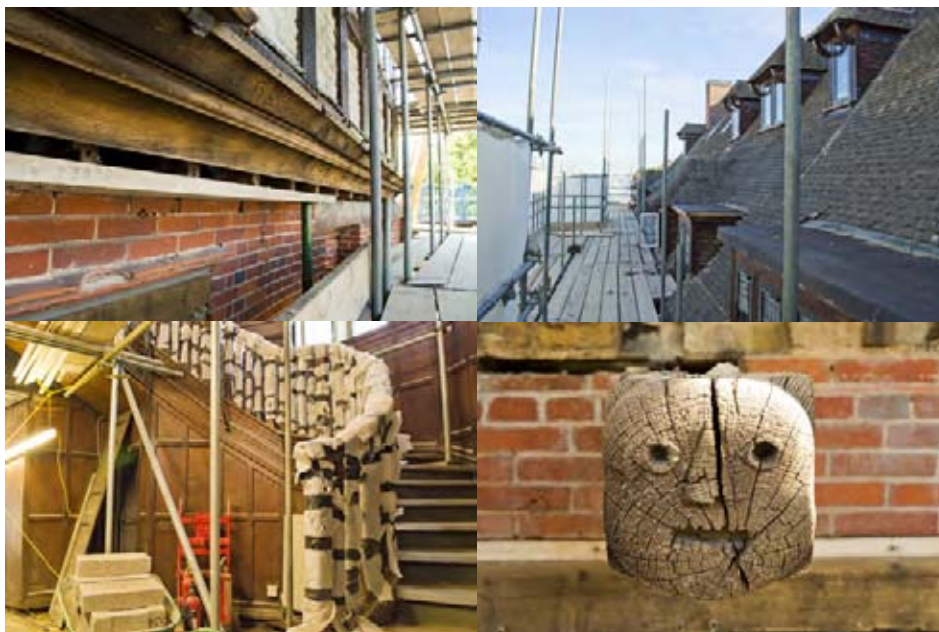


**BASSETS CAMPUS, STARTS HILL ROAD,  
LONDON BOROUGH OF BROMLEY,  
LONDON BR6 7AR**

**(NGR: 543792 164794)**

**HISTORIC BUILDING RECORD  
(HISTORIC ENGLAND LEVEL 2)**



**Project no. 160679  
Report ref: 2016331**

**September 2016**



**BASSETS CAMPUS, STARTS HILL ROAD,  
LONDON BOROUGH OF BROMLEY,  
LONDON BR6 7AR**

**(NGR: 543792 164794)**

**HISTORIC BUILDING RECORD  
(HISTORIC ENGLAND LEVEL 2)**

**Commissioned by CgMs Consulting**

**Project no. 160679  
Report ref: 2016331  
Site code: SSH16  
OASIS ID: archaeol6-261264**

<b>Prepared by:</b>	Seth Price	Archaeologist	
<b>Reviewed and approved by:</b>	Amy Williamson BA	Project Manager	
<b>Date of Issue:</b>	September 2016		
<b>Revision:</b>			

Archaeology South-East  
Units 1 & 2  
2 Chapel Place  
Portslade  
East Sussex  
BN41 1DR

## SUMMARY

*In August 2016 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 2) of Bassets House, Starts Hill Road, London Borough of Bromley, London, BR6 7AR (Figure 1; NGR 544230 127632). The work was commissioned by CgMs Consulting on behalf of London Square.*

*Bassets House is a locally listed 'L' shaped Arts-and-Crafts style building designed by the architect Maurice Webb (son of Sir Aston Webb) working for Sir Aston Webb & Son, built in 1911. It occupies the far north-west portion of Bassets Campus. The property was constructed as a residence for Arthur Neville Lubbock, before being used for a short period as a boy's preparatory school, and eventually the Headquarters of Bromley Primary Care Trust. The work was carried out to satisfy conditions placed on planning consent by London Borough of Bromley (planning ref. DC/15/04941/FULL3).*

*Despite having seen over 100 years of use, including twice being repurposed for non-residential use, Bassets House retained much of its internal décor and layout as well as retaining to a great extent its external appearance. Though little can be said of its internal appearance, the building was clearly furnished in style, well-constructed, with particular attention to detail and craftsmanship as typical of the Arts-and-Crafts movement. The external detailing and form is also typical of the style, and survives well as a late example of the movement. The form of the building is also of interest for the use of emerging technologies being used in conjunction with traditional craftsmanship and materials to create a modern, yet seemingly old, structure reminiscent of Tudor and Gothic great houses. The loss of the building's original setting is unfortunate, having been designed as a country house, with gardens to the south, and an enclosed courtyard to its north. However, the building stands as a monument to the evolving face of Bromley, having been incorporated into the development and suburbanisation of the area and adapted in turn. The structure also has value and interest as an early example of a solo work by Maurice Webb, son of Sir Aston Webb.*

## **CONTENTS**

	Summary
	List of Contents
	List of Plates
	List of Figures
1.0	Introduction
2.0	Scope and Methodology
3.0	Site Location
4.0	Historic Background
5.0	Description of the Building
6.0	Discussion
7.0	Sources Consulted
8.0	Deposition of the Archive
9.0	Acknowledgements
	Plates
	Figures
	Appendix 1 Index of Digital Photographs
	Appendix 2 OASIS Data Collection Sheet

## **LIST OF PLATES**

- Plate 1: Window detail, east elevation, east wing (#BCA16-0020)
- Plate 2: Detail of brickwork showing signs of clamp firing (#BCA16-0052)
- Plate 3: Buff brick exposed behind formerly rendered panels (#BCA16-0114)
- Plate 4: Window frame and cavity wall at first-floor level showing cavity-wall bricks, concrete bricks, and buff stock bricks (#BCA16-0121)
- Plate 5: Half-timbering exhibiting morticing, with irregular brick infill to panels (#BCA16-0071)
- Plate 6: Section through half-timbering in the east gable of the east wing (#BCA16-0128)
- Plate 7: Oak timber structural members (#BCA16-0080)
- Plate 8: Extant rendered panel (#BCA16-0064)
- Plate 9: Decorative brick panelling (#BCA16-0139)
- Plate 10: Tiled soffit to eaves (#BCA16-0040)
- Plate 11: Timber soffit to eaves (#BCA16-0148)
- Plate 12: Valley and ridge tiles on roof (#BCA16-0104)
- Plate 13: North elevation, east wing (#BCA16-0022)
- Plate 14: Lubbock family motto over main entrance (#BCA16-0142)
- Plate 15: East end of the north elevation of the east wing (#BCA16-0024)
- Plate 16: Arch on second floor (#BCA16-0153)
- Plate 17: East elevation of the east wing (photo provided by London Square) (#BCA16-0235)
- Plate 18: Half-timbering in gable of east elevation of east wing (#BCA16-0129)
- Plate 19: Set-back gable on east elevation, east wing (#BCA16-0133)
- Plate 20: South elevation of Bassets House (#BCA16-0057)
- Plate 21: Centre of the south elevation of Bassets House (photo provided by London Square) (#BCA16-0236)
- Plate 22: Central south gable detail (#BCA16-0018)
- Plate 23: Bargeboard detail (#BCA16-0119)
- Plate 24: Oak beams with grotesques, former balcony supports. (#BCA16-0075)
- Plate 25: Grotesque detail (#BCA16-0068)
- Plate 26: Hipped roof section of the south elevation (#BCA16-0059)
- Plate 27: Angled tile drip courses (#BCA16-0055)
- Plate 28: West elevation, south of the covered driveway (#BCA16-0037)
- Plate 29: West elevation first and second-floor levels (#BCA16-0107)
- Plate 30: Jetty soffit on west elevation (#BCA16-0088)
- Plate 31: West elevation of the gantry (photo provided by London Square) (#BCA16-0237)
- Plate 32: Overview of the covered drive (#BCA16-0031)
- Plate 33: Lion-head embellishment on gantry (#BCA16-0095)
- Plate 34: Oak arches to service hatch and doorway (#BCA16-0043)
- Plate 35: North elevation of the north wing (#BCA16-0038)

- Plate 36: East elevation of the north wing (#BCA16-0021)
- Plate 37: Gable of faux-tower, east elevation, north wing (#BCA16-0150)
- Plate 38: Pendulum atop oeil-de-boeuf window (#BCA16-0143)
- Plate 39: Flying buttress chimney (#BCA16-0147)
- Plate 40: Former toilet (#BCA16-0166)
- Plate 41: Former Billiard Room (#BCA16-0168)
- Plate 42: Former Billiard Room (photo provided by London Square) (#BCA16-0239)
- Plate 43: Former Drawing Room (#BCA16-0158)
- Plate 44: Former Drawing Room (photo provided by London Square) (#BCA16-0238)
- Plate 45: The Main Staircase (#BCA16-0176)
- Plate 46: Former Hall – note inserted floor above (#BCA16-0163)
- Plate 47: Former Hall (photo provided by London Square) (#BCA16-0240)
- Plate 48: Overview of the Main Staircase from the first-floor landing (#BCA16-0191)
- Plate 49: Extant landing railing (#BCA16-0223)
- Plate 50: Composite trusses above former hall (#BCA16-0219)
- Plate 51: Fireplace and arched alcoves in former east-wing bedroom (#BCA16-0226)
- Plate 52: Fireplace and arched alcoves in former east-wing bedroom (photo provided by London Square) (#BCA16-0243)
- Plate 53: Eastern-most east-wing bedroom (#BCA16-0229)
- Plate 54: Former east-wing bedroom (#BCA16-0225)
- Plate 55: Former east-wing bedroom, west of the hall (#BCA16-0192)
- Plate 56: Former western-most east-wing bedroom (#BCA16-0195)
- Plate 57: A typical north wing ground-floor room (#BCA16-0184)
- Plate 58: Looking north along the former spinal corridor at first-floor level – Note that previous room divisions along the east side of the corridor have been removed (#BCA16-0198)
- Plate 59: First floor room in the north wing, above the covered drive (#BCA16-0203)
- Plate 60: Overview of second floor level of north wing (#BCA16-0215)
- Plate 61: Servant's Stair, exposed beyond stripped back stud walls (#BCA16-0200)
- Plate 62: Servant's Stair (#BCA16-0210)
- Plate 63: Heaped Fire gas fire in servant's quarters (#BCA16-0017)

## **LIST OF FIGURES**

Figure 1	Site Location
Figure 2	Site Location Plan
Figure 3	Existing Site Plan (Provided by the Client)
Figure 4	Maurice Webb Sketch of the Billiard Room Fireplace
Figure 5	Maurice Webb Sketch of the Hall Fireplace
Figure 6	Maurice Webb Sketch of the Drawing Room Fireplace
Figure 7	Maurice Webb Sketch of the Staircase
Figure 8	Original Photograph of Bassets House, east wing, south elevation
Figure 9	Original Photograph of Bassets House, east wing, north elevation
Figure 10	Maurice Webb Elevation Sketches
Figure 11	Maurice Webb Courtyard Sketch and Plans
Figure 12	Maurice Webb Courtyard Sketch
Figure 13	Ground Floor Plan
Figure 14	First Floor Plan
Figure 15	Second Floor Plan
Figure 16	Basement Plan
Figure 17	Existing Elevations

## 1.0 INTRODUCTION

- 1.1 In August 2016 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 2) of Bassets House, Starts Hill Road, London Borough of Bromley, London, BR6 7AR (Figure 1; NGR 544230 127632). The work was commissioned by CgMs Consulting on behalf of London Square.
- 1.2 Bassets House is a locally listed 'L' shaped Arts-and-Crafts style building designed by the architect Maurice Webb (son of Sir Aston Webb) working for Sir Aston Webb & Son, built in 1911. It occupies the far north-west portion of Bassetts Campus. The property was constructed as a residence for Arthur Neville Lubbock, before being used for a short period as a boy's preparatory school, and eventually the Headquarters of Bromley Primary Care Trust.
- 1.3 The work was carried out to satisfy a condition placed on planning consent by London Borough of Bromley (planning ref. DC/15/04941/FULL3). The proposed development comprises the demolition of the late 20th-century buildings on the campus followed by the construction of residential units. Bassets House will be retained and adapted as a part of the scheme. The proposed adaptation of Bassets House would include a change to residential use and conversion to form 13 flats.

## 2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East, dated August 2016. The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 The building was recorded to Historic England Level 2 as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). A Level 2 record is essentially a descriptive record.
- 2.3 The site was visited by Seth Price and Christopher Curtis on 15<sup>th</sup> August 2016 in order to carry out the recording work. This entailed the compilation of written notes and the production of a photographic record.
- 2.4 The drawn record comprises plans of each floor of the building to illustrate its layout, along with elevations. These are based on existing measured drawings, which have been amended and annotated where necessary. The resulting scaled drawings are included within the report as Figures 13 – 17 .
- 2.5 The photographic record was made using high-quality digital photography. Within the report selected digital images have been reproduced as plates, together with a full index of the digital photography and location plots (Appendix 1). A full catalogue of all photographs is included in the archive.



