

***Friends Meeting House, Rawdon***

*Quakers Lane, Rawdon, Leeds, LS19 6HU*

*National Grid Reference: SE 20796 40063*



***Statement of Significance***

***This meeting house purpose-built in 1697 and remodelled in the nineteenth century has overall high heritage significance. The building retains high quality nineteenth century internal fittings including vertical sliding shutters and seating. The meeting house is set in an attractive burial ground with a Quaker cottage and attached former stables, collectively making a positive contribution to the conservation area.***

### **Evidential value**

***The meeting house and the burial ground have been in Quaker use since 1697. The building has the potential to yield further evidence about its past use and development, as well as the people associated with it. Both the meeting house and the burial ground have high evidential value.***

### **Historical value**

***The meeting house and burial ground have high historic value. The meeting room retains its historic internal layout, as well as high quality joinery dating from the nineteenth century including vertical sliding shutters, room partition (relocated) and Elders' stand.***

### **Aesthetic value**

***The building form is typical of late seventeenth century meeting houses, constructed with features and materials reflecting local vernacular building traditions, but with nineteenth century alterations. The exterior, interior spaces and historic fittings add to the aesthetic value of the building. The site is a valuable part of the local scene and makes a positive contribution to the conservation area. The immediate setting with the stone boundary wall enclosing the building and burial ground, along with the Quaker cottage and attached stables contributes to the high aesthetic value of the site.***

### **Communal value**

***The meeting house has high communal value. It has been in use by Quakers since 1697 and today it is also used by local community groups.***

## **Part 1: Core data**

- 1.1 Area Meeting: *Leeds*
- 1.2 Property Registration Number: *0012650*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Leeds City Council*
- 1.5 Historic England locality: *Yorkshire*
- 1.6 Civil parish: *Leeds*
- 1.7 Listed status: *II*
- 1.8 NHLE: *1313194*
- 1.9 Conservation Area: *Rawdon - Littlemoor*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *1697; 1729; early nineteenth century*
- 1.13 Architect (s): *Not established*
- 1.14 Date of visit: *15 March 2016*
- 1.15 Name of report author: *Emma Neil*

1.16 Name of contact(s) made on site: *Diane Exley*

1.17 Associated buildings and sites: *Quaker Cottage and Stable (school room)*

1.18 Attached burial ground: *Yes*

1.19 Information sources:

Aireborough Historical Society Images M160 and M162:

<http://www.aireboroughhistoricalsociety.co.uk/rawdon/quaker-meeting-house-1989-2.aspx#prettyPhoto>

Butler, D. M., *The Quaker Meeting Houses of Britain* (London: Friends Historical Society, 1999), vol. 2, pp. 823.

Exley, D., *Local Meeting Survey*, January 2016

Guise, J., *Quakers in Rawdon Essays and Notes: Glimpses from the Past*, 1998: <http://www.guise.plus.com/Rawdon/>

Leach, P. and Pevsner, N., *The Buildings of England: Yorkshire West Riding* ed. (New Haven and London: Yale University Press, 2009), pp.629.

Wilcock, D.C., *A History of Rawdon*, 2000: <http://www.a-history-of-rawdon.co.uk/places-of-worship-8/>

## **Part 2: The Meeting House & Burial Ground: history, contents, use, setting and designation**

### 2.1. Historical background

In 1655, the Guiseley Meeting was established (re-named Rawdon Meeting in 1697). In 1670, Quakers obtained land at Kiln Close, Dibb House Farm in Guiseley to be used as a burial ground (covered to accommodate the new railway line to Yeadon in 1890). A few years after the passing of the Act of Toleration in 1689 a number of Friends registered their homes for use as a meeting house, the first being Sarah Grimshaw in 1692, followed by John Overend and Henry Whitacre.

In 1697, the present site was acquired from Francis Rawdon of Rawden Hall, and further land on the site was purchased in 1733, 1791 and 1866. A cottage and stable were pre-existing on the site now occupied by Quaker Cottage. The meeting house was constructed in 1697 and extended in 1729 by one bay of 4 and a half yards at a cost of £44.

In 1817 (according to Guise) records of expenses indicate extensive repairs and redecoration at the meeting house. Butler notes the present internal fittings and the insertion of the gable windows took place in 1826 and the current external appearance of this building and the cottage suggest that both were remodelled in the early nineteenth century. By 1850 a linear extension to the rear of the meeting house had been constructed (since demolished). Photographs of 1989 from the Aireborough Historical Society show two steel posts to the east of the main meeting room which were introduced in 1960 to provide additional support to the roof, later removed during the works undertaken in 1989-1991. Another photograph shows a low central pine panelled division, which separated the men's and women's seating; this was relocated to the front of the Elders' stand following Listed Building Consent in May 2015.



