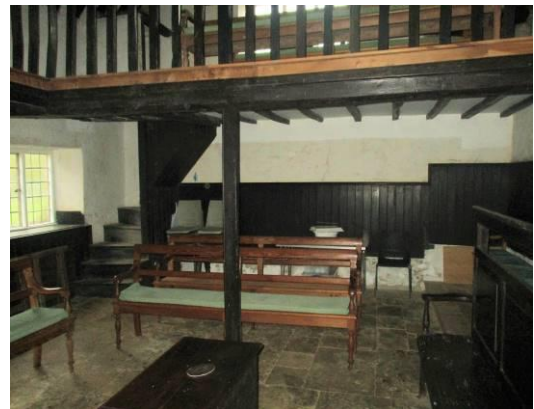


Friends Meeting House, Adderbury

Horn Hill Road, West Adderbury, OX17 3EW

National Grid Reference: SP 46515 35300



Statement of Significance

The building has exceptional heritage significance as a fine example of a seventeenth century purpose-built meeting house. Built in a vernacular style, the meeting house retains its original interior simplicity and fittings. The meeting house is associated with the long history of Quakers in this area notably Bray Doyley, the Lord of the Manor of Adderbury West, which adds to its historic significance.

Evidential value

The building is relatively intact, though there have been some alterations to the exterior. The fabric could yield information about the building's construction and history, and the building along with the burial ground have archaeological potential. The meeting house has medium evidential value.

Historical value

The site is closely associated with Bray Doyley, Lord of the Manor of Adderbury West, who built the meeting house. George Fox visited it on more than one occasion. The plan-form and intactness of internal features illustrates how the interior was used for worship and meetings. The building has exceptional historical value.

Aesthetic value

The building is typical of late seventeenth century meeting houses and is constructed with features and materials reflecting local vernacular building traditions. 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 contributes to the high aesthetic value of the site.

Communal value

There appears to have been periods in the building's history from the mid-twentieth century when the meeting house was little-used, and today it is used for a small number of Quaker meetings each year. The meeting house is of medium communal value.

Part 1: Core data

- 1.1 Area Meeting: *Banbury and Evesham*
- 1.2 Property Registration Number: *0110690*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Cherwell District Council*
- 1.5 Historic England locality: *South East*
- 1.6 Civil parish: *Adderbury*
- 1.7 Listed status: *II**
- 1.8 NHLE: *1046356*
- 1.9 Conservation Area: *Adderbury*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *1675*
- 1.13 Architect (s): *Not established*

1.14 Date of visit: *5 November 2015*

1.15 Name of report author: *Emma Neil*

1.16 Name of contact(s) made on site: *Paul Mobbs*

1.17 Associated buildings and sites: *Outbuilding (store and WC facilities)*

1.18 Attached burial ground: *Yes*

1.19 Information sources:

Nicholas Allen, *The Doyllys of Adderbury and their Quaker Meeting House*, Cake and Cockhorse (Banbury Historical Society), 2012, 18(8), pp. 261-271.

C.F.C. Besson, *Quaker Clockmakers of North Oxfordshire*, The Antique Collector, 1958, pp. 185-190.

David M. Butler, *The Quaker Meeting Houses of Britain* (London: Friends Historical Society, 1999), vol. II, pp. 493-495.

Cherwell District Council, *Adderbury Conservation Area Appraisal*, 2012

Paul Mobbs, Local Meeting Survey, October 2015.

Paul Mobbs, *A short history of Banbury Friends and their Meeting Houses*, 2015

Paul Mobbs, *Thoughts on the Future of Adderbury Meeting House*, 2012

Jack Wood, *Some Rural Quakers* (York: William Sessions Limited, 1991).

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

2.1 Historical background

George Fox's preachers 'Publishers of Truth', John Audland and John Camm travelled from Westmorland to the Midlands in the mid-1600s and arrived in Banbury in 1654. Two prominent local individuals were influenced by Audland and Camm; the first, Edward Vives, a prosperous merchant who became the leader of the Quakers in Banbury and Bray Doyley, Lord of the Manor of Adderbury West. In 1656 the first Quaker meeting took place at Doyley's home, Little Manor in West Adderbury.