- 2.6 Background information was acquired from the archaeological Desk Based Assessment prepared for the site by CgMs Consulting (Reeves 2015) and the Heritage Appraisal prepared in October 2015 by KMHeritage (Collins 2015). Additional data, in the form of copies of original sketches, plans and photographs of Bassets House, were acquired from the inventory of drawings, photographs, and printed material pertaining to Sir Aston Webb curated by the Alexander Architectural Library, University of Texas, Austin, USA.

### **3.0 SITE LOCATION**

- 3.1 The site forms an irregular and un-delineated corner plot on Starts Hill Road and Broadwater Gardens, at the north-west end of Bassetts Campus. The campus comprises an area of late 20<sup>th</sup>-century office and medical buildings of minimal design and historic value, accessed from the west, via Acorn Way, and north via Ashtree Close. Bassets House is an L-shaped structure, enclosing a modern paved courtyard, with paving also to its west. Having formerly been accessed to its west from Starts Hill Road, the former dwelling has since been cut off from the road by a low wall, being accessed instead from Ashtree Close.

### **4.0 HISTORIC BACKGROUND**

- 4.1 The historical background is set out in the archaeological Desk Based Assessment prepared for the site by CgMs Consulting (Reeves 2015) and in greater detail still in the Heritage Appraisal prepared in October 2015 by KM Heritage (Collins 2015), from which the following summary is drawn and amended.
- 4.2 The site of Bassets House is situated atop the earlier Starts Hill Farm. Starts Hill Farm appears to have existed from at least the late 18th century, when it is depicted on historic mapping amongst woodland. The farm grew through the 19th century, with the gradual incursion of new development through the late 19th and early 20th centuries. It is not clear when Start Hill Farm was demolished, but by 1911 it had been replaced by Bassets House. The house was designed by Sir Aston & Son, as an independent project of Maurice Webb alone. Maurice Webb was Sir Aston Webb's eldest son. The building has stylistic similarities to some of Sir Aston Webb's earliest works in the Old English/Tudor Revival style of the Arts-and-Crafts movement. The building is fairly typical of the movement, making use of traditional craftsmanship, natural materials, and the Old English aesthetic. A series of low-resolution scans provided by the Alexander Architectural Library (University of Texas) show the original concept illustrations and plans, as well as two early photographs of the east wing (Figures 4 – 13). The records demonstrate the relatively unaltered state of the building's exterior, as well as confirming Maurice Webb as the architect. The original building made a consistent use of oak panelling, coffered ceilings, and ornate chimney-pieces evoking the Old English style. Fitting with the aesthetic of an evolved organic structure, the interior varies from the Neo-Tudor character of the exterior, making use of Classical style to

suggest a Victorian modernisation of the building. Much of the interior design appears to have drawn on the tenants of the Arts-and-Crafts movement and late 19<sup>th</sup>-century Aestheticism.

- 4.3 The house was designed as a residence for Arthur Neville Lubbock, which remains evident in the presence of the family's motto 'Auctor Pretiosa Facit', or '*the Giver makes the Gift Precious*', over the porch (Collins 2015). The Lubbock family remained in possession of the residence until 1933, when encroaching suburbanisation likely encouraged the family's exodus from the dwelling. From 1933 to 1939 the building was in use as a boys' preparatory school, ran by E.M. Lawford (*ibid.*)
- 4.4 In 1939 the boys' school was evacuated, and the building became a nurses' home under the ownership of the Kent County Council, and associated with what is now the Princess Royal University Hospital. The property remained in administrative use by what became the Ravensbourne NHS Trust until the 1990s. From 1994 Bassets House became the administrative block for the Darenth Park Project, a complex for the care and treatment of people with severe learning disabilities.
- 4.5 It has been noted that, despite its repurposing, the building had undergone little change over the course of the 20<sup>th</sup>-century (Collins 2015). The most notable change was the insertion of a floor within the originally open hall in the south range. This room would formerly have risen to the eaves of the building, with an open landing from the main staircase overlooking at first floor level (Figure 5). In addition a number of internal partitions were introduced to form office spaces.

## **5.0 DESCRIPTION OF THE BUILDING**

- 5.1 Bassets House is formed of a single structure, built in 1911 by Higgs & Hill to a design by Maurice Webb of Sir Aston Webb & Son. The design creates a building with the semblance of a sprawling, multi-period, evolved manor house. The structure is L-shaped, with a symmetrical southern façade, formerly facing onto open grounds, and since towards Bassetts Campus. The northern wing features dormer windows, and spans a covered drive towards its northern end. The drive was the former principal access, providing passage to the courtyard area enclosed by the building and low walls to the east and north (Figures 4 – 13). An L-shaped spinal corridor services both wings, connecting rooms arrayed on either side, the principal rooms being concentrated on the south and west sides so as to be afforded the best light. Unfortunately at the time of the site visit the building had been stripped of fittings, which had purportedly survived the changing uses of the building (Collins 2015), leaving rooms bare to the brick. Only the main stair in the east wing retains its original panelling. A number of photographs of the structure prior to the works were kindly provided by London Square to inform the following description.

## *Exterior*

- 5.2 The building does not strictly present a single principal elevation, due to the fact that its design opted to form a rambling, evolved structure. Despite the constructed variability of the building, it is consistent in a number of elements. Windows and doors feature fairly substantial oaken timber frames, simple in form, without moulding, pegged above and below at joints (Plate 1). In places the woodwork has rotted, and has been removed during the ongoing works. Brickwork at the site varies, though is typically laid in a semblance of English garden wall bond, with five rows of stretchers to each row of headers, set within a lime mortar. Being of Arts-and-Crafts design, the building makes use of, what appear to be, traditional clamp-fired red bricks for exterior work, as indicated by variability of brick surfaces, and clinker bricks showing signs of having been fired stacked (Plate 2). Internally, and where masked, the brickwork is of a buff coloured stock brick (Plate 3), with early use of concrete bricks for additional support around window and door openings (Plate 4). The falling cost of Portland cement and new technologies in the early 1900s led to an increase in the use and availability of concrete. Some of the bricks appear to have been 'cleaned' by sand-blasting, resulting in delaminated and pock-marked brick faces. Headers seen internally and at first floor level (where the outer skin of the building is thinner) are 'S'-shaped cavity wall bricks. The form of the bricks allows for air circulation, and moves moisture towards the exterior of the building. Half-timbering on the building primarily comprises traditionally pegged and morticed oak timbers set within setbacks in the brickwork to form panels (Plate 5). In many places the timber-framing comprises load-bearing softwood timbers with a c.20mm oak veneer (for example, within the decorative gables) (Plate 6). Large oak timbers are used structurally in some locations, such as for lintels to the south elevation bay windows (Plate 7). Some of the panels between the half-timbered areas are rendered to give the effect of daubed infill panels (Plate 8), or feature decorative brick infill (Plate 9). The render largely appears to have been applied over rough brick infill. Many of the rendered panels had been removed at the time of the site visit to allow repairs to the woodwork. The building's roof is clad with ceramic tiles, and features projecting eaves with tiled or timber soffits (Plates 10 and 11). The roof makes use of ridge and valley tiles (Plate 12).
- 5.3 The east wing is the principal part of the structure, presenting its main entrance to the north. The north façade of the east wing faces onto the former courtyard, now a paved parking area (Plate 13). The elevation features two two-storey rounded, flat-roofed parapeted bays framing a covered porch. The porch and bays present a symmetrical face. Above the porch the Lubbock family motto, 'Auctor Pretiosa Facit', is engraved on a timber fascia (Plate 14) and set above a doorway with a moulded brick architrave flanked by two windows. The east end of the elevation is presented as a later addition, partially impinging upon the eastern round bay (Plate 15). The east end features a steep gable, in the Gothic style, with second and third floor windows, blank to ground level. A flare in the wall on first floor level rises to form the base of a chimney stack rising to the roofline, and mirrored on the west side of the roof above the round bay. The chimneys were at some time truncated, having previously risen above the apex of the roof (Figures 12 and 13). It appears that the stacks elsewhere on

the building have also been truncated. At the top of the second floor level a charming little brick relieving arch curves up towards the roofline above the round bay, evoking a lost projecting eave, and adding interest to the elevation (Plate 16). The west end of the elevation sees a continuation of the wall and roofline, merging with the north wing. A dormer window is set towards the westernmost end of the wing's roofline

- 5.4 The wing's eastern elevation is something of a statement piece, comprising a near-symmetrical façade with two bay windows rising to a large gable (Plate 17). The gable is contemporary in its design (differing from the more traditionally evocative gable designs on the south elevation) ornamented with simple vertical half-timbering with rendered panels framing a diamond shaped window (Plate 18). The elevation is unified by vertical timber elements, rising up the bay windows from ground-floor to roofline, relieved by decorative brick panels. Two small set-back gables with brick infill frame the one in the centre (Plate 19). The gables are ornamented with faux-embrasures (arrowslits). The elevation is fenestrated on both floors within the bays, and with a window set between them on the ground floor. Two windows are situated across the floors on the north side of the elevation. A double brick offset marks the base of the elevation, excepting across the two bays. Ventilation panels above ground level pertain to the building's cavity walls.
- 5.5 The south elevation presents an elaborate, and again largely symmetrical façade, formerly fronting onto the residence's gardens. A series of four half-timbered front gables, two tiled hipped roof sections, and a central flat-roofed section for the elevation (Plate 20 and 21). The half-timbering is decorative, with greater embellishment on the centre two gables (Plate 22). The gables feature quality moulded oak bargeboards in addition to their other embellishments (Plate 23). Below each gabled section of the elevation was a balcony, formerly protected by simple timber fencing. The easternmost balcony was serviced by an enclosed stair, again in timber. The stair was later replaced with a slightly less eye-pleasing steel fire escape, which has since been truncated. At the time of the site visit the balconies and railings had been removed – the photos provided by London Square indicate that the balconies were protected by simple metal railings. The outer two balconies are supported by bays projecting from the ground floor, with substantial oak uprights, framing large windows. The central two balconies were suspended above two porch sections, supported below by substantial oak beams ornamented with carved and characterful grotesques (Plates 24 and 25). The hipped roof sections flare to projecting eaves atop two-storey square-shaped bays (Plate 26). The second floor of each bay is clad in weather-boarding. At ground floor level large window openings are framed by brick piers. The lower part of the elevation comprises two chamfered offsets (Plate 27). The wall serves as a sill for windows along the elevation.
- 5.6 The west elevation of the building, formed by the length of the north wing, presents another half-timbered gable at its south end, leading north to a long hipped roof set with a number of dormer windows at second floor level (Plates 28 and 29). At first floor level the elevation includes further dormer windows, interrupted by the half-timbered gantry above the covered driveway. Beneath

the gabled section, the first-floor level features a traditionally constructed jetty, supported by projecting joists (Plate 30). The jetty is set with a moulded oak soffit. The gantry is glazed along its length, with an ornamental niche set at its centre (Plate 31). The niche appears to be equipped with a gas pipe, suggesting that it was formerly gas-lit. The gantry is supported below by three large oak girders with moulded soffits (Plate 32). Large oak brackets set atop carved-stone corbels provide further support and ornamentation to the outer girders. Carved oak lion-head grotesques provide further embellishment to the outer face of the gantry (Plate 33). Either side of the driveway the roof line descends, atop two projections from the main face of the building. The southernmost projection is accessed at ground level via a pair of oak arches, leading to a service hatch and doorway (Plate 34). Use-wear to the brick-paved porch to the doorway is indicative of its frequent use, and adds to the building's character, and its constructed antiquity. The elevation had been altered by the time of the site visit, with removed or replaced windows and doorways.

- 5.7 The north elevation of the north wing is rather unremarkable, featuring two dormer windows at first floor level, and a pair of windows and a door with side- and over-lights at ground floor level (Plate 35).
- 5.8 The east elevation of the north wing, as with its west elevation, has dormer windows at first and second floor level (Plate 36). To either side of the covered driveway two brick facades rise as simulacra towers to weather-boarded gables set with square-sectioned chimneys above. The chimneys are set at an angle so that one angle of the square projects from the face of the gables (Plate 37), descending down the face of the building to form elaborate pendulums-come-key-stones atop two oeil-de-boeuf windows with voussoir-brick surrounds at ground-floor level (Plate 38). A chimney in the centre of the elevation, set between two dormer windows, is linked by a flying buttress to a chimney at the apex of the roof (Plate 39). A single substantial combined stack would originally have risen above the buttress, but it has since been truncated.

#### *Interior*

- 5.9 Works to the interior of the building were well underway at the time of recording, with the majority of fixtures, fittings and wall/ceiling finishes having been removed. However, elements of the building's original layout were still discernible, and in a few locations original fittings survived. The historic documents obtained from the Alexander Architectural Library (see above) reveal the role of certain rooms as originally intended. Most rooms are divided by brick walls, constructed of buff-coloured stock bricks. A small number of walls, as well as walls constructed within the roofspace, are of softwood stud-wall construction. Most rooms originally had fireplaces for heating which were typically ornamented with flamboyant chimney pieces and overmantels.
- 5.10 The building is arranged at ground-floor level around an L-shaped spinal corridor. Smaller service rooms are arrayed north and east of the corridor, with larger rooms to south and west. From the entrance porch located on the north side of the east wing, a corridor leads east, past a former toilet (Plate 40), to

what was originally designed as a Billiard Room (Figure 4; Plates 41 and 42). South of the porch is a large sitting room, formerly the Drawing Room (Figure 6; Plates 43 and 44). West of the porch is the main staircase and former hall (Figures 5 and 7; Plates 45- 47).

