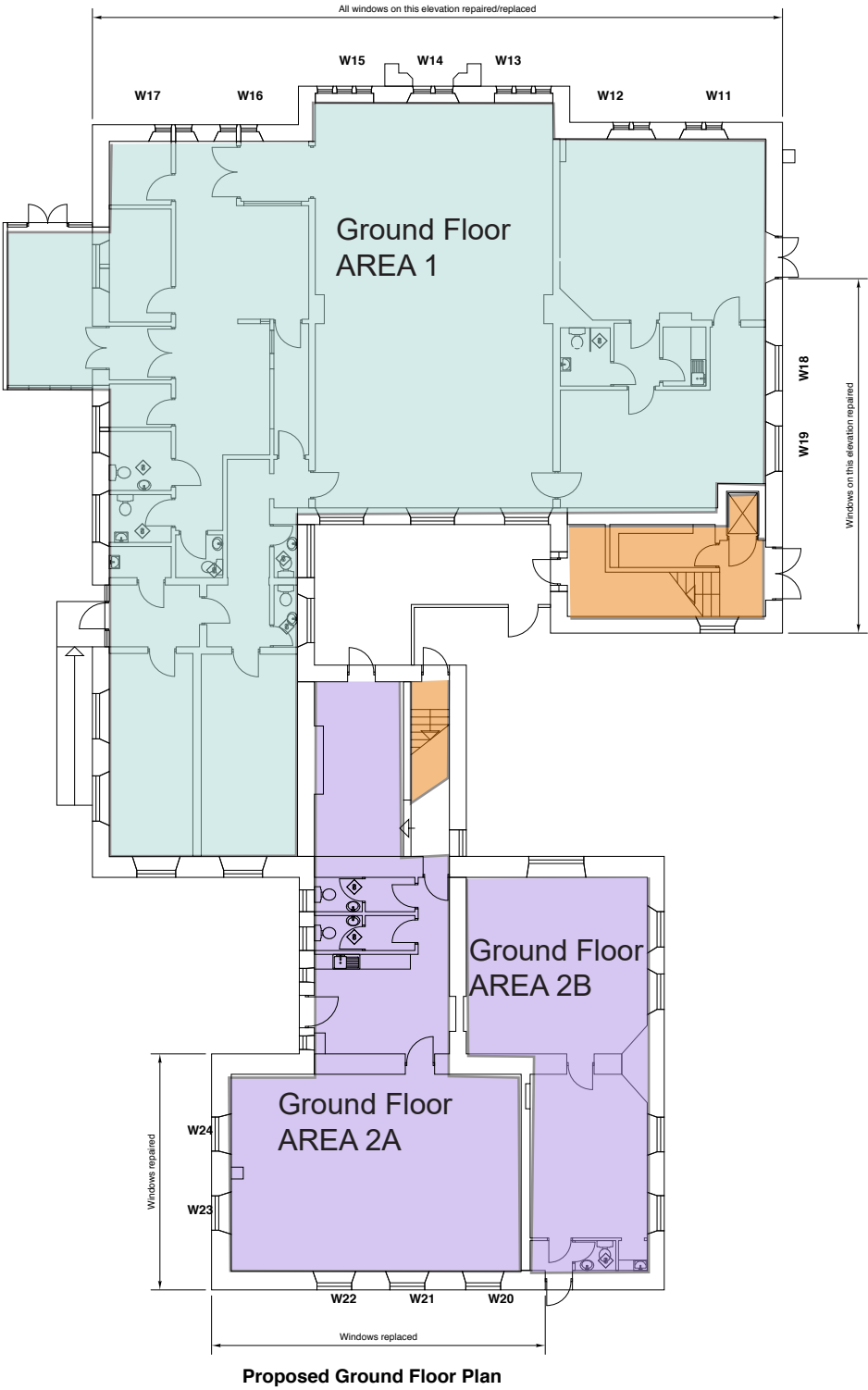
The ground floor divides into front (Area 1) and rear (Area 2) and the first floor (Area 3) is connected to both staircases but not to other ground floor areas.

There is no internal access presently between these three areas.

There is one further subdivision to the single storey area at the rear as it is presently configured (Areas 2A and 2B). However this appears to result from a more recent modification to block up and opening rather than it being implicit in the original school design.

The plan therefore relies on multiple external entrances with no clear main entrance, although this was mitigated to some extent by works carried out to create the Town Library when the small glazed foyer was added on the northern side.

-  Heritage Asset feature, check for further information if in doubt, ask
-  CDM potential risk



