

Friends Meeting House, Broad Campden

Meeting House Lane, Broad Campden, Chipping Campden, Gloucestershire, GL55 6US

National Grid Reference: SP 15819 37941



Statement of Significance

The meeting house is a former (possibly Tudor) cottage which was converted to meeting house use in 1663 and extended in 1677. Quaker use ceased in 1874 and the building was sold in 1931. It was re-acquired in 1961 and fully restored. The meeting house has high heritage significance.

Evidential value

Fabric investigation may reveal further information about the building's age and its development history. It has considerable evidential value. The former burial ground has high archaeological potential.

Historical value

The relatively early date of the acquisition of the building is evidence for a substantial Quaker presence in the region during the second half of the seventeenth century. During 1874-1961, the building was used for a range of different purposes, including as a Baptist church hall. It has high historical value.

Aesthetic value

The meeting house is a simple building constructed using coursed and squared local Cotswold stone. The interior retains a historic stand and some historic panelling, although wall plaster has been removed. The building has high aesthetic value.

Communal value

The meeting house has been in Quaker use since 1663, with a hiatus between 1874 and 1961. It was re-acquired and restored thanks to local efforts. It is currently not in additional community use. It has medium communal value.

Part 1: Core data

- 1.1 Area Meeting: *Banbury and Evesham*
- 1.2 Property Registration Number: *0024090*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Cotswold District Council*
- 1.5 Historic England locality: *South West*
- 1.6 Civil parish: *Chipping Campden*
- 1.7 Listed status: *II*
- 1.8 NHLE: *1305622*
- 1.9 Conservation Area: *Broad Campden*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *c.1500 (Quaker use from 1663); 1677 (extension)*
- 1.13 Architect(s): *Not established*
- 1.14 Date of visit: *21 January 2016*
- 1.15 Name of report author: *Johanna Roethe*
- 1.16 Name of contact made on site: *Paul Mobbs*
- 1.17 Associated buildings and sites: *None*
- 1.18 Attached burial ground: *Yes*
- 1.19 Information sources:

Butler, D.M., *The Quaker Meeting Houses of Britain*, 1999, vol. 1, pp. 207-8
Gorman, M.R., 'Broad Campden Quakers', 1971, booklet

Stell, C., *An Inventory of Nonconformist Chapels and Meeting-houses in Central England*, 1986, p. 78

Verey, D. and A. Brooks, *Gloucestershire 1: The Cotswolds (The Buildings of England)*, 1999, p. 199

Wood, J.V., *Some rural Quakers. A history of Quakers and Quakerism at the corners of the four Shires of Oxford, Warwick, Worcester and Gloucester*, 1991

Wood, J.V., 'A note on the history of the building which is now Broad Campden Friends Meeting House', *Campden and District Historical and Archaeological Society, Notes and Queries*, vol. 1, no. 3 (Autumn 1994), 26-27,

http://www.chippingcampdenhistory.org.uk/documents/N_Q_Vol_1_No_3_Autumn_1994_p25_36.pdf

Historic England Archive, Red Box Collection, photos of 1961, 1964 (by Charles Tyson), 1971, 1982

Local Meeting survey by Chris Tombs, October 2015

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

2.1. Historical background

The earliest record of Quakers in Broad Campden dates to 1656. The current meeting house was acquired for £18 in 1663 from the Quaker couple John and Prudence Hitchman (who then moved into the newly-built adjoining cottage (now 'Box Cottage')). Jack Wood suggested an early Tudor date (c.1500) for the building due to 'the nature and size of the good stone blocks forming the foundations, and the existence of massive oak 'ship's timbers''. The building was described in 1663 as 'two bays of housing' (a bay being the space between the principal upright timbers). The Broad Campden meeting house is an early example of a building converted to a permanent Quaker meeting house. In 1677, the building was extended south by another 'bay' (about 12 ft) for a new entrance and the roof was raised; the women's meeting is said to have used either of the new spaces. (Stell suggests that the meeting house may even have been entirely re-built at this point, as Quarterly Meeting minutes refer to the assistance given to Friends at Campden 'in building their Meeting House'.) In 1735, stables were built (of which only steps were left in 1971, located in the adjoining private garden of Maidenwell).