- 5.11 The original sketch for the Billiard Room (Figure 4) shows that the room was formerly fitted with parquet flooring and a coffered ceiling. The sketch shows a grand fireplace with stone-faced chimney piece and over-mantel formed of an alcove divided by two Solomonic columns. The area immediately in front of the fireplace had a slightly raised floor level from the rest of the room. The room would originally have featured a low skirting board and moulded picture rail.
- 5.12 The Drawing Room is shown on the original sketch (Figure 6) to have been richly decorated with a moulded ceiling, large moulded cornice and picture rail, and a low moulded skirting board. Two alcoves with curved backs fitted with built-in cupboards framed the room's main fireplace. The fireplace comprised a Classical-inspired panelled surround and mantel piece with dentilled cornice detailing. The over-mantel featured a frieze of diamond-shaped mouldings overlain by a series of three curved alcoves. The alcoves featured domed pediments with moulded fan designs. The alcoves were divided by panelled detailing and are capped by moulded key-stone designs. A semi-circular hearth extended from the fireplace.
- 5.13 The staircase retains its original oak panelling, closed string stair with balustrade, first-floor glazing and one of its landing railings (Plate 48). The stair, of moulded oak construction reinforced at intervals by cast-iron bracing, ascends in a half-circle within the rounded bay to a landing at first-floor level. The landing railing is a simple structure of cast-iron construction, with a moulded oak handrail and intermittent oak balusters (Plate 49). Evidence of a past fire was seen at ground-floor level of the staircase, which scorched panelling above the doorway leading west. The former hall is presently walled-off from the stairs, and floored over at first-floor level. However, the hall was originally open from ground-floor to rafters, replete with oak panelling and two substantial composite oak trusses, emulating a traditional open hall (Figure 5). The oak trusses (Plate 50), which remain extant, comprise moulded purlins clasped by substantial queen struts which extend from cambered collars. The collars extend between a second tier of purlins which are supported in turn by arch-braces set atop large timber corbels within the walls of the hall roughly level with the eaves.
- 5.14 Presumably the first floor rooms of the east wing comprised master bedrooms and perhaps a bathroom. The bedrooms are all large, with south-facing windows formerly leading to balconies overlooking the gardens. Recent works have altered aspects of the first floor layout. In spaces original softwood timber flooring remained extant. The first bedroom east of the former hall formerly featured a fireplace framed by two alcoves (Plate 51). A photograph provided by the client shows that the fireplace had a simple contemporary chimneypiece (Plate 52). The alcoves are arched and were formerly ornamented with moulded trim and set with built-in cupboards/shelving. The other rooms had

been stripped of features and little can be said of their original appearance or use (Plates 53 – 56).

- 5.12 The north wing seems to have primarily comprised servants and utility rooms, perhaps with guest bedrooms on the first floor – the rooms being smaller in size and less richly decorated than the larger rooms in the east wing. A second floor level is present only within the north wing. As seen elsewhere, the rooms' present states were not commensurate with their past uses or appearances (e.g. Plates 57 - 60). The rooms featured fireplaces which are smaller in size than those seen in the richer rooms. A part of one fireplace remains on the first-floor of the north wing – a Bratt Colbran & Co. Ltd. London patented 'Heaped Fire' gas fireplace (Plate 53). The roof is of softwood common rafter construction, rising to a ridge board, with sarking boards over. To the north of the north wing is a doorway to the driveway, alongside a secondary servant's stair to the first-floor. The servants' stair (Plates 61 and 62) is a closed string open-well staircase of oak construction, protected by a balustrade of stick balusters, with a moulded handrail extending between moulded newel posts with vase-shaped plinths and square-sectioned beaded newel caps.
- 5.13 A floor plan included on one of the illustrations obtained from the University of Texas may show the original room functions and layout, though the version obtained is of insufficient detail to be of any use.

## **6.0 DISCUSSION**

- 6.1 Despite having seen over 100 years of use, including twice being repurposed for non-residential use, Bassets House, until recently, retained much of its internal décor and layout as well as retaining to a great extent its external appearance. Though little can now be said of its internal appearance, the building was clearly furnished in style, well-constructed, with particular attention to detail and craftsmanship as typical of the Arts-and-Crafts movement. The external detailing and form is also typical of the style, and survives well as a late example of the movement. The form of the building is also of interest for the use of emerging technologies being used in conjunction with traditional craftsmanship and materials to create a modern, yet seemingly old, structure reminiscent of Tudor and Gothic great houses. The loss of the building's original setting is unfortunate, having been designed as a country house, with gardens to the south, and an enclosed courtyard to its north. However, the building stands as a monument to the evolving face of Bromley, having been incorporated into the development and suburbanisation of the area and adapted in turn. The structure also has value and interest as an early example of a solo work by Maurice Webb, son of Sir Aston Webb.

## **7.0 SOURCES CONSULTED**

Collins, N., 2015. *Bassetts Campus, Starts Hill Road, Orpington, Bromley. BR6 7AR: Heritage Appraisal*. KM Heritage, October 2015.

Historic England, 2015. *Management of Research Projects in the Historic Environment*.

Historic England, 2016. *Understanding Historic Buildings: A Guide to Good Recording Practice*.

Reeves, P., 2015. *Archaeological Desk-Based Assessment: Bassetts Campus, Starts Hill Road, Bromley, London*. CgMs Consulting, June 2015.



## **8.0 DEPOSITION OF THE ARCHIVE**

A full archive will be produced intended for deposition with the LAARC under the site code SSH16. The archive will be prepared according to the principles of Management of Research Projects in the Historic Environment (MoRPHE) (Historic England 2015) and the requirements of the recipient record office. The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings. A copy will also be submitted to GLAAS to be added to the Historic Environment Record.

## **9.0 ACKNOWLEDGEMENTS**

Archaeology South-East would like to thank CgMs Consulting for commissioning this report on behalf of their client.



Plate 1: Window detail, east elevation, east wing (#BCA16-0020)



Plate 2: Detail of brickwork showing signs of clamp firing (#BCA16-0052)



Plate 3: Buff brick exposed behind formerly rendered panels (#BCA16-0114)



Plate 4: Window frame and cavity wall at first-floor level showing cavity-wall bricks, concrete bricks, and buff stock bricks (#BCA16-0121)



Plate 5: Half-timbering exhibiting morticing, with irregular brick infill to panels (#BCA16-0071)



Plate 6: Section through half-timbering in the east gable of the east wing (#BCA16-0128)



Plate 7: Oak timber structural members (#BCA16-0080)



Plate 8: Extant rendered panel (#BCA16-0064)



Plate 9: Decorative brick panelling (#BCA16-0139)



Plate 10: Tiled soffit to eaves (#BCA16-0040)



Plate 11: Timber soffit to eaves (#BCA16-0148)



Plate 12: Valley and ridge tiles on roof (#BCA16-0104)



Plate 13: North elevation, east wing (#BCA16-0022)



Plate 14: Lubbock family motto over main entrance (#BCA16-0142)





Plate 15: East end of the north elevation of the east wing (#BCA16-0024)



Plate 16: Arch on second floor (#BCA16-0153)



Plate 17: East elevation of the east wing (photo provided by London Square) (#BCA16-0235)



Plate 18: Half-timbering in gable of east elevation of east wing (#BCA16-0129)



Plate 19: Set-back gable on east elevation, east wing (#BCA16-0133)



Plate 20: South elevation of Bassets House (#BCA16-0057)



Plate 21: Centre of the south elevation of Bassetts House (photo provided by London Square) (#BCA16-0236)



Plate 22: Central south gable detail (#BCA16-0018)

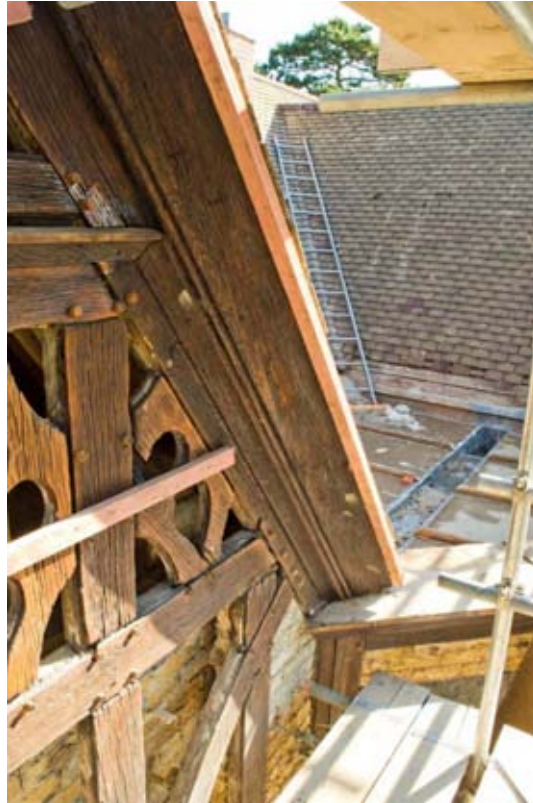


Plate 23: Bargeboard detail (#BCA16-0119)



Plate 24: Oak beams with grotesques, former balcony supports. (#BCA16-0075)



Plate 25: Grotesque detail (#BCA16-0068)



Plate 26: Hipped roof section of the south elevation (#BCA16-0059)



Plate 27: Angled tile drip courses (#BCA16-0055)



Plate 28: West elevation, south of the covered driveway (#BCA16-0037)



Plate 29: West elevation first and second-floor levels (#BCA16-0107)



Plate 30: Jetty soffit on west elevation (#BCA16-0088)





Plate 31: West elevation of the gantry (photo provided by London Square) (#BCA16-0237)



Plate 32: Overview of the covered drive (#BCA16-0031)



Plate 33: Lion-head embellishment on gantry (#BCA16-0095)



Plate 34: Oak arches to service hatch and doorway (#BCA16-0043)



Plate 35: North elevation of the north wing (#BCA16-0038)



Plate 36: East elevation of the north wing (#BCA16-0021)



Plate 37: Gable of faux-tower, east elevation, north wing (#BCA16-0150)



Plate 38: Pendulum atop oeil-de-boeuf window (#BCA16-0143)



Plate 39: Flying buttress chimney (#BCA16-0147)



Plate 40: Former toilet (#BCA16-0166)



Plate 41: Former Billiard Room (#BCA16-0168)



Plate 42: Former Billiard Room (photo provided by London Square) (#BCA16-0239)



Plate 43: Former Drawing Room (#BCA16-0158)



Plate 44: Former Drawing Room (photo provided by London Square) (#BCA16-0238)



Plate 45: The Main Staircase (#BCA16-0176)



Plate 46: Former Hall – note inserted floor above (#BCA16-0163)





Plate 47: Former Hall (photo provided by London Square) (#BCA16-0240)



Plate 48: Overview of the Main Staircase from the first-floor landing (#BCA16-0191)



Plate 49: Extant landing railing (#BCA16-0223)



Plate 50: Composite trusses above former hall (#BCA16-0219)



Plate 51: Fireplace and arched alcoves in former east-wing bedroom (#BCA16-0226)



Plate 52: Fireplace and arched alcoves in former east-wing bedroom (photo provided by London Square) (#BCA16-0243)



Plate 53: Eastern-most east-wing bedroom (#BCA16-0229)



Plate 54: Former east-wing bedroom (#BCA16-0225)



Plate 55: Former east-wing bedroom, west of the hall (#BCA16-0192)



Plate 56: Former western-most east-wing bedroom (#BCA16-0195)



Plate 57: A typical north wing ground-floor room (#BCA16-0184)



Plate 58: Looking north along the former spinal corridor at first-floor level – Note that previous room divisions along the east side of the corridor have been removed (#BCA16-0198)



Plate 59: First floor room in the north wing, above the covered drive (#BCA16-0203)



Plate 60: Overview of second floor level of north wing (#BCA16-0215)



Plate 61: Servant's Stair, exposed beyond stripped back stud walls (#BCA16-0200)



Plate 62: Servant's Stair (#BCA16-0210)