EXISTING ELEVATIONS



Repair works to all windows on this elevation



Areas of localised external pointing repair

Existing East Elevation



Repair works to these windows on this elevation

Repair works to these windows on this elevation

Entrance signs, one replaces town council sign, other is new

Existing South Elevation



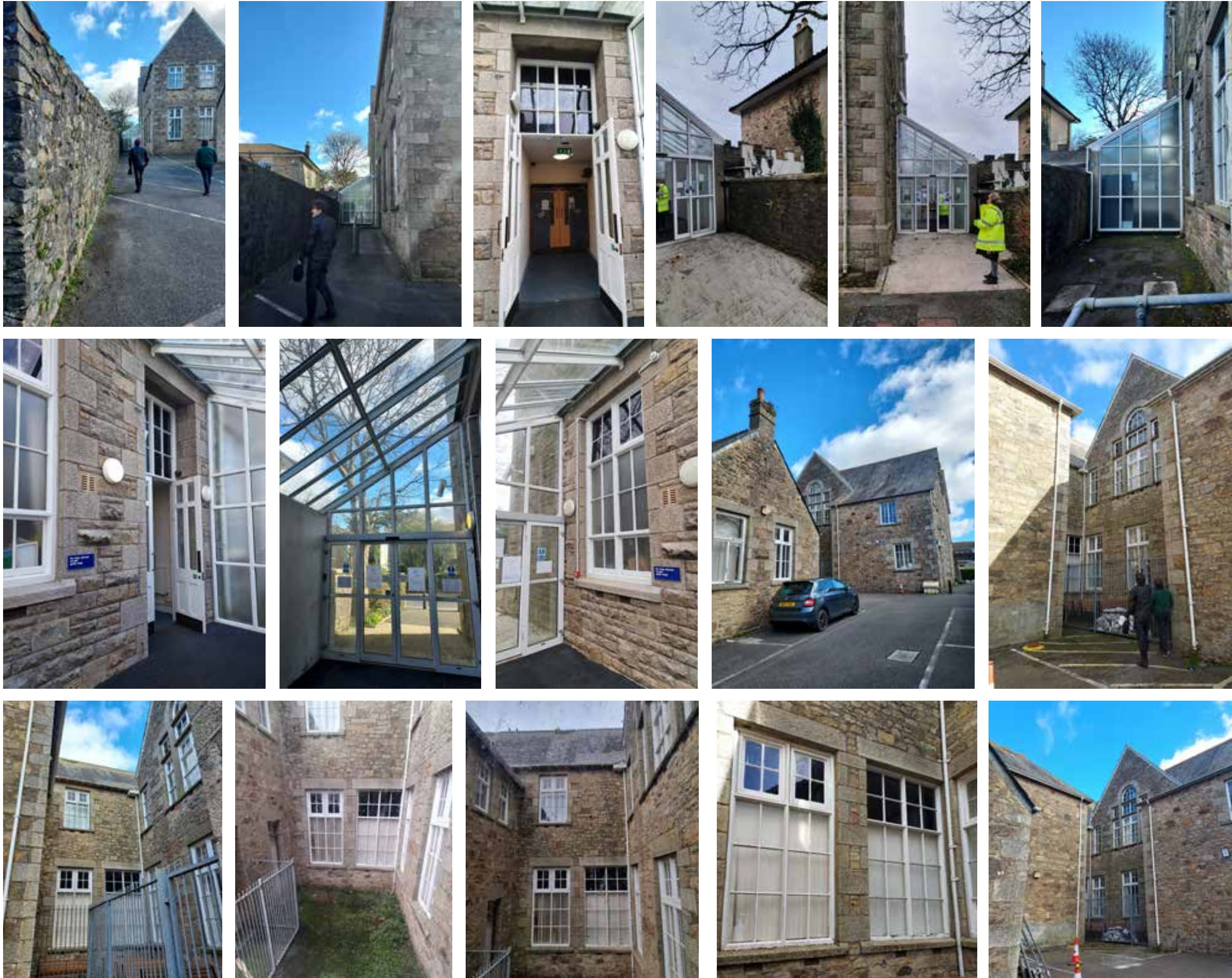
Existing North Elevation



THE BASSET CENTRE - EXTERIOR PHOTOGRAPHIC RECORD

The front elevation, single storey rear block and pedestrian way in along the south boundary.

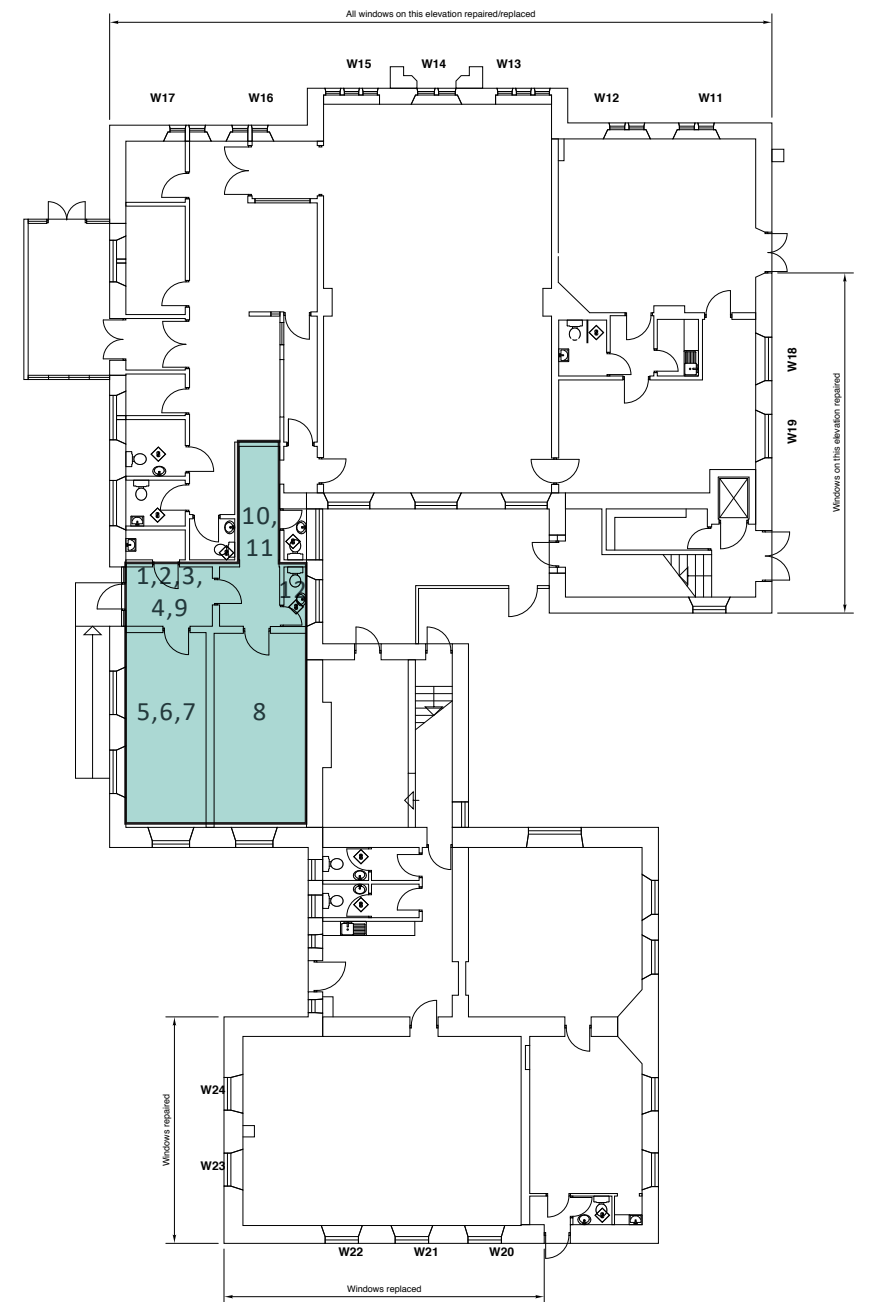




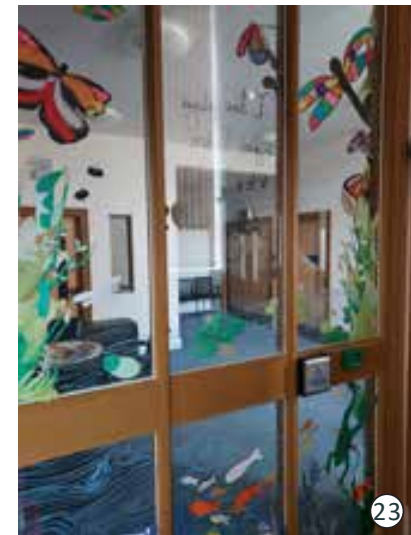
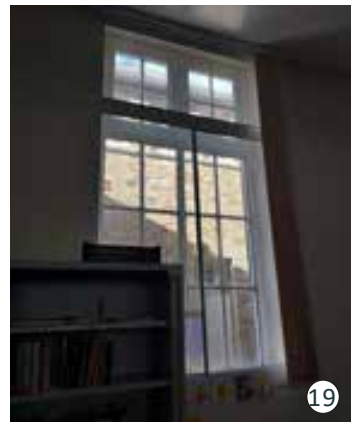
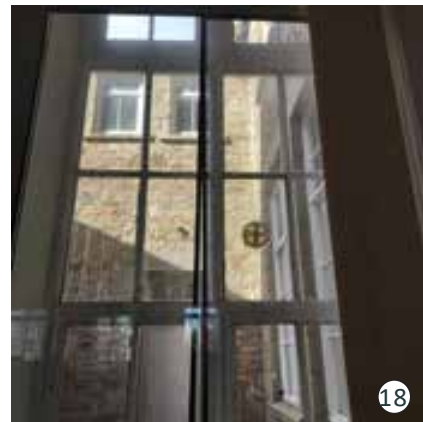
The glazed entrance to the current library on the north side of the building and the small courtyard at the rear of the main block.