By 1669, there was a strong Quaker group emerging in Banbury and Doyley built the present meeting house in 1675 on his land. George Fox attended the opening of the meeting house. Some local people were unhappy with Doyley's beliefs, including Rev William Bev who objected to Doyley's refusal to pay tithes and how he let his properties to Quakers from outside villages. Following the construction of the new meeting house Doyley was imprisoned for two months. By 1756, 50 Quaker families were listed as Quakers living in the area; many of the families were involved in clock making, notably the Gilkes.

The meeting house was designed to hold the men's meeting at ground floor, and the women's meeting in the loft, to the west end of the meeting house. Changing needs of the Meeting resulted in two thatched cottages being built to the south of the meeting house in the 1680s to provide additional space for the women's meetings and to provide a home for poorer Quaker families in the smaller cottage. The meeting house remained unaltered until the beginning of the eighteenth century when Butler (1999) notes that the loft was extended to its present form; presumably the fireplace was added at this date and the dormer window to the south.



Figure 1: Adderbury Meeting House by M.F. Thomas (early nineteenth century) from Bray D'oily Housing Association (Adderbury MH Archive).

By the nineteenth century there had been a steady decline in membership numbers; recorded as twelve in 1851, four by 1909 and subsequently the meeting closed in 1914. Around this time, Friend Sophia Fanny Buck requested a key to the meeting house so she could worship on her own, which she did until her death in 1945. During the Second World War the Rural District Council allocated wartime evacuees to live in the meeting house; Sophia Buck removed a table once used by George Fox to her home for safe keeping (now at Swarthmoor Hall).



Figure 2: Adderbury Meeting House in 1950s (Allen, N., Banbury Historical Society, 2012)

During the 1950s the parish councils of Adderbury East and Adderbury West needed a new cemetery, and in 1953, Colonel Norris gifted land to the Parish Council located to the west of the meeting house. As the Parish Council had no direct access to this land they approached the Friends about access via the Quaker burial ground. The Friends initially preferred to lease their site for twenty-five years, although a ninety-nine lease was later agreed. The lease covered the whole site including the burial ground, meeting house and cottages, with an agreement that the Friends could use the property for a small number of meetings each year.

Following the Parish Council's acquisition of the lease, an opening was formed in the wall west of the meeting house and a tenant moved into the cottages, although this was short-lived as the buildings were demolished during the late 1950s. Only a small outbuilding was retained (the present store and WC facilities). In the 1970s, the stonefield slate roof was replaced with the present concrete tiles and minor repair work was undertaken to the gallery flooring.

2.2 The building and its principal fittings and fixtures

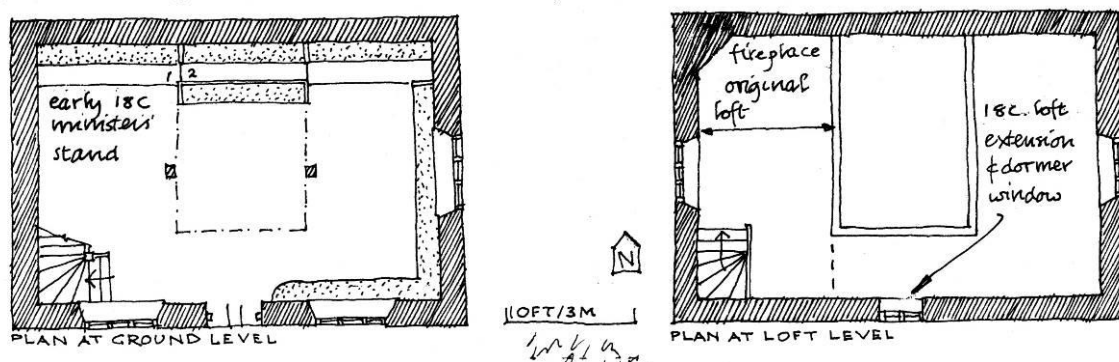


Figure 3: Ground and loft floor plan of the meeting house as reconstructed by Butler (north to the top; not to scale) (Butler (1999), vol. II, p.492)

The meeting house was built in 1675. It is rectangular in plan, a single-storey building with gallery on three sides. Built in coursed squared marlstone with some ashlar dressings and wooden lintels, the pitched roof is covered in concrete tiles, with stone coped verges and moulded kneelers, ashlar gable stack to the west (with a date stone of 1675) and plastic rain water goods. The symmetrical south front has a central doorway with double doors flanked by 3-light leaded casements, all with stop-chamfered lintels. Above is a central gabled dormer and a 2-light leaded casement window. The east and west gable ends each have a 3-light window to light the gallery space, with an additional 3-light window at ground floor level to the west. No fenestration to the north elevation.