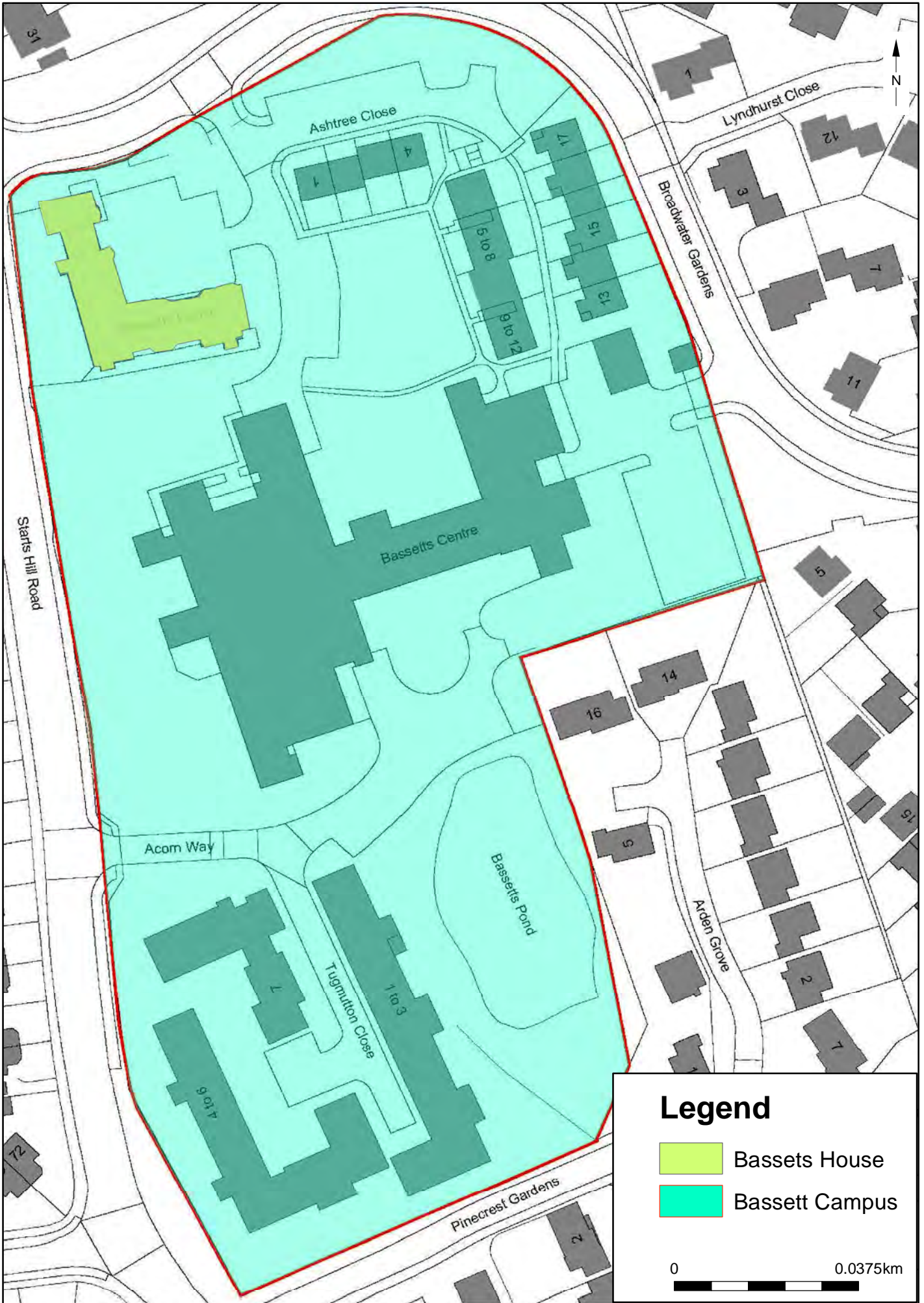




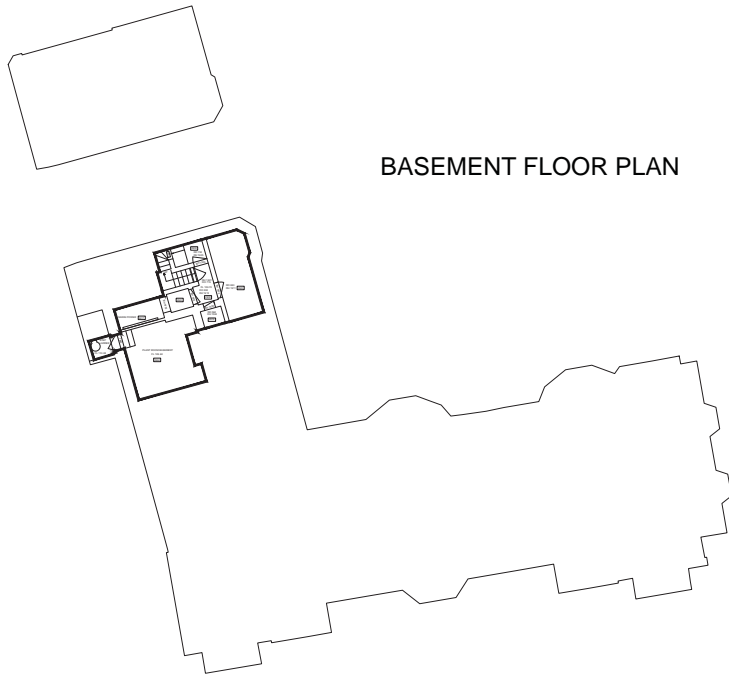
Plate 63: Heaped Fire gas fire in servant's quarters (#BCA16-0017)



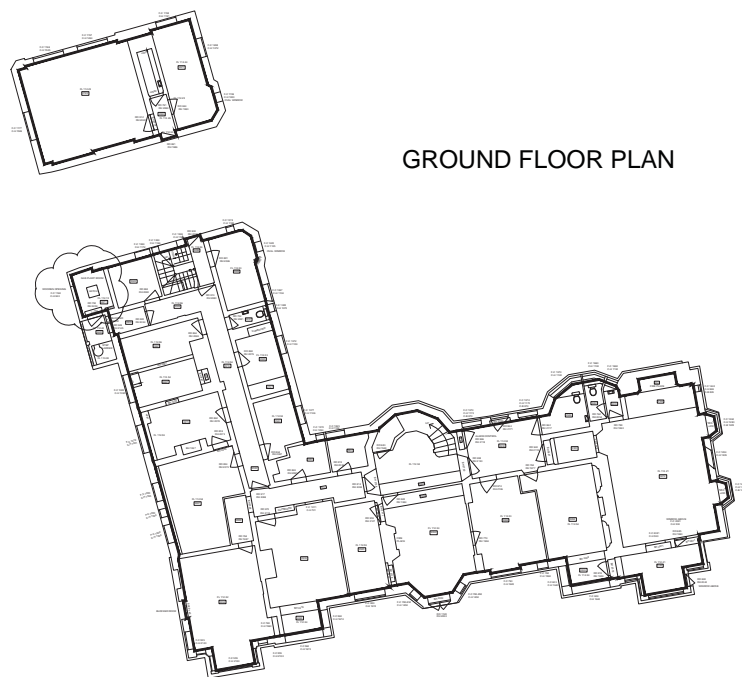
© Archaeology South-East		Bassets House, Starts Hill Road	Fig. 1
Project Ref: 160679	August 2016	Site Location	
Report Ref: 2016331	Drawn by: SP		



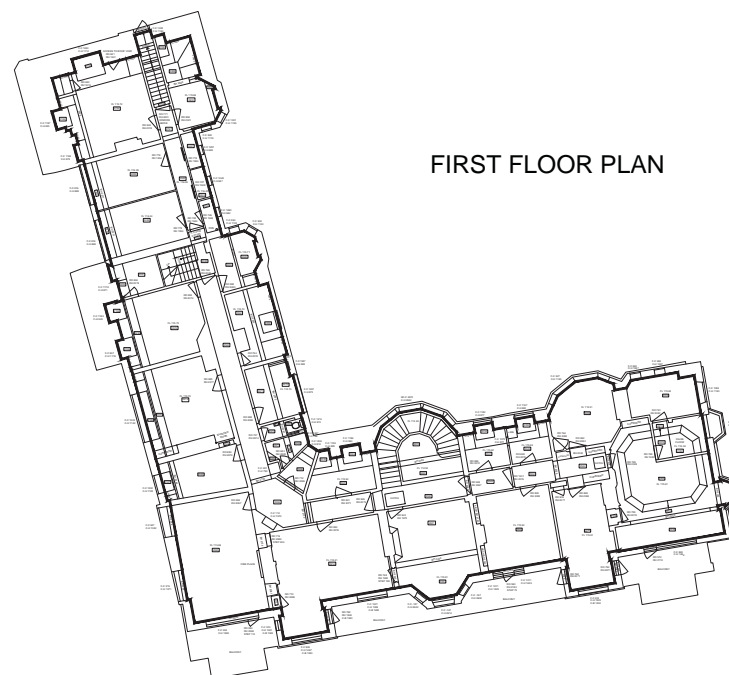
© Archaeology South-East		Bassetts House, Starts Hill Road	Fig. 1
Project Ref: 160679	August 2016	Site Location	
	Drawn by: SP		



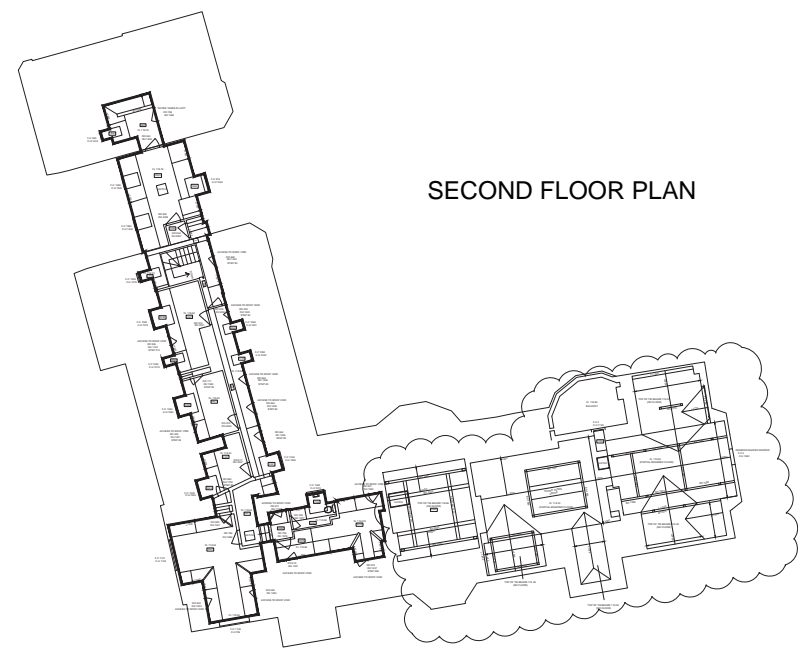
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

General Notes

CRITICAL LEVELS AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO START OF DESIGN AND SITE WORKS BY USER.  
 THE ACCURACY OF THIS DRAWING IS DEPENDANT ON THE ORIGINAL SPECIFICATION.  
 ALL LEVELS ARE IN TERMS OF OS DATUM NEWLYN BY GPS USING OS2012  
 ALL REASONABLE CARE HAS BEEN TAKEN IN THE SHEET'S DIMENSIONS TO REPRESENT THE BEST POSSIBLE RESULTS WITHIN THE SPECIFICATION.  
 THE DRAWING IS THE PROPERTY OF JTW SURVEYS LTD. IT MAY NOT BE COPIED, ALTERED OR INCORPORATED INTO OTHER DATA WITHOUT PRIOR CONSENT.  
 BUILDING OUTLINE IS SHOWN FOR REFERENCE BETWEEN DIFFERENT FLOOR LEVELS. LOCALIZED BUILDING ALIGNMENT CHANGES ARE SHOWN FOR FIRST AND SECOND FLOOR.  
 LOFT AREAS ARE ON NOT HAVE FULLY BOARDED FLOORS OR WALLS. MEASUREMENTS HAVE BEEN MADE TO INTERNAL TRUSS FRAMES.  
 NO SERVICES ARE SHOWN OTHER NAMING OF SERVICE ROOMS

**LEGEND :**

- Floor Level
- Distance Floor to Ceiling
- Distance CB to Head
- Distance CB to Base
- Distance Floor to Landing
- Distance Floor to Beam
- Clear Height
- Floor Outline
- Structural Alignment
- Floor to Clear of
- Structural Ceiling Level