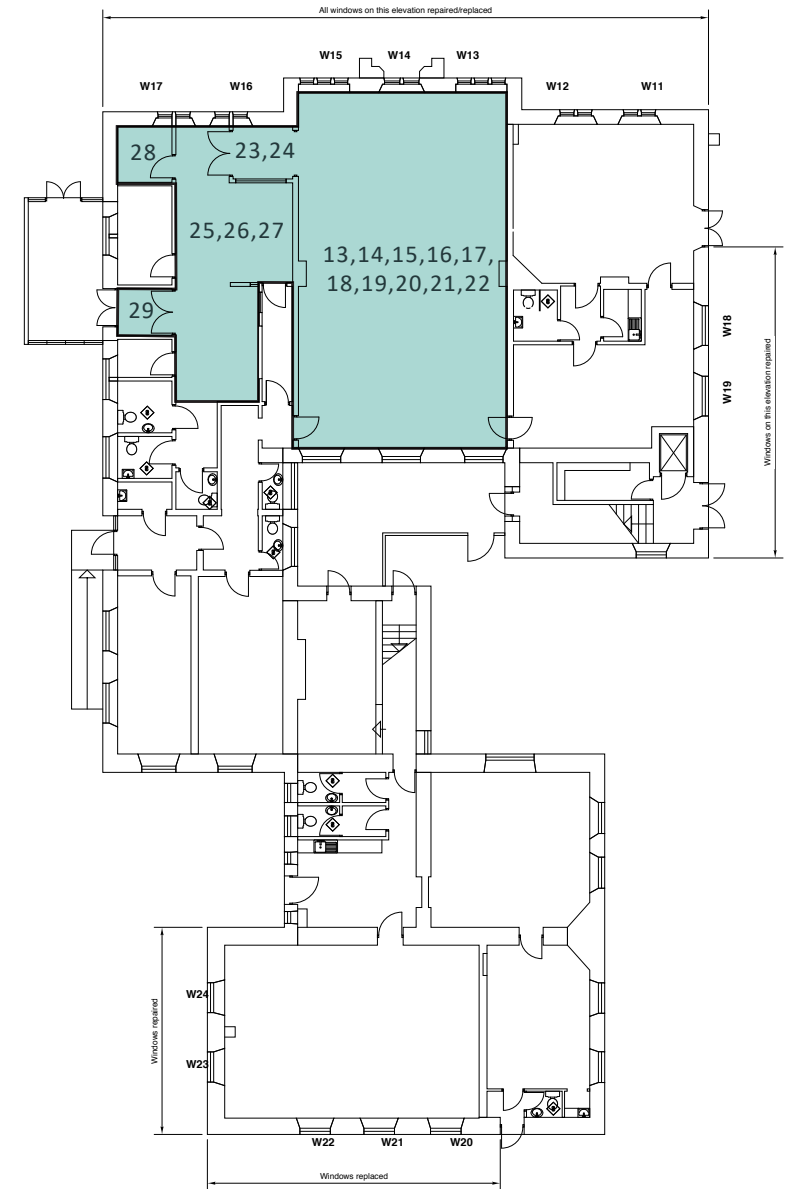
THE BASSET CENTRE GROUND FLOOR PHOTOGRAPHIC RECORD



Ground Floor Plan

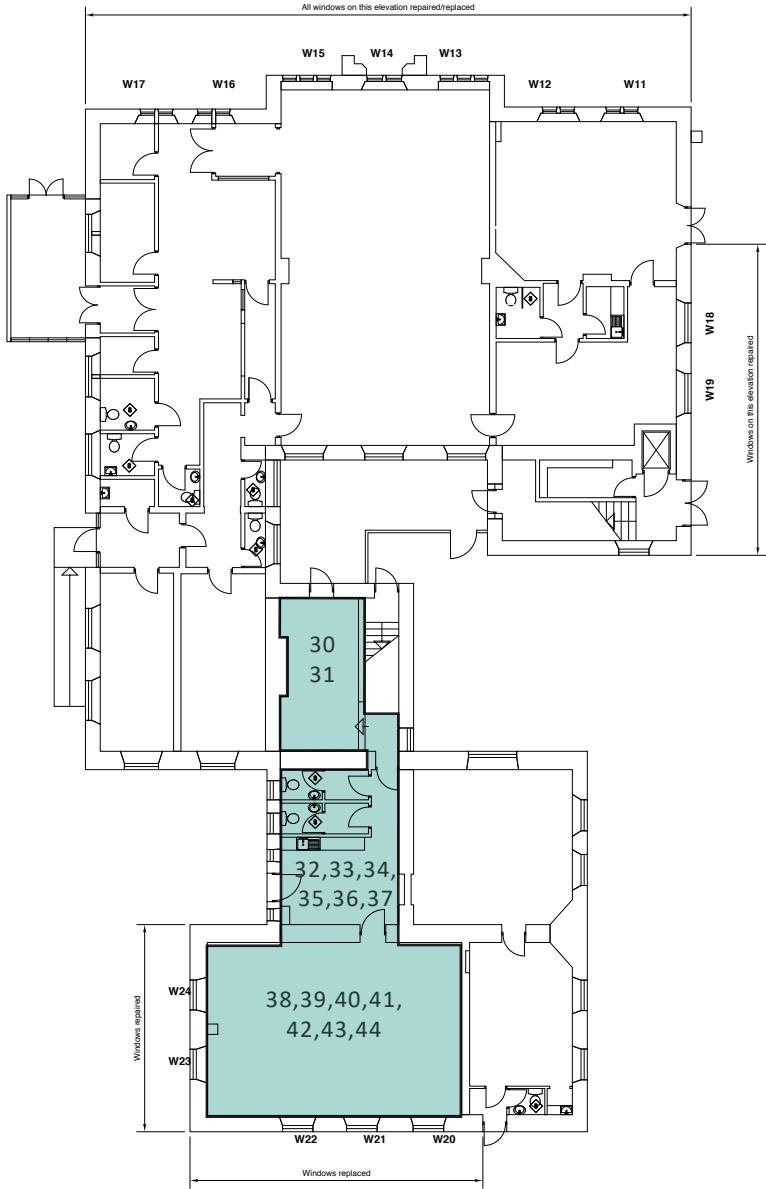
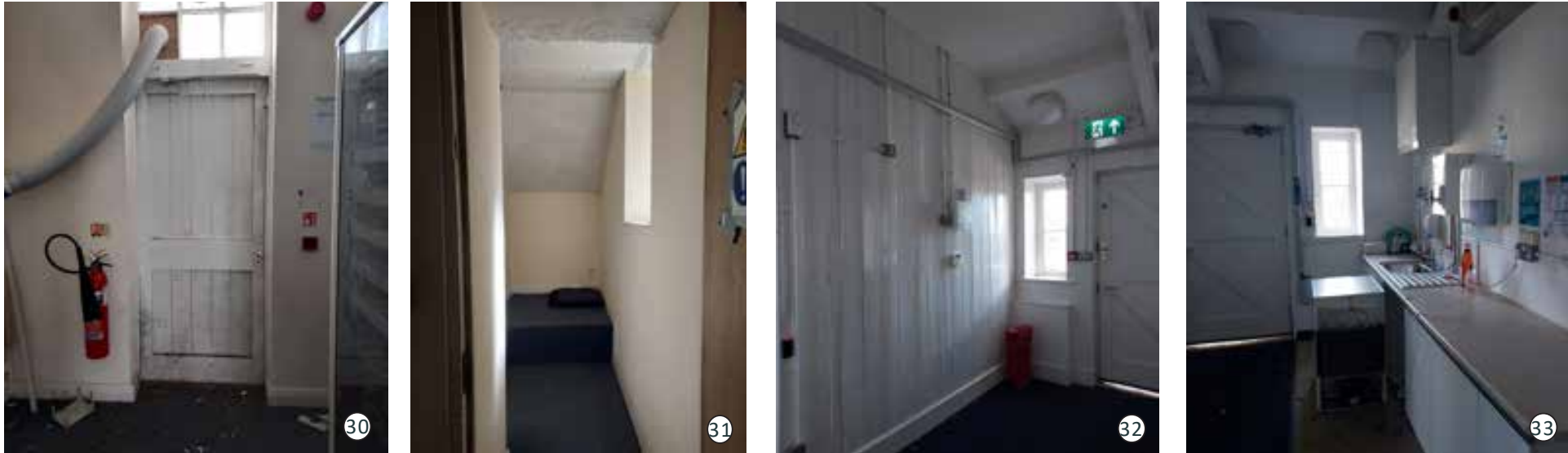