The interior of the meeting house consists of a single space. The floor is covered in stone flags, and the walls have tongue and groove panelling to dado height, the raised elder's stand is to the north and there is fixed wall seating. A winder stair to the south west leads to a 3-sided gallery with a simple splat balustrade, carried on chamfered beams. The 3-bay roof has collar trusses; the collar of the western truss has the date 1675 whilst to the east the upper half of the truss has been infilled with wattle and daub. A fire place with an eighteenth century cooking range is located at the north-west corner on the first floor.

2.3 Loose furnishings

The meeting house has a collection of historic furniture, including several pine benches with turned legs on the gallery and arranged around the edge of the meeting room and a central table.

2.4 Attached burial ground

The long rectangular burial ground is located to the east of the meeting house (Fig. 4). The burial ground is still in use and recorded burials cover a period from the mid-nineteenth century until 2015; records are kept at the Oxfordshire Studies Centre. There are a number of small round headed headstones with basic information inscribed, and there is an unusual group of headstones in cast iron, dating from the late nineteenth century against the south wall (Fig.5). The burial ground is enclosed by stone boundary walls which are listed Grade II; the gates at the east end are modern.

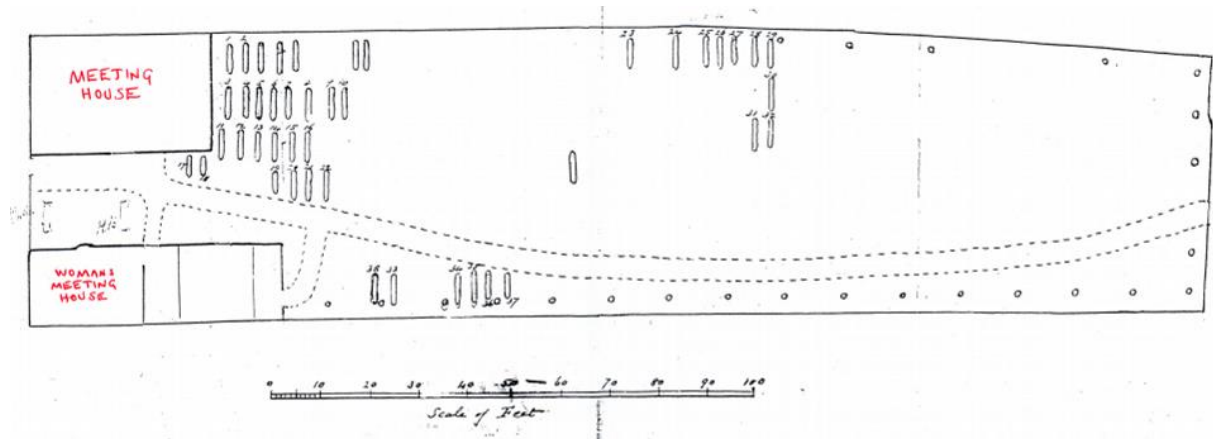


Figure 4: Plan of burial ground, prior to demolition of cottages, date unknown (Adderbury MH Archive)



Figure 5: Nineteenth century cast iron headstones

2.5. The meeting house in its wider setting

Adderbury is the combination of two settlements; West Adderbury and East Adderbury which are separated by Sor Brook. The village is located approximately five miles south of Banbury. The meeting house is located on Horn Hill Road (West Adderbury) and falls within Adderbury Conservation Area. The road is characterised by grass verges and stone walls lined with historic properties built in local stone to the north and south of the road, with twentieth century housing in between. A number of the properties to the south are Grade II listed including Westway Cottage, South Bank and Beacon House and to the north Little Manor which is suggested to have been the Manor House of Bray Doyley.