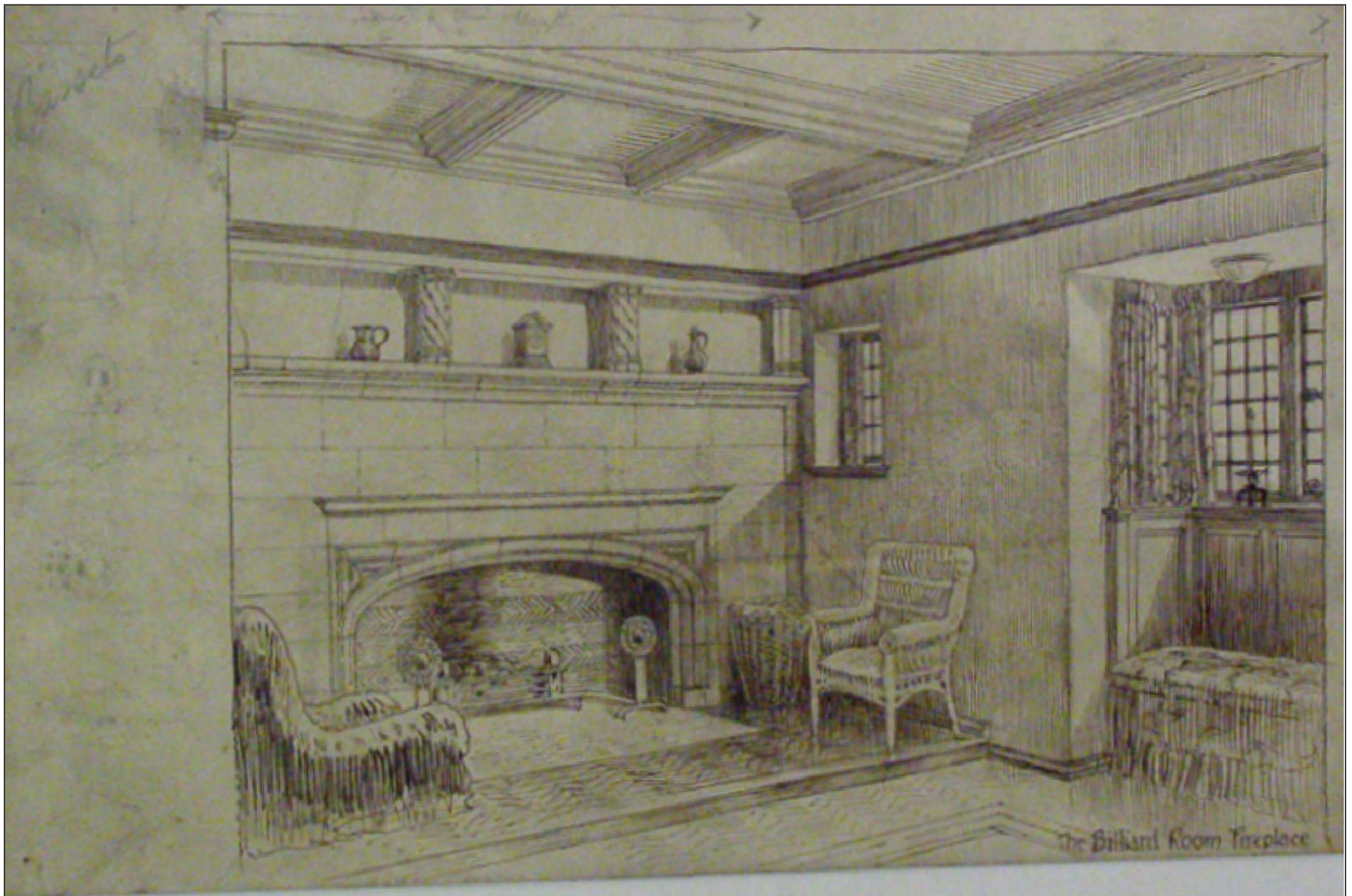
2	Loft Area and Gas Plant Room Added Building Outline amended for Clarity	31/08/14
1	First Issue	09/06/14
No.	Revision/Issue	Date



www.jtwsurveysltd.co.uk

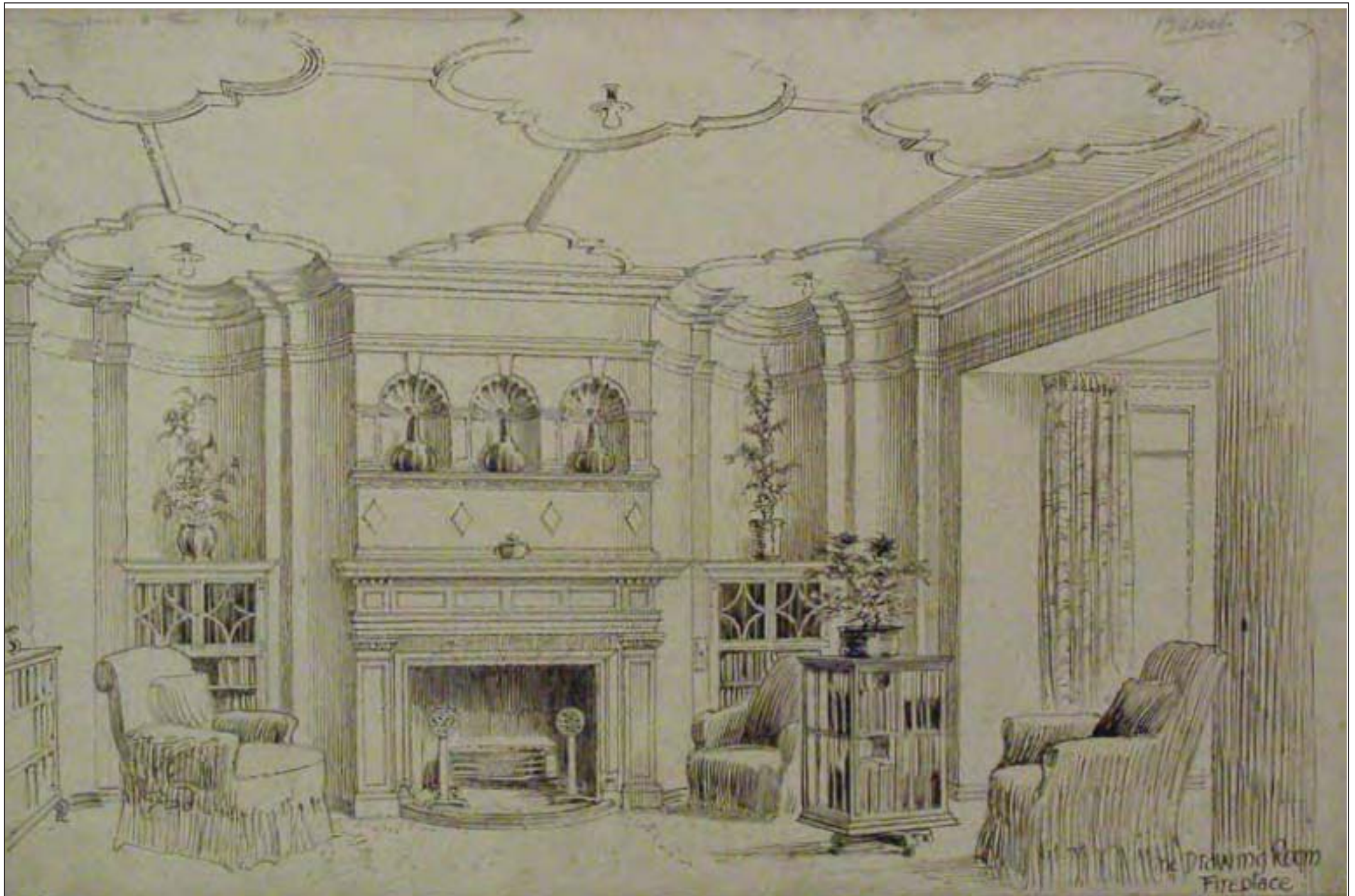
Project Name and Address  
**FLOOR PLANS**  
**NHS - BASSETTS HOUSE**  
**ORPINGTON, KENT**  
**UNITED KINGDOM**

Project NHS - BASSETTS HOUSE	Sheet
Date JUNE 2014	2 of 2
Scale 1:100 @ A0	



© Archaeology South-East		Bassett House, Starts Hill Road, Bromley	Fig. 4
Project Ref: 160679	August 2016	Maurice Webb Sketch of the Billiard Room Fireplace	
Report Ref: 2016331	Drawn by: SP	(Alexander Architectural Library ref: webb bassetts 01)	





© Archaeology South-East		Bassets House, Starts Hill Road, Bromley	Fig. 6
Project Ref: 160679	August 2016	Maurice Webb Sketch of the Drawing Room Fireplace	
Report Ref: 2016331	Drawn by: SP	(Alexander Architectural Library ref: webb bassets 03)	







"BASSETS," FARNBOROUGH, KENT: GARDEN FRONT

MR. MAURICE E. WEBB, ARCHT.

© Archaeology South-East		Bassets House, Starts Hill Road, Bromley	Fig. 8
Project Ref: 160679	August 2016	Original Photograph of Bassets House, east wing, south elevation (Alexander Architectural Library ref: webb bassets 05)	
Report Ref: 2016331	Drawn by: SP		



- BASSETTS FARNINGBOROUGH, KENT ENTRANCE FRONT  
BY WALTER P. REES ARCHT

*View from the garden, looking N. from E. corner*

© Archaeology South-East		Bassetts House, Starts Hill Road, Bromley	Fig. 9
Project Ref: 160679	August 2016	Original Photograph of Bassetts House, east wing, north elevation (Alexander Architectural Library ref: webb bassetts 06)	
Report Ref: 2016331	Drawn by: SP		



BASSETS' FARMBOURGH RENT  
 HERBERT WELLS ARCHITECT

From Academy, December 1893

© Archaeology South-East		Bassets House, Starts Hill Road, Bromley	Fig. 10
Project Ref: 160679	August 2016	Maurice Webb Elevation Sketches	
Report Ref: 2016331	Drawn by: SP	(Alexander Architectural Library ref: webb bassets 07)	



HIGH SCHOOL - BRANTON 1812

THE ENTRANCE COURTYARD



DESIGNED BY MAURICE WEBB ARCHT. 1872  
 MAURICE WEBB ARCHT. 1872  
 THE HOUSE BROMLEY BRISTOL



BASSETS, PARMBOROUGH, KENT ENTRANCE COURT

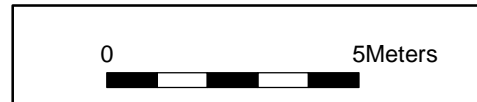
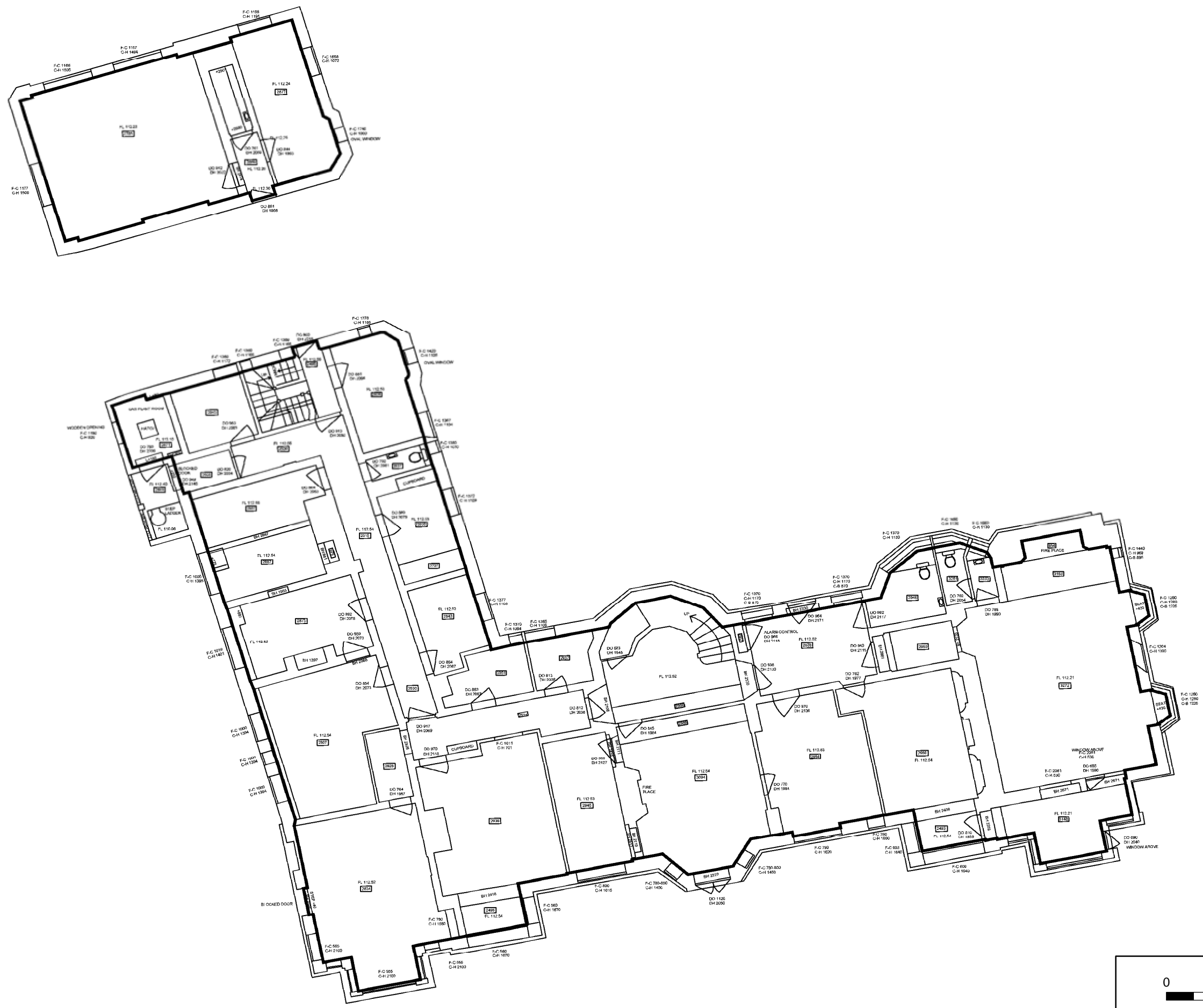
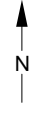


ENTRANCE COURT - BASSETS - PARMBOROUGH - KENT - BY MORRIS & CO. ARCHTS.