THE BASSET CENTRE GROUND FLOOR PHOTOGRAPHIC RECORD



Ground Floor Plan

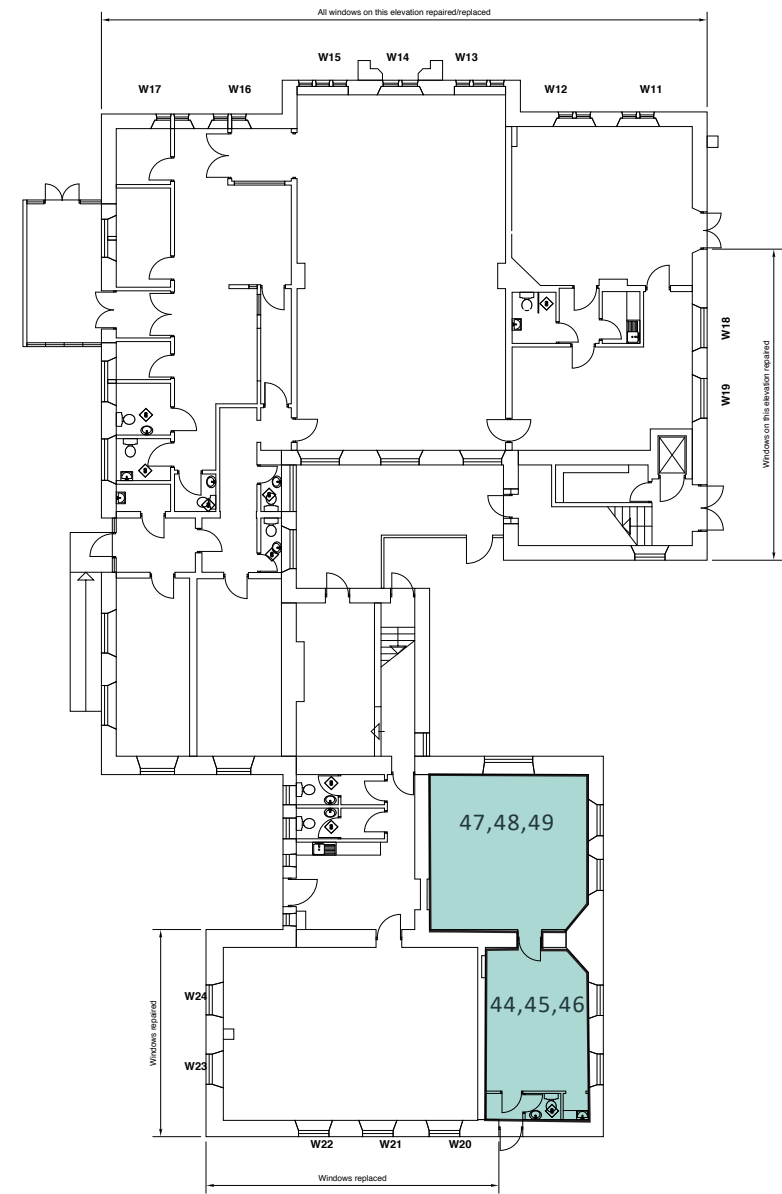
THE BASSET CENTRE
GROUND FLOOR
PHOTOGRAPHIC RECORD



Ground Floor Plan



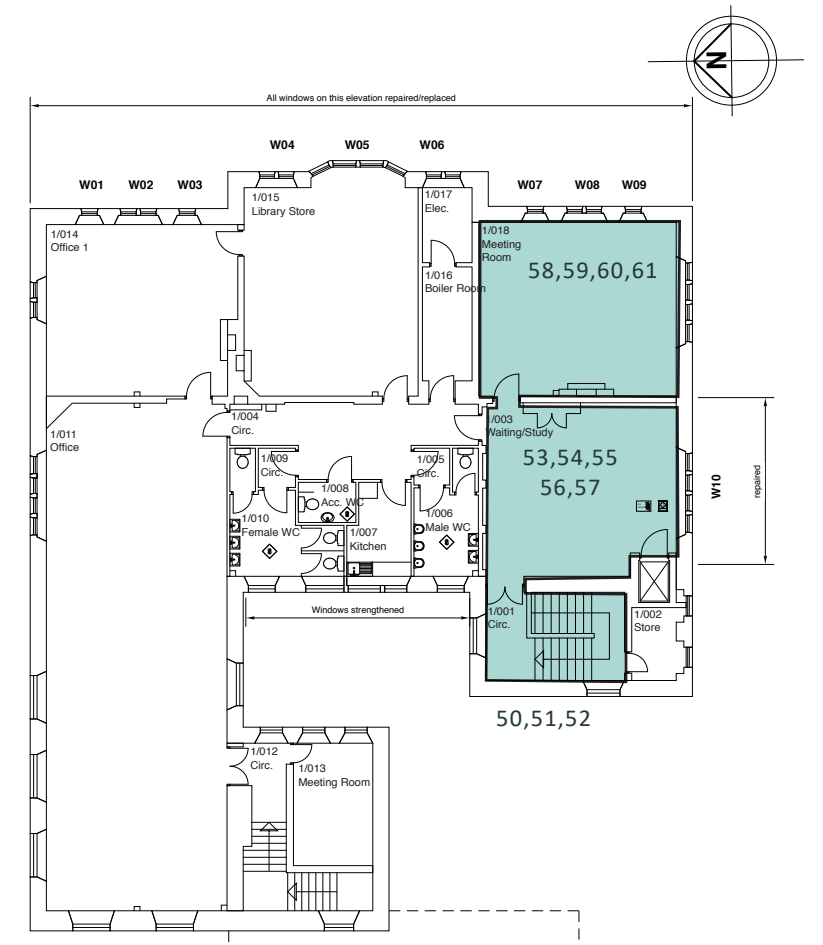
THE BASSET CENTRE GROUND FLOOR PHOTOGRAPHIC RECORD



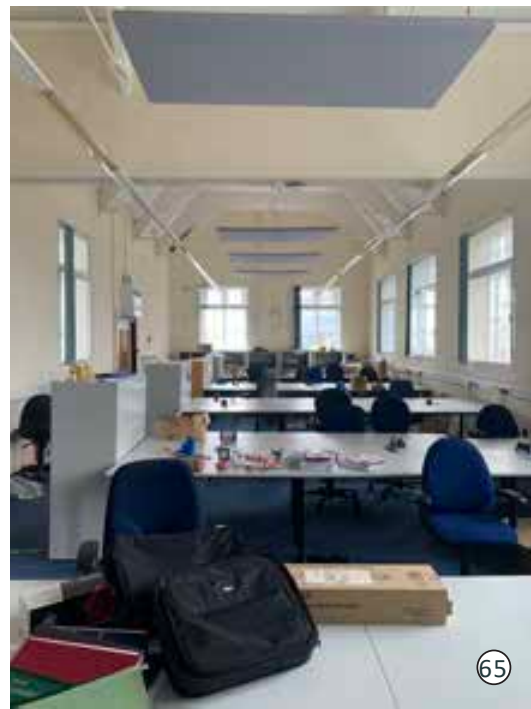
Ground Floor Plan



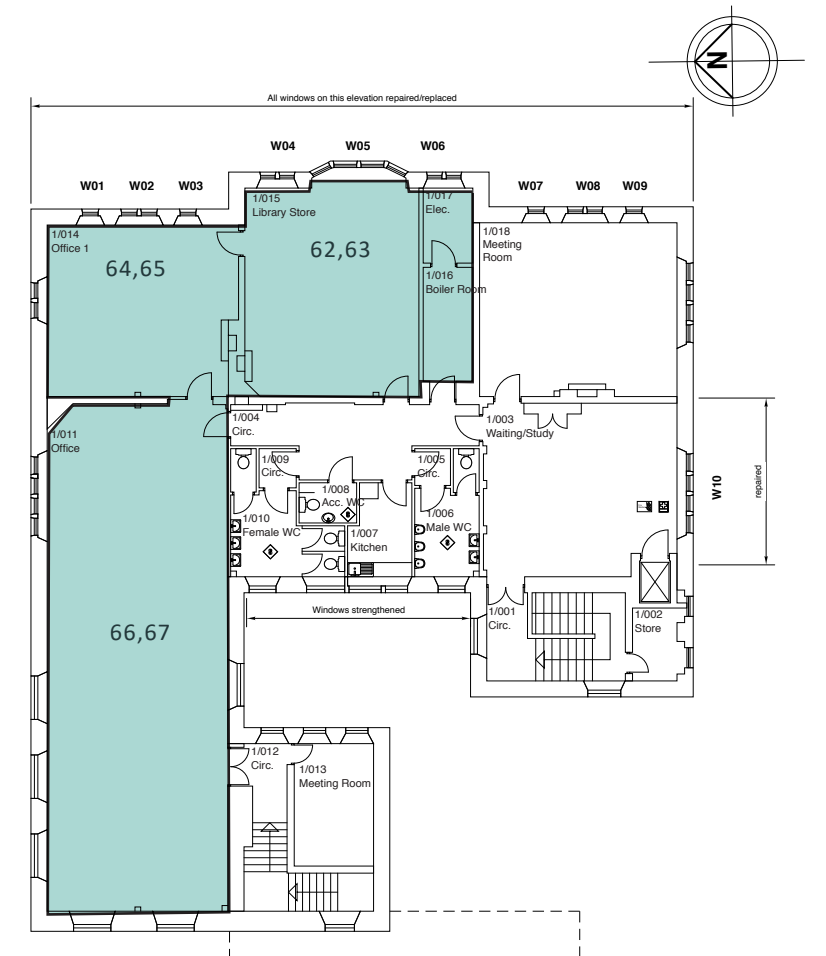
THE BASSET CENTRE FIRST FLOOR PHOTOGRAPHIC RECORD



First Floor Plan



THE BASSET CENTRE FIRST FLOOR PHOTOGRAPHIC RECORD



First Floor Plan

THE WHITE HOUSE

THE WHITE HOUSE

HISTORY AND CURRENT USE:

The White House, also known as 24 Basset Road was originally constructed as a large detached two storey dwelling dating from the mid C19. The building is again Grade II Listed Entry No 1328115.

Originally laid out as a private house with service areas to the rear extension, the building was used most recently as Cornwall Council offices up to c.2017.

The building now lies wholly vacant, although some fittings including roller stack storage has been left in situ.

Modern portacabin type prefabricated 20th century extensions have been added to the rear. These are in poor condition. The original property is generally in a poor state of repair with evidence of rot particularly in the main roof space.

ARCHITECTURE:

The building has been altered over the years with the street frontage of stucco, presumably on rubble with a modern replacement pantile roof. Double-depth plan with wing to right-hand rear corner. The main frontage is two storeys divided into 3 bays symmetrically arranged. The main entrance porch comprises fluted Doric columns and pilasters with a frieze and cornice.

The roof is hipped with projecting eaves. At some point in the 20th century the roof finish appears to have been replaced with modern concrete roofing tiles.

Attached towards the rear of the right-hand side wall is a one-bay receding wing of 2 slightly lower storeys, which has a 4-centred arched window at ground floor with cusped Gothic tracery in the head. This single Gothic feature is somewhat at odds with the otherwise classical style of the original house.

Internally the main front area of the house is laid out in a symmetrical arrangement of rooms on both sides of the central entrance and main stair case.

The rear areas on the back north western corner show evidence of internal alterations and reconfiguration with the small upper second storey appearing to be a later modification.