Figure 1: East side of the main meeting room, 1989 (image M160 courtesy of Aireborough Historical Society)



Figure 2: Panelled division in main meeting room, 1989 (image M162 courtesy of Aireborough Historical Society)

In 1989, consultation with the architect Michael Sykes regarding the installation of a hearing loop led to a full timber survey being carried out, which found that timber within the roof space was affected by woodworm. £33,000 was received through grants from English Heritage, and local and national Quaker Trust Funds. Whilst work was undertaken, which included the removal of both the steel posts and the 1850s outbuilding, Friends met in the school room within the former stables until the meeting house re-opened in 1991.

## 2.2. The building and its principal fittings and fixtures

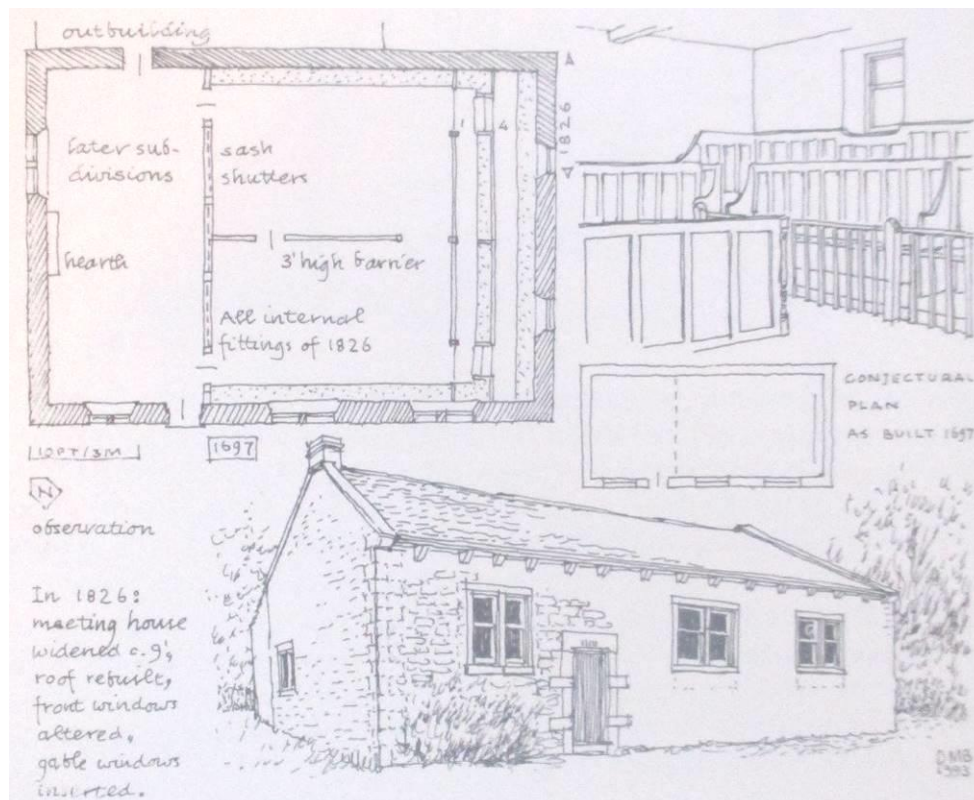


Figure 3: Ground floor plan (not to scale) and perspective (Butler, *The Quaker Meeting Houses of Britain*, 1999, vol. 2, p. 823)

The meeting house was built in 1697 and extended in 1729. The meeting house is of oblong plan and built using coursed squared sandstone with quoins. The pitched roof is covered in stone slate, with coped gables, a chimney stack to the west gable end and gutters on timber corbel brackets. The main entrance elevation faces the southwest, with three pairs of 2-light mullioned sash windows with ventilation grilles below, and the doorway to left end. Above the chamfered doorway is a stone lintel with the date 1697. Straight joints in the masonry suggest former openings that were blocked prior to the existing nineteenth century fenestration. The northwest elevation has a 2-light mullioned sash window and the southeast contains two 1-light windows. The rear elevation to the northeast has no windows and a single doorway towards the east of this elevation.

Inside, the lobby area provides access to the small meeting room and the main meeting room. The lobby has joinery dating from the early nineteenth century including; tongue and groove panelling with turned wooden hat pegs and coat hooks, a fitted cupboard and safe to the northeast. The main meeting room retains vertically-sliding shutters to the northwest, raised Elders' stand to the southeast with the recently relocated panelled room divide in front, fixed benches to three sides, and underneath the windows to the southwest of the meeting room are Tobin tubes for ventilation. The ceiling is supported on two timber beams and lit by six pendant lights. The small meeting room to the north east corner of the meeting house has the rear exit doorway to the northeast, the walls are lined with a mixture of tongue and groove panelling, with fixed seating to the northwest. The room is divided from the lobby area by the rear of the fitted piece of furniture in the lobby and additional panelling. Similarly to the main meeting room a Tobin tube is located under the window on the northwest wall, through one of the fixed benches.