The meeting house is well set back from the road bounded by the Grade II listed walls, dating from the seventeenth century. A path leads from the gates facing Horn Hill Road to the meeting house. The burial ground is well planted with trees and shrubs which add to the historic character of the area. To the west of the meeting house is Adderbury Parish Cemetery. Originally to the south of the meeting house were two cottages which accommodated the women's meeting and a home for poorer Quaker families; these were demolished in the 1950s and all that now remains is a store and toilet facilities built in red brick with a corrugated roof.

2.6 Listed status

The building is properly listed at II*, reflecting its early date as a good surviving example of a vernacular meeting house with a complete seventeenth century interior.

2.7 Archaeological potential of the site

The Oxfordshire Historic Environment Record was consulted, the site falls within a site of archaeological interest, West Adderbury Historic Core. To the south of the meeting house were two eighteenth century cottages, one used as a women's meeting room, now demolished. The site of these and the burial ground has medium to high archaeological potential.

Part 3: Current use and management

See completed volunteer survey

3.1 Condition

i) Meeting House: Fair. The most recent quinquennial inspection (undertaken in 2015 by Philip J Cooper, chartered building surveyor) found the building to have had basic running repairs over the years which have retained the majority of its historic integrity and atmosphere. The recommendations of work to be undertaken include repairs to the main roof and walls which have been identified as being of utmost urgency. Essential work includes repairs to the roof dormer window, rainwater goods, and external redecoration. In comparison with the quinquennial survey undertaken in 2011 by Philip J Cooper when no items of utmost urgency were noted, and the essential work to be undertaken was the same as in the 2015 survey it is clear that the building is deteriorating and problems are not been tackled. Since the 2011 quinquennial survey, minor work has included some repointing and re-building of the boundary wall.

Local trustees have been monitoring the condition of the meeting house through regular visual inspections. In July 2012, Friends undertook a programme of work to clear undergrowth and ivy from the north wall and clearance of the guttering. This overgrowth has caused water penetration to the north wall, and internally has resulted in the loss of lime based render on the stonework. The Friends have noted that some of the repairs undertaken have used inappropriate materials, including some re-pointing using cement.

The general condition of the meeting house is slowly declining and the building is rarely occupied. It needs a funded maintenance plan; without this, it may merit inclusion on Historic England's Heritage at Risk register.

ii) Attached burial ground (if any): Generally satisfactory but with minor localised problems. The burial ground is generally well cared for, although further maintenance of the boundary wall is required (removal of ivy and re-pointing).

3.2 Maintenance

The lease is between Friends Trust Limited and the Adderbury East Parish Council and Adderbury West Parish Council, dating from 1st October 1954. An ongoing process of negotiation has been taking place with the Parish Council over maintenance under the repairing leases to address outstanding works. The parish council does not have a five year maintenance and repair plan nor the funding to undertake the necessary repairs.

3.3 Sustainability

The Sustainability Toolkit is not used, and the building is not managed or occupied by Quakers. From the site visit it appears that the following steps have been undertaken to improve sustainability including:

- Resource use, recycling and waste management: the meeting house uses the local authority recycling scheme.
- Wildlife, ecology and nature conservation: the grounds are planted with trees and shrubs which provide wildlife habitats.
- Climate change and energy efficiency: as a result of the meeting house remaining largely unaltered since 1675, the building remains without electricity supply.

3.4 Amenities

The meeting house has adequate meeting space available. Basic toilet facilities (not fully accessible) are located in a separate store building to the south of the meeting house. No kitchen facilities available.

There is on-site car parking available for up to two cars, additional parking is available on the nearby roads. The meeting house is served by local bus services running to and from Banbury and Oxford, seven days a week. There is no secure on-site parking for bicycles.

3.5 Access

A Disability Access Audit has not been undertaken, but the most recent quinquennial inspection in 2015 made the following observations: access into the premises for wheelchair users is acceptable but there are no wheelchair accessible toilet facilities available. Access for the ambulant disabled is considered fair and there does not appear to be provision for the audibly or visually impaired.