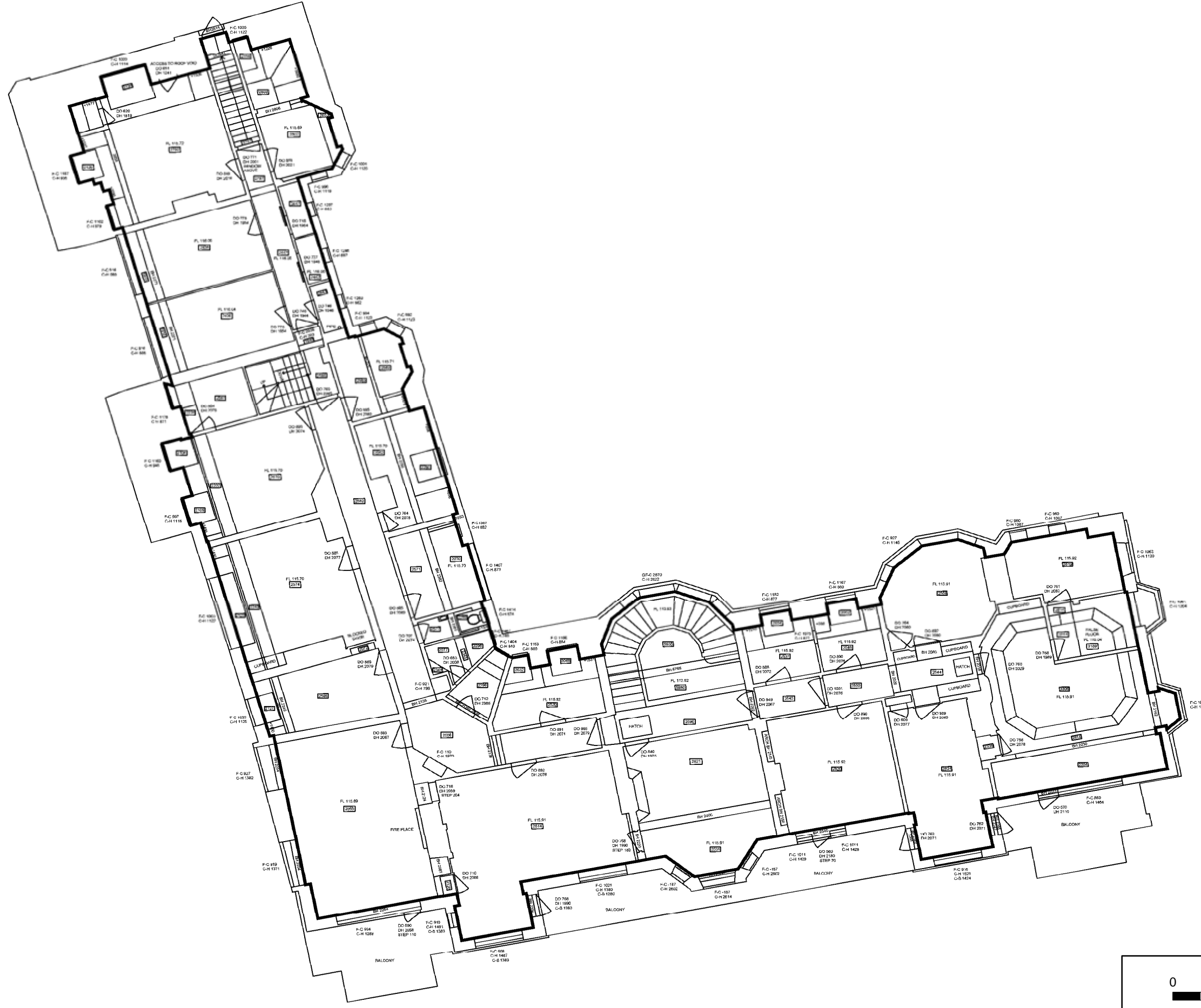
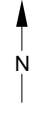
(See General Elevation)

*Designed from the Survey of 1841*

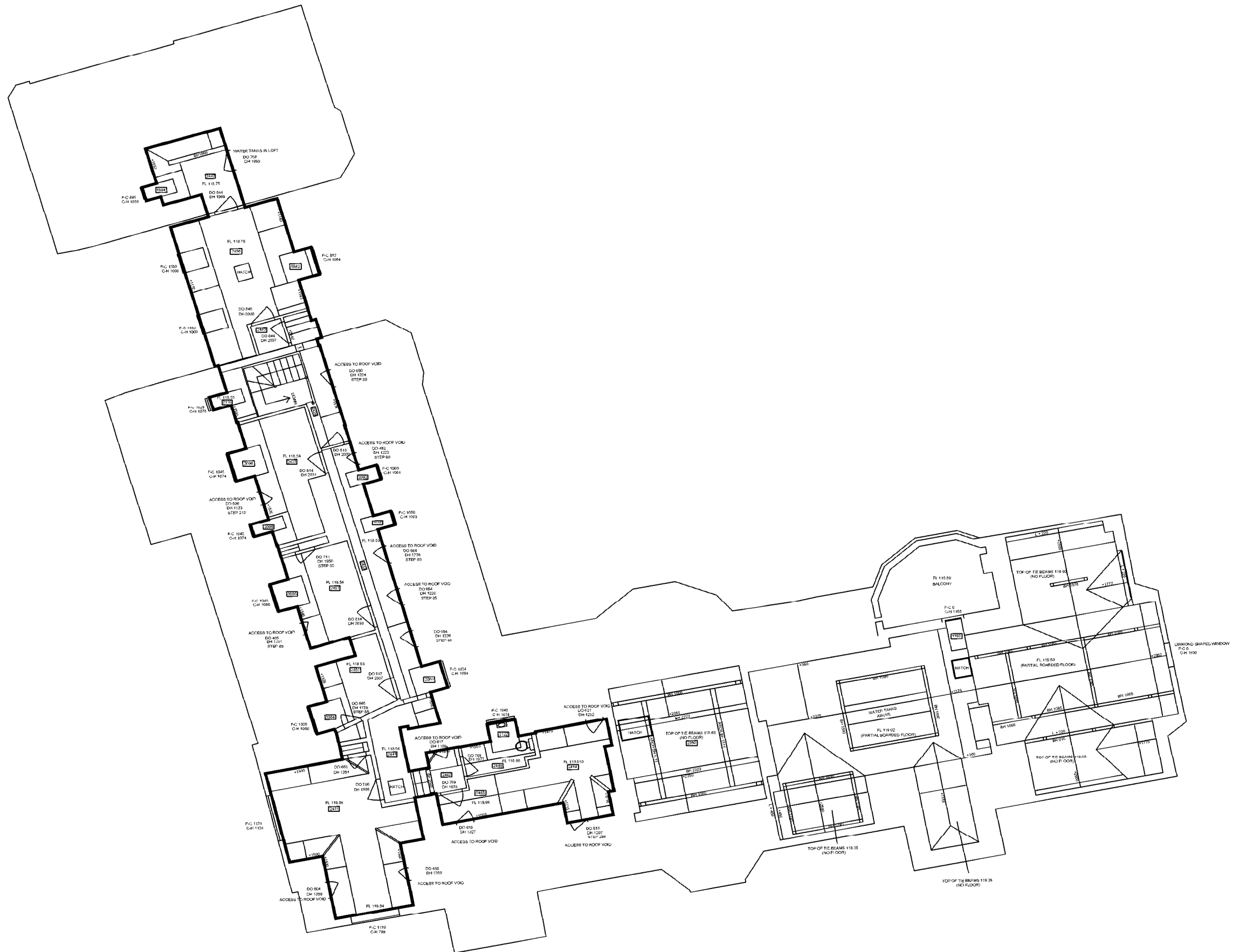
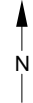
© Archaeology South-East		Bassets House, Starts Hill Road, Bromley	Fig. 12
Project Ref: 160679	August 2016	Maurice Webb Courtyard Sketch	
Report Ref: 2016331	Drawn by: SP	(Alexander Architectural Library ref: webb bassets 10)	



© Archaeology South-East		Bassets House, Starts Hill Road		Fig. 13
Project Ref: 160679	August 2016	Ground Floor Plan		
Report Ref: 201633	Drawn by: SP			

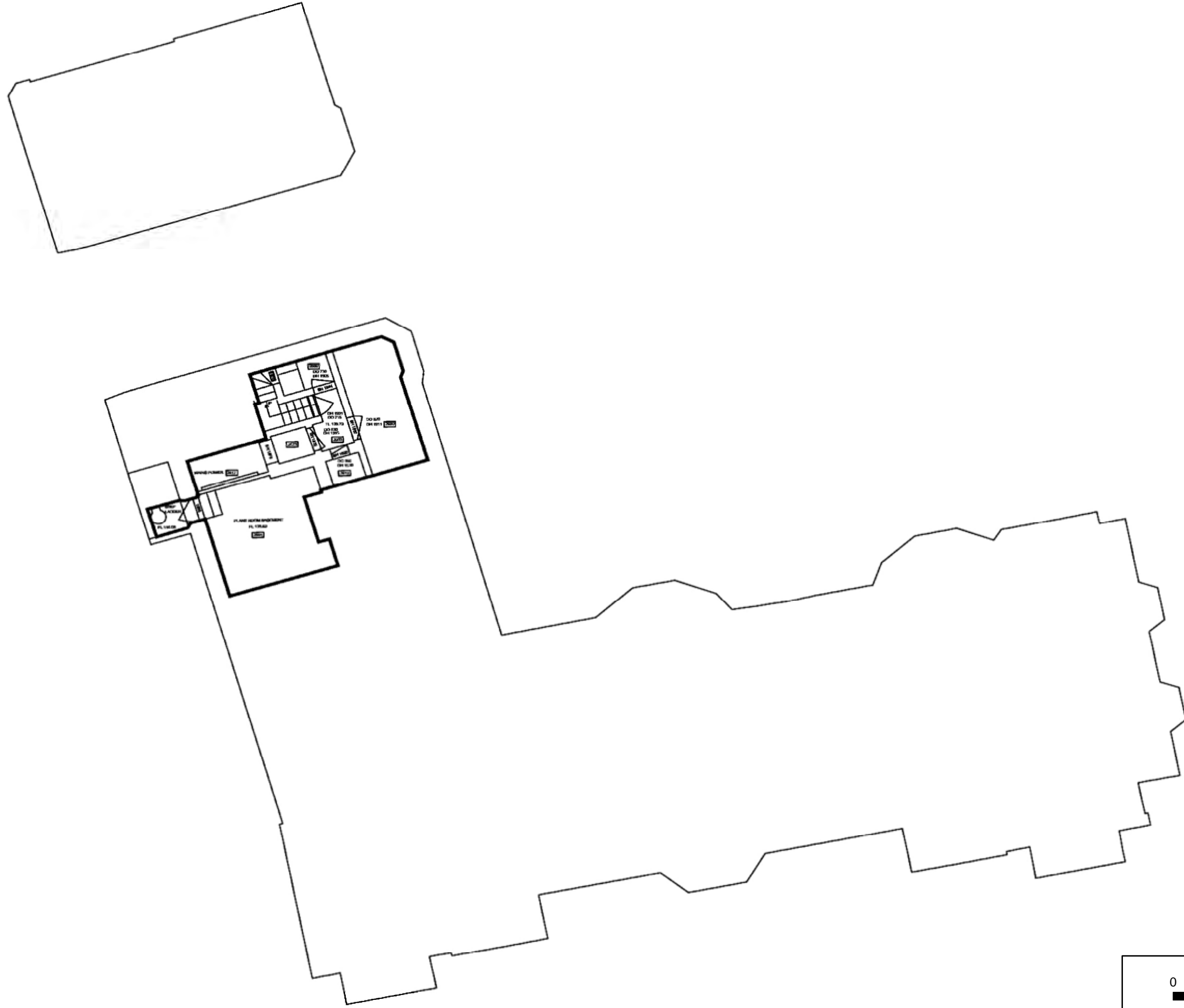
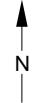


© Archaeology South-East		Bassets House, Starts Hill Road		Fig. 14
Project Ref: 160679	August 2016	First Floor Plan		
Report Ref: 201633	Drawn by: SP			



© Archaeology South-East		Bassets House, Starts Hill Road		Fig. 15
Project Ref: 160679	August 2016	Second Floor Plan		
Report Ref: 201633	Drawn by: SP			





© Archaeology South-East		BassetsHouse, Starts Hill Road	Fig. 16
Project Ref: 160679	August 2016	Basement Plan	
Report Ref: 201633	Drawn by: SP		



ELEVATION 'A'

DATUM 100.00m AOD



ELEVATION 'B'

DATUM 100.00m AOD



ELEVATION 'C'

DATUM 100.00m AOD



ELEVATION 'D'

DATUM 100.00m AOD



ELEVATION 'E'

DATUM 100.00m AOD



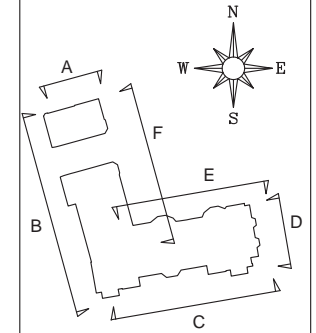
ELEVATION 'F'

DATUM 100.00m AOD

General Notes

CRITICAL LEVELS AND DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO START OF DESIGN AND SITE WORKS BY USER.  
 THE ACCURACY OF THIS DRAWING IS DEPENDANT ON THE ORIGINAL SPECIFICATION.  
 ALL LEVELS ARE IN TERMS OF OS DATUM NEWLYN BY GPS USING OS5M02  
 ALL REASONABLE CARE HAS BEEN TAKEN IN THE SURVEY. OUR AIM IS TO PRODUCE THE BEST POSSIBLE RESULTS WITHIN THE SPECIFICATION.  
 THE DRAWING IS THE PROPERTY OF JTW SURVEYS LTD. IT MAY NOT BE COPIED, ALTERED OR INCORPORATED INTO OTHER DATA WITHOUT PRIOR CONSENT.  
 WHERE VISIBILITY IS RESTRICTED ROOF DETAILS HAVE BEEN VISUALLY ADOPTED FROM AERIAL PHOTOS.  
 DRAINAGE IS SHOWN SUPERIMPOSED FOR CLARITY.