*Figure 4: Hat pegs*



Figure 5: Tobin tube

### 2.3. Loose furnishings

The meeting house contains pine benches with an open-backed design and unusual benches with a moveable back rest.



Figure 6: Bench with moveable back rest

#### 2.4. Attached burial ground

The burial ground is still in use for burials and forms an L-shape to the southwest and northwest of the meeting house. It is enclosed by a dry stone wall and is well planted with mature trees and planting. The burial ground has a uniform character with rows of small round headed headstones with basic information inscribed according to Quaker tradition. Burial records are located in Brotherton Library Special Collections at the University of Leeds and cover an approximate date range from 1837 to 1988. Located on the northeast wall of the school room are two gravestones to Nathan Overend and Joshua Overend dated 1698 which were relocated from the former burial ground at Dibb House Farm.



Figure 7: Two gravestones dated 1696 relocated from Dibb House Farm burial ground

#### 2.5. The meeting house in its wider setting

The meeting house is set back from Quakers Lane and accessed via the Grade II listed gate and front wall. A stone path leads to the entrance of the meeting house with small round

headed gravestones either side. To the southwest of the meeting house is the Grade II listed Quaker cottage with attached stable. The cottage is built of coursed squared sandstone, with quoins and a stone slate pitched roof. The stables were converted for use as a school room in the twentieth century.

The meeting house falls within the boundaries of Rawdon Little Moor conservation area. The residential properties along Quaker Lane are a mixture of nineteenth century two storey cottages and terraces built in local sandstone with later mid-twentieth century infill developments. Directly opposite the meeting house is Rawdon Society Chapel and further east on Quaker Lane is an area of open space lined with mature trees adding to the character of the area. The meeting house along with the cottage make a positive contribution to the character of the conservation area.

## 2.6. Listed status

The meeting house is correctly listed at Grade II. An amendment to the list description is required; 'with added rear outshut' and 'rear has various later additions' to be removed. The outbuilding has now been demolished.

The Grade II listed Quaker Cottage with attached stable, along with the Grade II listed entrance gateway and front wall are also correctly listed at Grade II.

## 2.7. Archaeological potential of the site

A cottage and stables are known to have been part of the site when it was acquired in 1697, although the present Quaker cottage appears to be largely nineteenth century in date. The burial ground is likely to contain unaccounted inhumations as many early burials were not marked by headstones until a later date. The site's archaeological potential is high.

## **Part 3: Current use and management**

*See completed volunteer survey*

### 3.1 Condition

- i) Meeting House: Good
- ii) Attached burial ground (if any): Optimal/generally satisfactory. The burial ground is well maintained.

### 3.2 Maintenance

The last quinquennial inspection took place in April 2014 (Stephen M. Calvert of Pearce Bottomley Architects). It found the building to be generally in fairly good condition. Of the recommendations, work has been undertaken in the roof space, to windows and re-pointing of the walls is currently ongoing. The Local Meeting has enough money for repairs and maintenance. There is currently no five-year maintenance and repair plan but the Premises Committee are currently devising one.

### 3.3 Sustainability

The meeting does not use the Sustainability Toolkit. It has implemented measures to reduce its environmental impact. These include:

- Climate change and energy efficiency: use of energy saving light bulbs.
- Building maintenance & refurbishment: Work is ongoing using traditional materials and traditional repair techniques.

- Resource use, recycling and waste management: use of council recycling scheme.
- Wildlife, ecology and nature conservation: the grounds are well planted with trees and shrubs which provide wildlife habitats.
- Transport: Friends are encouraged to car share.

### 3.4 Amenities

The meeting has all the amenities it needs. These are all located in a separate building, the former stables now school room. A resident warden lives in the Quaker cottage neighbouring the school room, to the southwest of the meeting house.

There is no parking on site but plenty of parking is available along nearby roads. The meeting house is served by a local bus service which runs on a regular basis. Secure parking for bicycles is available to the west of the meeting house.

### 3.5 Access

No Disability Access Audit has been conducted but the meeting house is accessible to people with disabilities. There is level access, an accessible toilet, a hearing loop, and facilities for partially-sighted available within the former stables..

### 3.6 Community Use

Friends use the meeting house for about 2 hours each week and for Business Meetings on select occasions throughout the year. The meeting house and the school room in the former stables are theoretically available for community lettings for a maximum number of 169 hours per week. The meeting room in the meeting house can accommodate 75 people and the school room can seat 20 people. It is the school room which is used for an average of 10 hours each week. The meeting has a formal letting policy. If any doubts arise relating to the inclusion or exclusion criteria of groups or whether to determine that the activities are suitable are taken to the Meeting for a decision. It is down to the co-ordinator's discretion to determine whether groups are able to use the meeting rooms for free, for example regular groups who have attendance problems. Users value the building for its warm welcome, pleasant atmosphere, good location and privacy.