The meeting house entrance has level access into and throughout the ground floor, but restricted access to gallery / loft space.

3.6 Community Use

The meeting house is leased to Adderbury Parish Council, who do not actively let the building.

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.

3.8 Plans for change

There are no known changes planned for the meeting house in the near future. However, local trustees would like to find a new mechanism to maintain and find new uses for the building, to enable the building to generate the income it needs to ensure its future viability. There are issues relating to the current lease arrangements with the Parish Council to allow for this to happen, however, the local trustees are committed to working with the Parish Council.

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 building is only used occasionally by the Friends each year. Changes to this building are constrained by its historic features and character, and make it difficult for the meeting to improve energy use, access and levels of comfort.

ii) For wider community use, in addition to local Meeting use: the meeting house is not widely used by the wider community. The heritage of the building makes it challenging to improve facilities such as disabled access. There may be opportunities to improve facilities available via the outbuilding to the south.

iii) Being laid down as a Meeting House: it is difficult to see how the building could serve an active wholly secular use without significant and destructive change. It would be regrettable if this meeting house were to close as it would be difficult to adapt it for a new use, given its location and the sensitivity of the interior.

Part 5: Category: 1

Part 6: List description

Name: **FRIENDS MEETING HOUSE**

List entry Number: 1046356

Location

FRIENDS MEETING HOUSE, HORN HILL ROAD

CountyDistrict	District Type	Parish
Oxfordshire	Cherwell District Authority	Adderbury

Grade: II*

Date first listed: 08-Dec-1955

Date of most recent amendment: 05-May-1988

List entry Description

SP4635 ADDERBURY HORN HILL ROAD (West side) Adderbury West 6/75 Friends Meeting House 08/12/55 (Formerly listed as Friends Meeting House, Bloxham Road)

GV II* Quaker meeting house. 1675 for Bray Doyley. Coursed squared marlstone with some ashlar dressings and wooden lintels; concrete plain-tile roof with rebuilt ashlar gable stack. Single range. One storey plus loft galleries. Symmetrical front has a central doorway with double doors flanked by large 3-light leaded casements, all with stop-chamfered lintels; right end and both gables have similar casements. Steep-pitched roof has stone gable parapets with moulded projecting kneelers, and has the stack to left with a renewed datestone inscribed "1675"; central gabled dormer has a moulded cornice above a 2-light leaded casement. Interior: stone-paved floor with a dais along the rear wall; C18 matchboard dado with fixed perimeter benches; winder stair leading to a 3-sided gallery carried on chamfered beams with a simple slat balustrade. The interior is complete with late C17/early C18 pine benches and represents an unusual survival. (VCH: Oxfordshire: Vol IX, p12; Buildings of England: Oxfordshire: p415)

Listing NGR: SP4651835302

Selected Sources

Books and journals

Pevsner, N, Sherwood, J , The Buildings of England: Oxfordshire, (1974), 415

Salzman, L F, The Victoria History of the County of Oxford, (1969), 12

National Grid Reference: SP 46518 35302

Name: **BOUNDARY WALLS AND ENTRANCE GATE TO BURIAL GROUND OF FRIENDS MEETING HOUSE**

List entry Number: 1046357

Location

BOUNDARY WALLS AND ENTRANCE GATE TO BURIAL GROUND OF FRIENDS MEETING HOUSE, HORN HILL ROAD

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

CountyDistrict	District Type	Parish
Oxfordshire	Cherwell District Authority	Adderbury

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 05-May-1988

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 243798

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

SP4635 ADDERBURY HORN HILL ROAD (West side) Adderbury West 6/76 Boundary walls and entrance gate to burial ground of Friends Meeting House

GV II Walls and entrance gates. Probably late C17; gates altered C20. Marlstone ashlar and rubble. Walls, approximately 1.3 metres high, enclose 3 sides of the former Quaker burial ground, extending from Horn Hill Road to the Meeting House (q.v.), approximately 60 metres to west, and have a 2-course ashlar coping; Northern section is in rubble. Gatepiers and gates are C20. Included for group value.

Listing NGR: SP4654435292