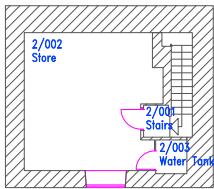


EXISTING FLOOR PLAN

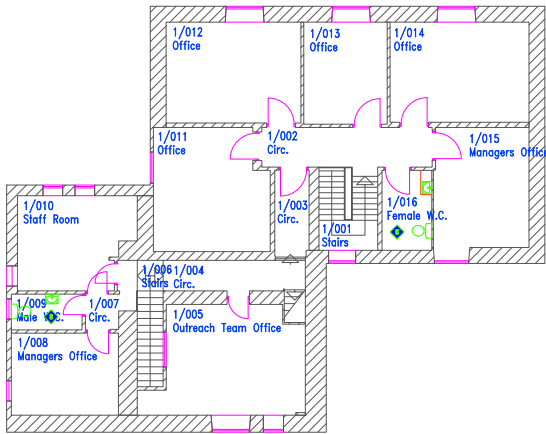
At present the floor plan is split into Block 1, Block 2 and Block 3.

Block 1 is the original building.

The Block 2 and Block 3 portacabin type extensions were added in the late 20th Century.

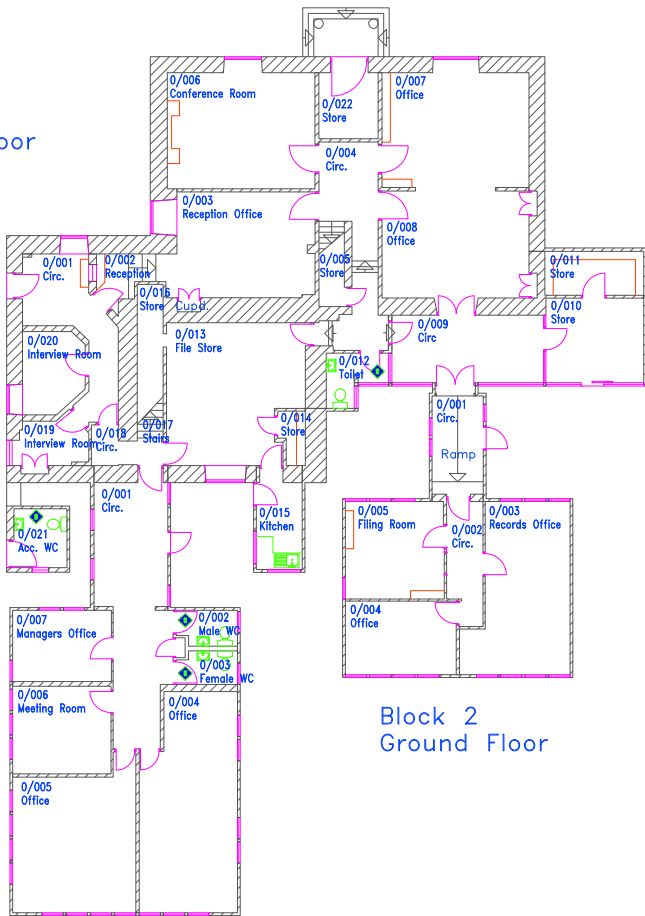


Block 1
Second Floor



Block 1
First Floor

Block 1
Ground Floor



Block 2
Ground Floor

Block 3
Ground Floor

The White House
09731

THE WHITE HOUSE
PHOTOGRAPHIC RECORD

THE WHITE HOUSE- FRONT AND
SOUTH SIDE:



THE WHITE HOUSE
PHOTOGRAPHIC RECORD



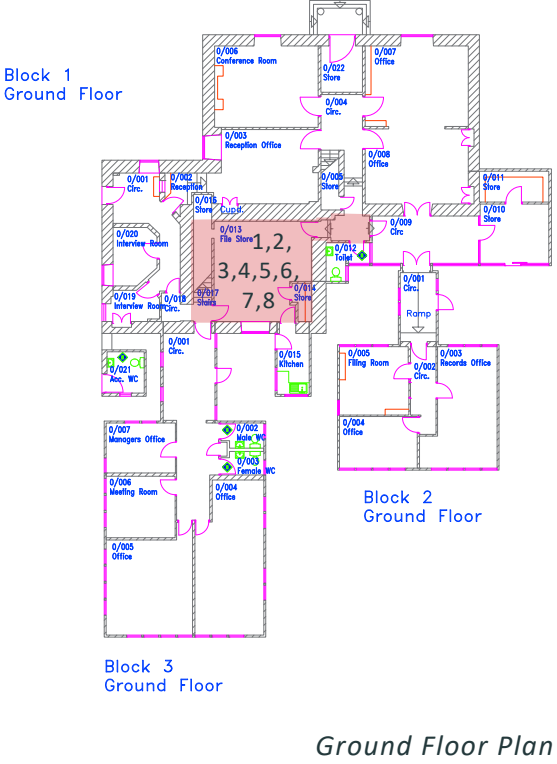
THE WHITE HOUSE - NORTH SIDE AND REAR

THE WHITE HOUSE
PHOTOGRAPHIC RECORD

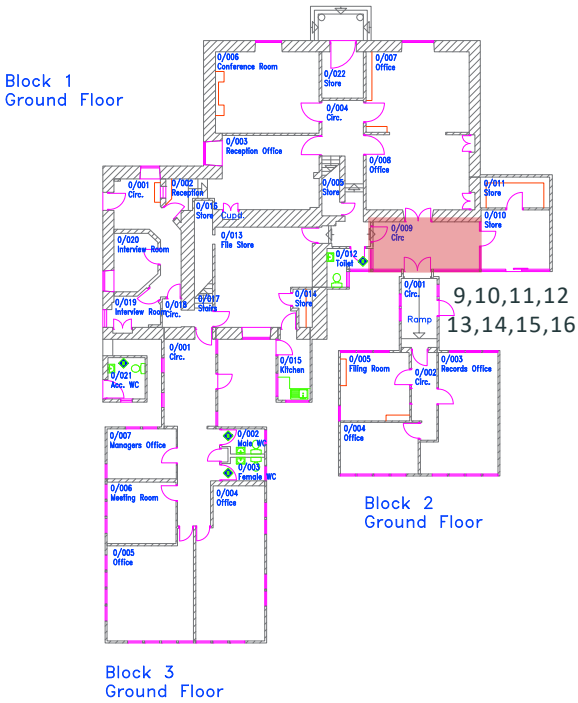


THE WHITE HOUSE- REAR AREAS

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
GROUND FLOOR

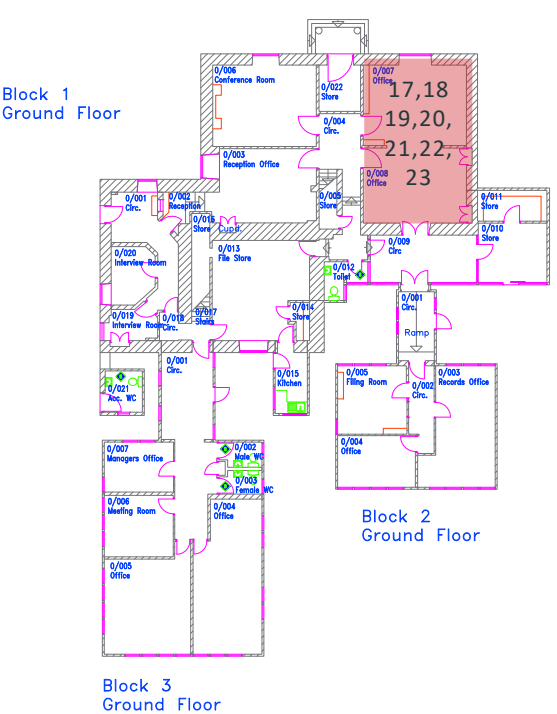


THE WHITE HOUSE
PHOTOGRAPHIC RECORD
GROUND FLOOR



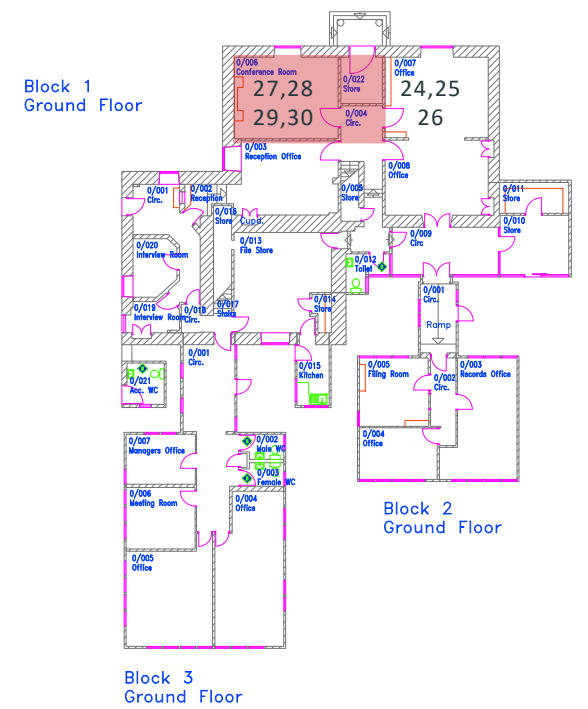
Ground Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
GROUND FLOOR



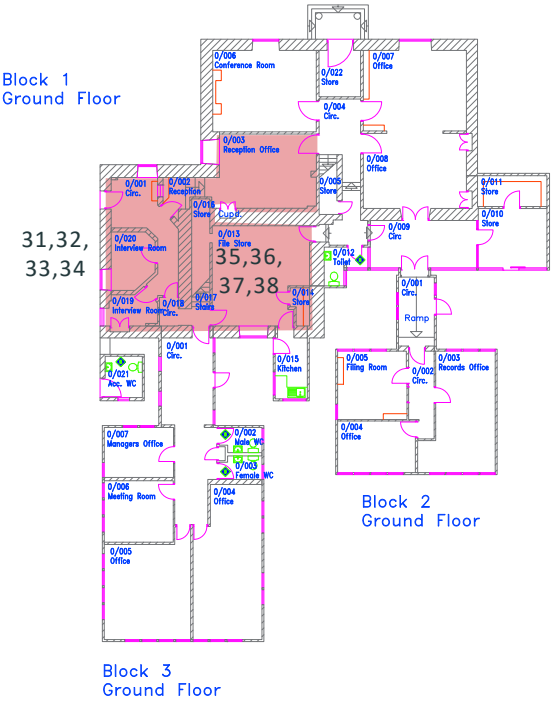
Ground Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
GROUND FLOOR



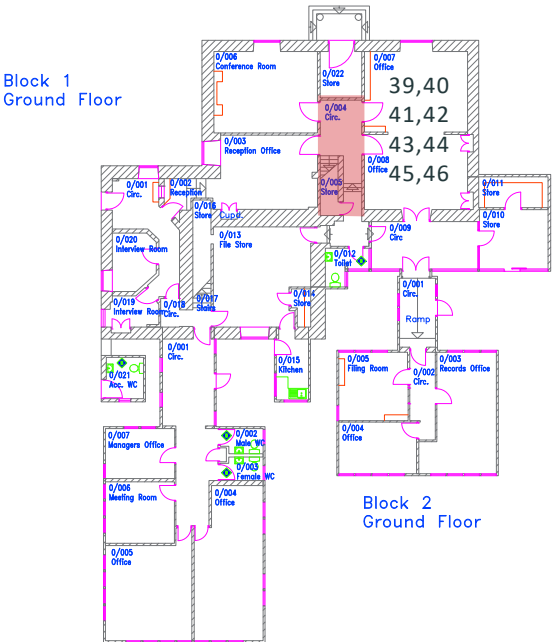
Ground Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
GROUND FLOOR



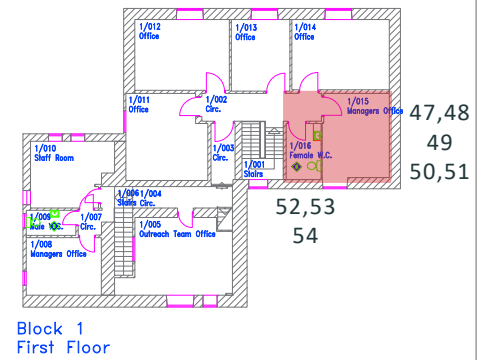
Ground Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
MAIN STAIR