### 3.7 Vulnerability to crime

No heritage crime has been recorded, and the area is generally well cared-for and has low levels of crime and deprivation. The Friends have not considered developing a liaison with the Local Neighbourhood Policing Team.

### 3.8 Plans for change

In the near future there are plans for the ongoing refurbishment of the meeting house and the former stables to enable an additional meeting room and ancillary facilities.

## **Part 4: Impact of Change**

### 4.1. To what extent is the building amenable or vulnerable to change?

*i) As a Meeting House used only by the local Meeting:* The local Meeting considers that it has all the facilities it needs. Internal alteration has taken place recently to relocate the room partition which has enabled the main meeting room to be better used for worship. Any future alterations would need to be well-considered and be sympathetic to the listed building



*ii) For wider community use, in addition to local Meeting use:* The meeting house is a popular venue for community use with facilities located in the former stable, to be improved in the near future. Historically there was an outbuilding to the rear of the meeting house and this could provide a suitable location for an extension if required, in the future (subject to the usual consents).

*iii) Being laid down as a Meeting House:* Should the Meeting be laid down, a new and sympathetic use would need to be found which would allow for the retention of the nineteenth century interior including the stand, panelling and shutters in situ. Appropriate provision would be required for the future management of the attached burial ground.

## **Part 5: Category: 2**

### **Part 6: List Description**

Name: **FRIENDS MEETING HOUSE**

List entry Number: 1313194

Location

FRIENDS MEETING HOUSE, QUAKERS LANE

District: Leeds

Grade: II

Date first listed: 07-Apr-1988

List entry Description

AIREBOROUGH QUAKERS LANE SE 24 SW LS 19 (north side) Rawdon 5/17 Friends' Meeting - House GV II

Friends' Meeting House. Dated 1697 on lintel of door, altered in C19. Coursed squared sandstone with quoins, stone slate roof. Rectangular plan, with added rear outshut. Small single-storey building of 3 bays, with chamfered doorway between the 1st and 2nd, a panel on the lintel containing the date "1697" in raised lettering; one window to the left and 2 to the right, all of 2 lights with flat-faced flush mullions and plain surrounds; moulded gutter brackets; gable copings; chimney at left gable. Left gable wall has one 2-light window towards the rear; right gable wall has 2 single- light windows; rear has various later additions.

Interior: altered, with plain C19 pitch-pine benches, raised bench at right- hand end.

Listing NGR: SE2079640063

Name: **MEETING HOUSE COTTAGE WITH ATTACHED STABLE**

List entry Number: 1135589

Location

MEETING HOUSE COTTAGE WITH ATTACHED STABLE, QUAKERS LANE

District: Leeds

District Type: Metropolitan Authority

Grade: II

Date first listed: 07-Apr-1988

List entry Description

AIREBOROUGH QUAKERS' LANE SE 24 SW LS 19 (north side), Rawdon 5/19 Meeting House Cottage - with attached stable GV II

Warden's cottage to Friends' Meeting House (q.v.) with attached stable (q.v.). Probably early C18, altered in early C19. Coursed squared sandstone (now strap-pointed), with quoins, stone slate roof. Rectangular single-depth plan. Two storeys: chamfered doorway offset slightly right of centre; two 16-pane sashed windows on each floor, all with raised sills. Gable chimneys. Continued to left a single-storey stable altered as meeting room. Included for group value.

Listing NGR: SE2079440039

**Name: ENTRANCE GATEWAY TO FRIENDS MEETING HOUSE, WITH ATTACHED FRONT WALL**

List entry Number: 1204232

Location

ENTRANCE GATEWAY TO FRIENDS MEETING HOUSE, WITH ATTACHED FRONT WALL, QUAKERS LANE

The building may lie within the boundary of more than one authority.

County:

District: Leeds

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 07-Apr-1988

List entry Description

AIREBOROUGH QUAKERS LANE SE 24 SW LS 19 (north side) Rawdon 5/18 Entrance gateway - to Friends' Meeting House, with attached front wall GV II

Entrance gateway and attached screen wall. Probably C18, altered. Coursed squared sandstone, with iron gates and lamp-holder. The wall is approx. 2½ metres high, with rounded coping and quadrantal corners to the returned ends, the gateway in the centre with moulded surround and straight lintel making a flat arch, to which the coping of the wall is ramped up. Later gates of hooped iron with dog-bars. Lamp-holder on lintel, of wrought-iron, in the form of arched cresting with large scrolls, supporting a central lamp housing. Included for group value.

Listing NGR: SE2077940041