LOCATION DIAGRAM



1	First Issue	09/06/14
No.	Revision/Issue	Date



www.jtwsurveysltd.co.uk

Project Name and Address

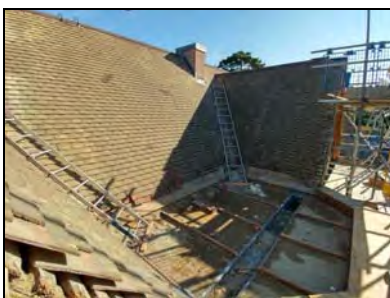
**ELEVATIONS**  
**NHS - BASSETTS HOUSE**  
**ORPINGTON, KENT**  
**UNITED KINGDOM**

Project NHS - BASSETTS HOUSE	Sheet <b>1 of 2</b>
Date JUNE 2014	
Scale 1:100 @ A0	

## Appendix 1 Index of Digital Photographs



BCA16-0001



BCA16-0002



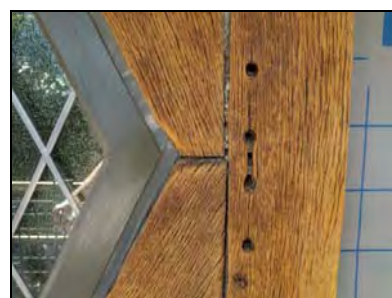
BCA16-0003



BCA16-0004



BCA16-0005



BCA16-0006



BCA16-0007



BCA16-0008



BCA16-0009



BCA16-0010



BCA16-0011



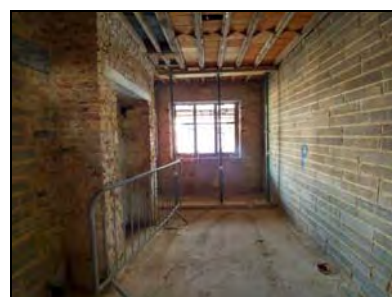
BCA16-0012



BCA16-0013



BCA16-0014



BCA16-0015



BCA16-0016



BCA16-0017



BCA16-0018



BCA16-0019



BCA16-0020



BCA16-0021



BCA16-0022



BCA16-0023



BCA16-0024



BCA16-0025



BCA16-0026



BCA16-0027



BCA16-0028



BCA16-0029



BCA16-0030



BCA16-0031



BCA16-0032



BCA16-0033



BCA16-0034



BCA16-0035



BCA16-0036



BCA16-0037



BCA16-0038



BCA16-0039



BCA16-0040



BCA16-0041



BCA16-0042



BCA16-0043



BCA16-0044



BCA16-0045



BCA16-0046



BCA16-0047



BCA16-0048



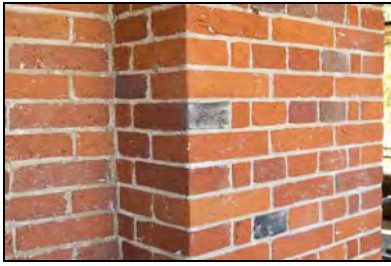
BCA16-0049



BCA16-0050



BCA16-0051



BCA16-0052



BCA16-0053



BCA16-0054



BCA16-0055



BCA16-0056



BCA16-0057



BCA16-0058



BCA16-0059



BCA16-0060



BCA16-0061



BCA16-0062



BCA16-0063



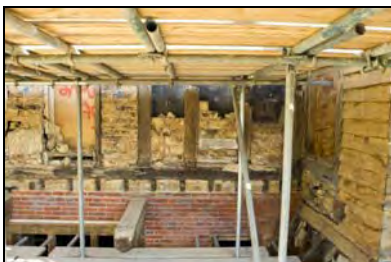
BCA16-0064



BCA16-0065



BCA16-0066



BCA16-0067



BCA16-0068



BCA16-0069



BCA16-0070



BCA16-0071



BCA16-0072



BCA16-0073



BCA16-0074



BCA16-0075



BCA16-0076



BCA16-0077



BCA16-0078



BCA16-0079



BCA16-0080



BCA16-0081



BCA16-0082



BCA16-0083



BCA16-0084



BCA16-0085



BCA16-0086



BCA16-0087



BCA16-0088



BCA16-0089



BCA16-0090



BCA16-0091



BCA16-0092



BCA16-0093



BCA16-0094



BCA16-0095



BCA16-0096



BCA16-0097



BCA16-0098



BCA16-0099



BCA16-0100



BCA16-0101



BCA16-0102



BCA16-0103



BCA16-0104



BCA16-0105





BCA16-0106



BCA16-0107



BCA16-0108



BCA16-0109



BCA16-0110



BCA16-0111



BCA16-0112



BCA16-0113



BCA16-0114



BCA16-0115



BCA16-0116



BCA16-0117



BCA16-0118



BCA16-0119



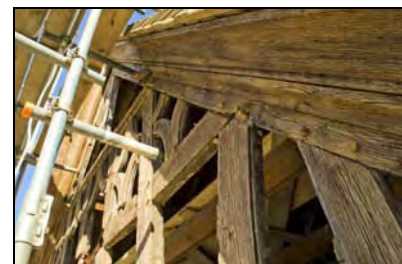
BCA16-0120



BCA16-0121



BCA16-0122



BCA16-0123



BCA16-0124



BCA16-0125



BCA16-0126



BCA16-0127



BCA16-0128



BCA16-0129



BCA16-0130



BCA16-0131



BCA16-0132



BCA16-0133



BCA16-0134



BCA16-0135



BCA16-0136



BCA16-0137



BCA16-0138



BCA16-0139



BCA16-0140



BCA16-0141



BCA16-0142



BCA16-0143



BCA16-0144



BCA16-0145



BCA16-0146



BCA16-0147



BCA16-0148



BCA16-0149



BCA16-0150



BCA16-0151



BCA16-0152



BCA16-0153



BCA16-0154



BCA16-0155



BCA16-0156



BCA16-0157



BCA16-0158



BCA16-0159



BCA16-0160



BCA16-0161



BCA16-0162



BCA16-0163



BCA16-0164



BCA16-0165



BCA16-0166



BCA16-0167



BCA16-0168



BCA16-0169



BCA16-0170



BCA16-0171



BCA16-0172



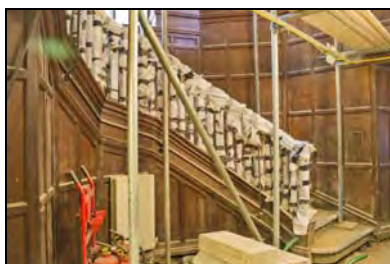
BCA16-0173



BCA16-0174



BCA16-0175



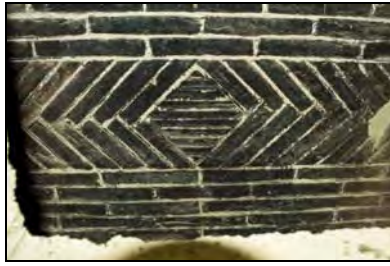
BCA16-0176



BCA16-0177



BCA16-0178



BCA16-0179



BCA16-0180



BCA16-0181



BCA16-0182



BCA16-0183



BCA16-0184



BCA16-0185



BCA16-0186



BCA16-0187



BCA16-0188



BCA16-0189



BCA16-0190



BCA16-0191



BCA16-0192



BCA16-0193



BCA16-0194



BCA16-0195



BCA16-0196



BCA16-0197



BCA16-0198



BCA16-0199



BCA16-0200



BCA16-0201



BCA16-0202



BCA16-0203



BCA16-0204



BCA16-0205



BCA16-0206



BCA16-0207



BCA16-0208



BCA16-0209



BCA16-0210



BCA16-0211



BCA16-0212



BCA16-0213



BCA16-0214



BCA16-0215



BCA16-0216



BCA16-0217



BCA16-0218



BCA16-0219



BCA16-0220



BCA16-0221



BCA16-0222



BCA16-0223



BCA16-0224



BCA16-0225



BCA16-0226



BCA16-0227



BCA16-0228



BCA16-0229



BCA16-0230



BCA16-0231



BCA16-0232



BCA16-0233



BCA16-0234



BCA16-0235



BCA16-0236



BCA16-0237



BCA16-0238



BCA16-0239



BCA16-0240



BCA16-0241



BCA16-0242



BCA16-0243



BCA16-0244  
*General Trench 1. Facing north-east*



BCA16-0245  
*General Trench 1. Facing north-east*



BCA16-0246  
*Trench shot 1. Facing east*





**BCA16-0247**  
*Trench shot 1. Facing west*



**BCA16-0248**  
*Section. Facing north*



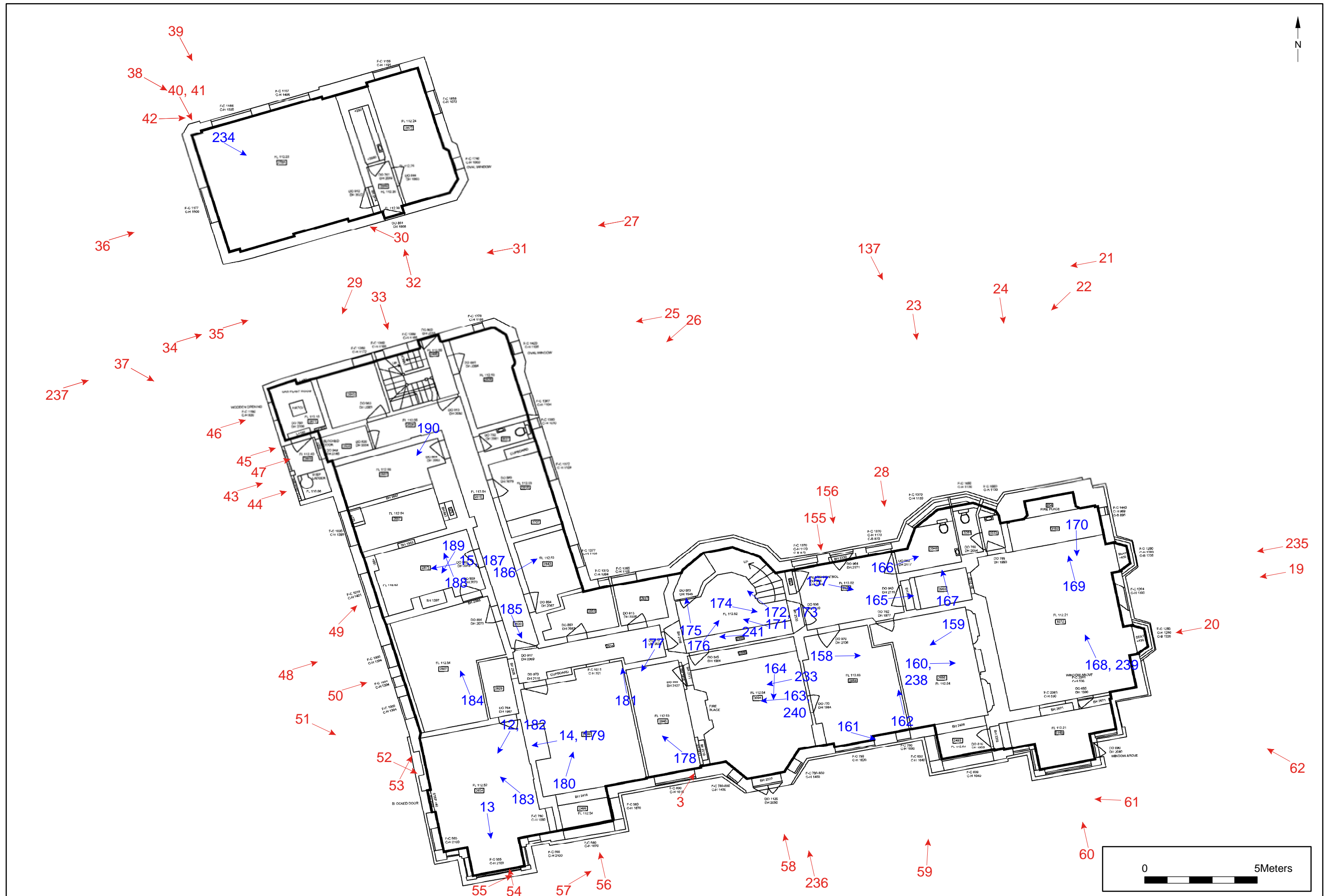
**BCA16-0249**  
*Section. Facing north*