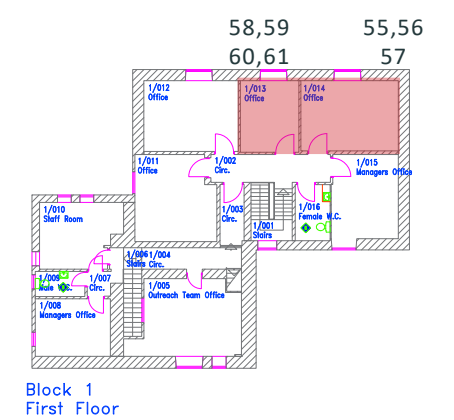


Ground Floor Plan

THE WHITE HOUSE PHOTOGRAPHIC RECORD FIRST FLOOR

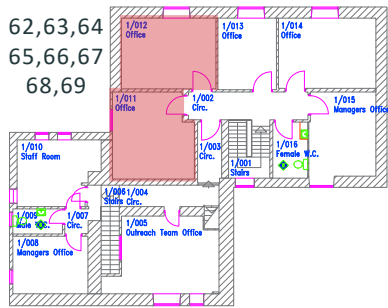


THE WHITE HOUSE PHOTOGRAPHIC RECORD FIRST FLOOR



First Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
FIRST FLOOR

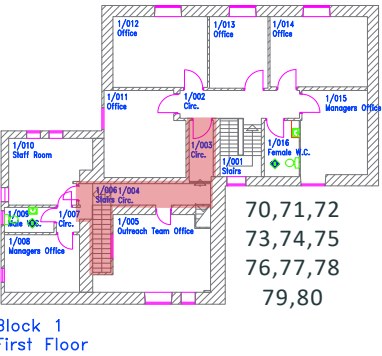
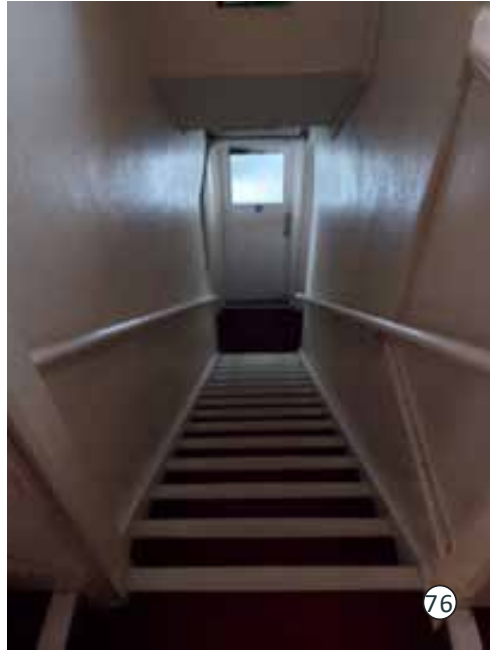
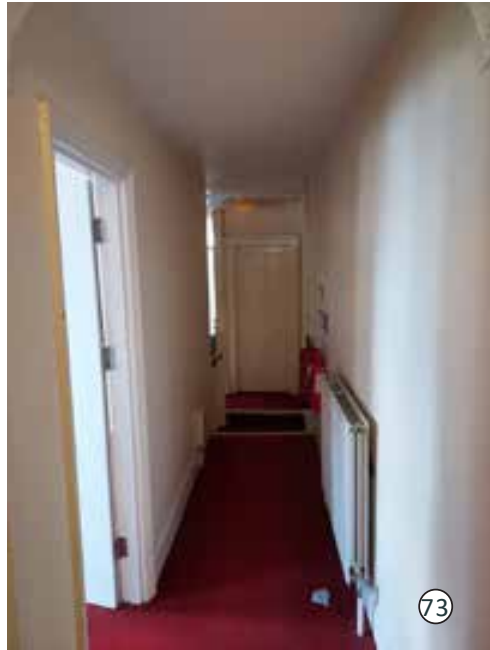
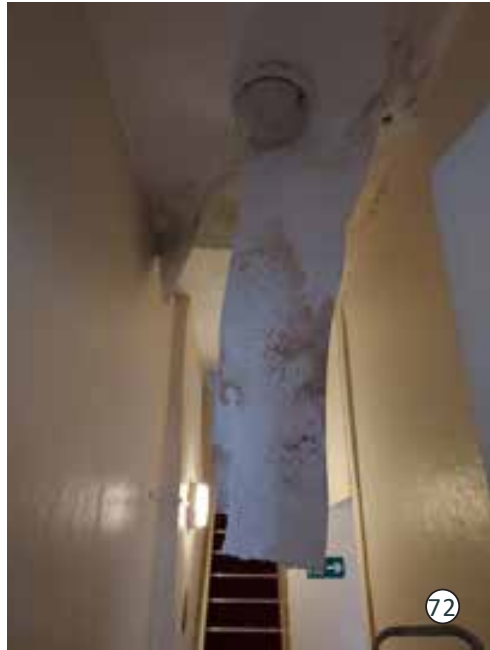


Block 1
First Floor

First Floor Plan

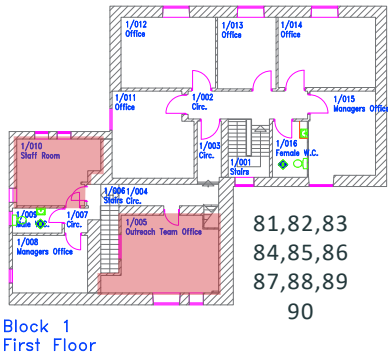


THE WHITE HOUSE
PHOTOGRAPHIC RECORD
FIRST FLOOR



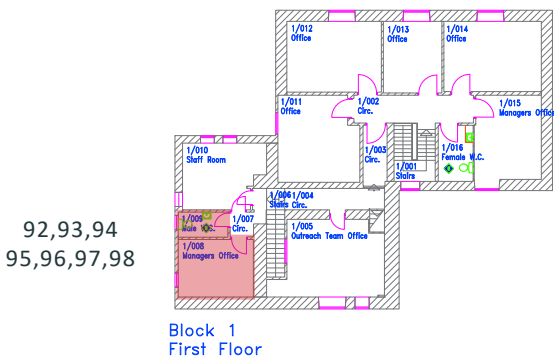
First Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
FIRST FLOOR



First Floor Plan

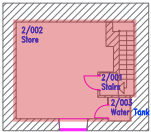
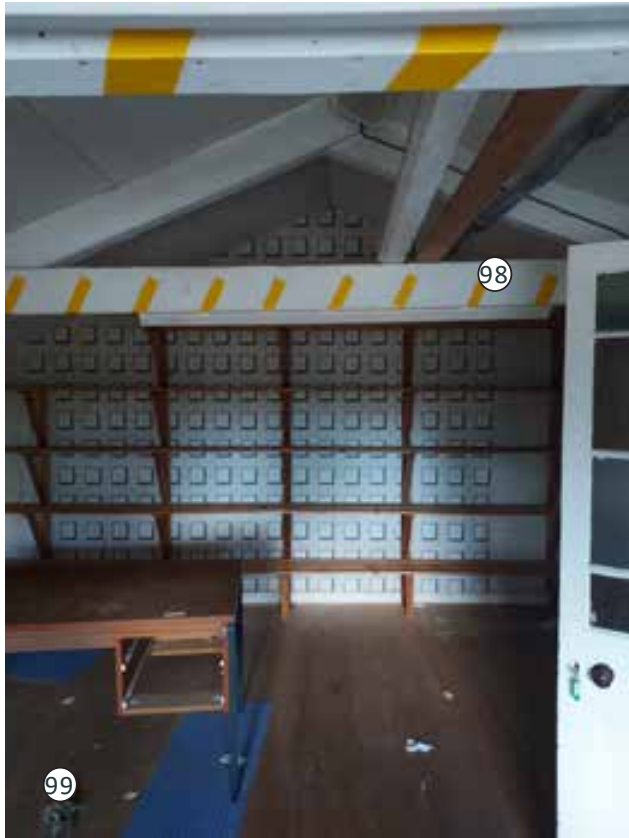
THE WHITE HOUSE
PHOTOGRAPHIC RECORD
FIRST FLOOR



92,93,94
95,96,97,98

First Floor Plan

THE WHITE HOUSE
PHOTOGRAPHIC RECORD
SECOND FLOOR



99,100,101
102,103,104

Block 1
Second Floor

Second Floor Plan



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