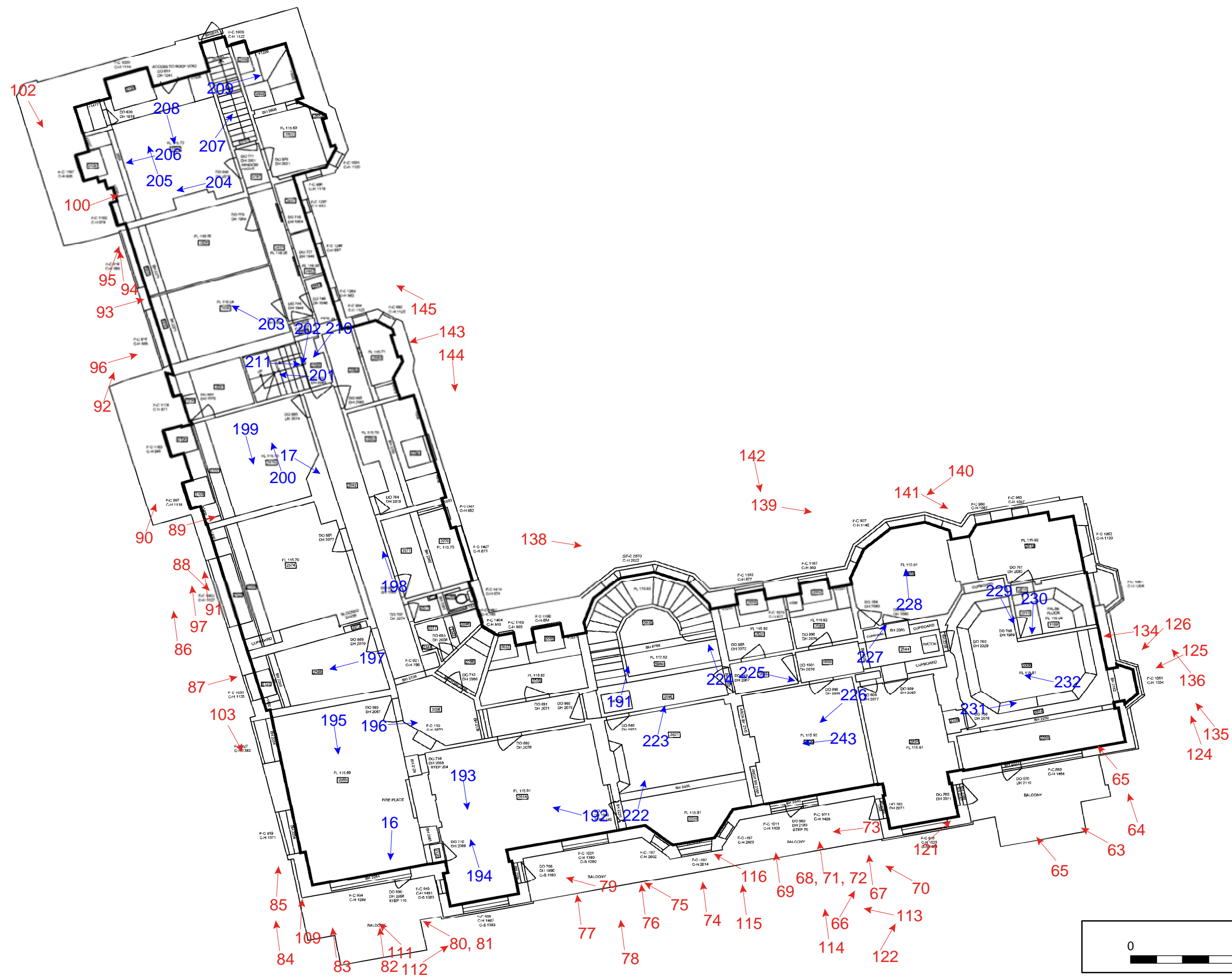
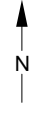
**BCA16-0250**  
*Backfilled trench 1. Facing north-east*



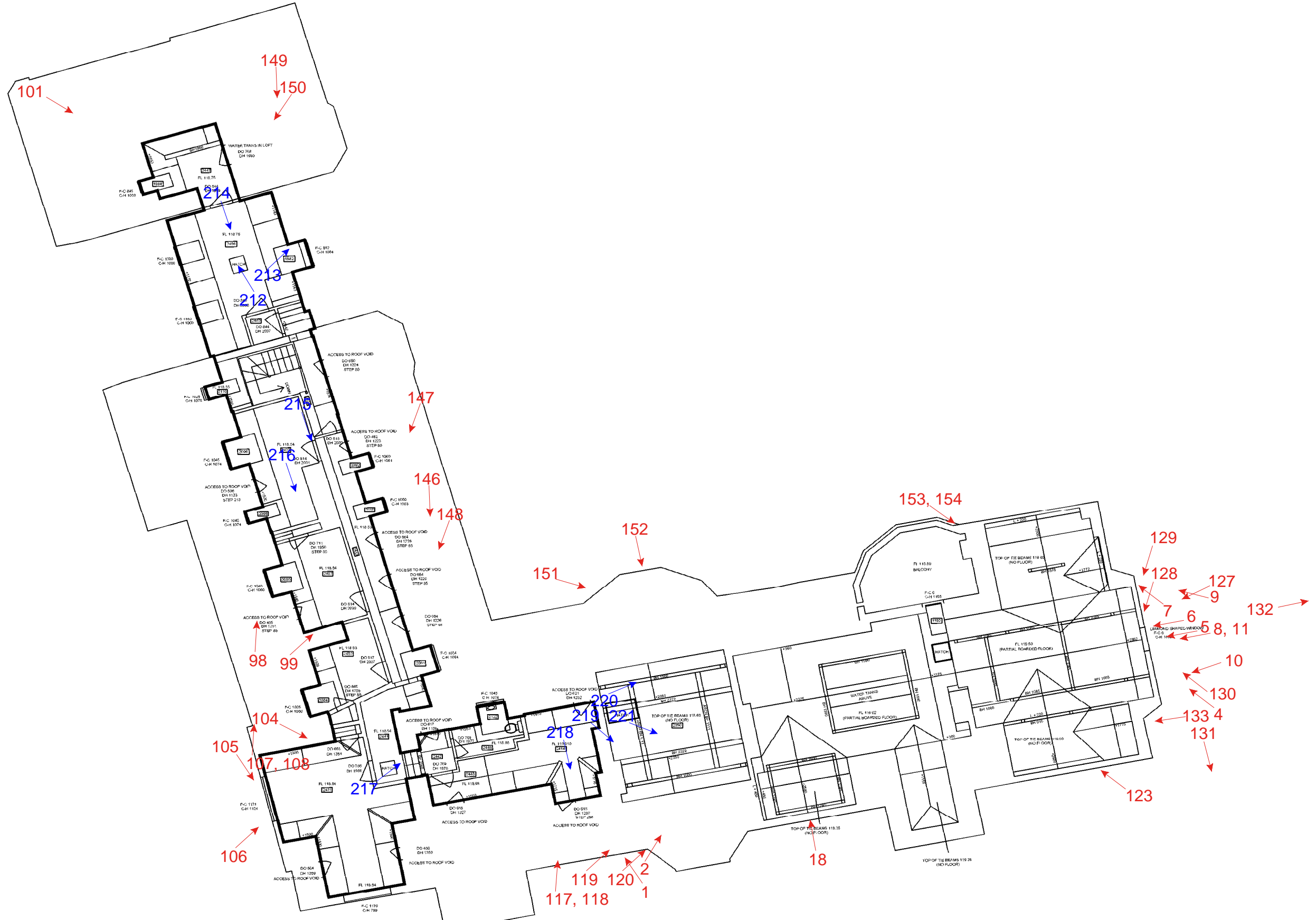
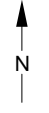
**BCA16-0251**  
*Backfilled trench 1. Facing north-east*



© Archaeology South-East		Bassetts House, Starts Hill Road	Fig. A1
Project Ref: 160679	August 2016	Ground Floor Photo Locations	
Report Ref: 201633	Drawn by: SP		



© Archaeology South-East		Bassets House, Starts Hill Road		Fig. A2
Project Ref: 160679	August 2016	First Floor Photo Locations		
Report Ref: 201633	Drawn by: SP			



© Archaeology South-East		Bassets House, Starts Hill Road	Fig. A3
Project Ref: 160679	August 2016	Second Floor Photo Locations	
Report Ref: 201633	Drawn by: SP		

## Appendix 2 OASIS Data Collection Sheet

**OASIS ID: archaeol6-261264**

### Project details

**Project name** Bassets Campus, Starts Hill Road, London Borough of Bromley, London BR6 7AR HISTORIC BUILDINGS RECORD

**Short description of the project** In January 2016 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 2) of Bassets House, Starts Hill Road, London Borough of Bromley, London, BR6 7AR (Figure 1; NGR 544230 127632). The work was commissioned by CgMs Consulting on behalf of London Square. Bassets House is a locally listed 'L' shaped Arts and Crafts building designed by Maurice Webb, built in 1911. The property was constructed as a residence for Arthur Neville Lubbock, before being used for a short period as a boy's preparatory school, and eventually the Headquarters of Bromley Primary Care Trust. The work was carried out to satisfy conditions placed on planning consent by London Borough of Bromley (planning ref. DC/15/04941/FULL3). Despite having seen over 100 years of use Bassets House retained much of its internal décor and layout as well as retaining to a great extent its external appearance. The building was clearly deeded in style, well constructed, with attention to detail and craftsmanship typical of the Arts and Crafts movement. The external detailing and form is also typical of the style, and survives well as a late example of the movement. The form of the building is also of interest for the use of emerging technologies being used in conjunction with traditional craftsmanship and materials to create a modern, yet seemingly olde, structure reminiscent of tudor and gothic great houses. The loss of the building's original setting is unfortunate, having been designed as a country house, with gardens to the south, and an enclosed courtyard to its north. However, the building stands as a monument to the evolving face of Bromley, having been incorporated into the development and suburbanisation of the area and adapted in turn. The structure also has value and interest as an early example of a solo work by Maurice Webb, son of Sir Aston Webb.

**Project dates** Start: 01-08-2016 End: 31-08-2016

**Previous/future work** Yes / No

**Any project codes** associated reference SSH16 - Sitecode

**Any project codes** associated reference DC/15/04941/FULL3 - Planning Application No.

**Type of project** Building Recording

**Site status (other)** Locally Listed Building

**Current Land use** Residential 2 - Institutional and communal accommodation

**Monument type** BUILDING Modern

**Significant Finds** NONE None

**Methods techniques** & "Photographic Survey"

**Prompt** Planning agreement (Section 106 or 52)

---

[Project location](#)

**Country** England

**Site location** GREATER LONDON BROMLEY BROMLEY Bassetts Campus, Starts Hill Road, London Borough of Bromley, London BR6 7AR

**Postcode** BR6 7AR

**Study area** 2090 Square metres

**Site coordinates** TQ 43796 64790 51.363427912847 0.065738985699 51 21 48 N 000 03 56 E Point

---

[Project creators](#)

**Name of Organisation** of Archaeology South-East

**Project originator** brief CgMs Consulting

**Project originator** design Archaeology South-East

**Project director/manager** Ron Humphrey/Amy Williamson

**Project supervisor** Seth Price

---

[Project archives](#)

**Physical Exists?** Archive No

**Digital recipient** Archive LAARC

**Digital Archive ID** BCA16

**Digital Contents** "none"

**Digital available** Media "Images raster / digital photography","Text"

**Paper recipient** Archive LAARC

**Paper Contents** "none"

**Paper available** Media "Photograph","Plan","Report","Unpublished Text"

---

[Project bibliography 1](#)

**Publication type** Grey literature (unpublished document/manuscript)

**Title** Bassetts Campus, Starts Hill Road, London Borough of Bromley, London BR6 7AR (NGR: 543792 164794) HISTORIC BUILDINGS RECORD (HISTORIC ENGLAND LEVEL 2)

**Author(s)/Editor(s)** 'Price, S.'

**Date** 2016

**Issuer or publisher** Archaeology South-East

Place of issue or Portslade  
publication

Description            Historic Building Report

---

Entered by            Seth Price (seth.price@ucl.ac.uk)

Entered on            26 August 2016

**Sussex Office**

Units 1 & 2  
2 Chapel Place  
Portslade  
East Sussex BN41 1DR  
tel: +44(0)1273 426830  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
[www.archaeologyse.co.uk](http://www.archaeologyse.co.uk)

**Essex Office**

27 Eastways  
Witham  
Essex  
CM8 3YQ  
tel: +44(0)1376 331470  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
[www.archaeologyse.co.uk](http://www.archaeologyse.co.uk)

**London Office**

Centre for Applied Archaeology  
UCL Institute of Archaeology  
31-34 Gordon Square  
London WC1H 0PY  
tel: +44(0)20 7679 4778  
email: [fau@ucl.ac.uk](mailto:fau@ucl.ac.uk)  
[www.ucl.ac.uk/caa](http://www.ucl.ac.uk/caa)