During the mid-nineteenth century, rural depopulation affected Broad Campden and the meeting declined. The Ecclesiastical Census of 1851 recorded an attendance of just four at the Broad Campden meeting house. Declining numbers of Friends led to the closure of the meeting in 1874. In 1889, the stables and some land were sold. By 1895, the building was let for inter-denominational mission work. By 1915, it was let to the Baptists as a church hall and in the 1920s it was used as a village club for young men. In 1931, it was sold for £100 to the owner of the adjoining property. During the Second World War, it was used by the army and the soldiers billeted here reputedly caused damage to the internal joinery. After the war, the building stood derelict for several years; most of the panelling and the original stone floor were removed at some point (figure 1). In 1961, it was bought back by local Quakers as during the 1950s an Allowed Meeting had been established in nearby Blockley. The efforts of Charles and Margery Tyson led to the formation of a Trust who paid the 1931 purchase price of £100 for the building. Restoration and improvements were undertaken in 1961-4 for about £3,500 under the direction of the architect Iowerth Williams. This included the provision of new panelling (including shutters on the ground floor and to the gallery). Wall plaster may have been stripped at the same time (Fig.1). The first meeting for worship took place in June 1962.



Figure 1: Interior of the meeting house in 1961 (Broad Campden Meeting House)



Figure 2: Rear elevation of the meeting house in 1961 (Broad Campden Meeting House)

2.2. The building and its principal fittings and fixtures

The meeting house was originally a cottage (possibly built c.1500) which in 1663 was acquired for Quaker use and in 1677 extended. The materials are coursed and squared rubble stone with a Cotswold stone tile roof. It has an oblong plan with a cross passage under a gallery at the south end. The entrance elevation faces west. The west and east elevations have two four-light windows with straight chamfered mullions and moulded labels. (All ground-floor windows have secondary glazing on the inside.) The south bay has a round-arched doorway 'of late eighteenth-century character' (Stell) to the west with plain impostes and a blind tympanum. The door is a fine timber design of the 1960s. The south bay in the east

elevation has another modern door in a plain opening under a timber lintel. Beside the door is a slate plaque commemorating Charles Tyson (1904-78) who 're-created this meeting'. Above the east door is a gabled dormer window, created in the 1960s from an existing window (figure 2). The south gable has a three-light mullioned window under moulded labels which was inserted in 1962 (figure 3). The north elevation is blind.

Inside, a stone-paved passage, two toilets and the stair to the gallery are divided from the meeting room by a timber screen of the 1960s with hinged shutters. The gallery has similar hinged shutters (also of the 1960s) to the meeting room, as well as a modern freestanding kitchen unit. The meeting room has a stone floor of the 1960s, exposed rubblestone walls and exposed ceiling beams. Of the original panelling, only the gallery frontal and the stand with panelling on either side survive. According to Stell the panelling dates from the seventeenth century, but according to the list entry (see part 6) it is of mid-eighteenth-century type which is more likely. According to David Butler's drawings (figure 3), the details of the stand's bench ends changed between 1955 and 1962. Between the windows on the inside of the east wall are scars of what may have been a fireplace and flue; Wood (1994) mentions an historic photograph showing the exterior with a chimney in that location. According to Stell, the roof is supported on three king-post trusses of the late eighteenth century, and inside the north gable is the outline of an earlier coved plaster ceiling.



Figure 3: Perspective, plan (north to left; not to scale) and details (Butler, *The Quaker Meeting Houses of Britain*, 1999, vol. 1, p. 208)

2.3. Loose furnishings

There are two sets of different open-backed bench designs: a set of five with turned armrest supports and legs; and a set of six with slender turned armrest supports and tapering legs. There are also four Windsor chairs and a Jacobean-style oak table with sturdy turned legs and a carved floral frieze. In the lobby there is an open-backed chair with turned legs and rails. Most of these loose furnishings were given by other meetings on permanent loan after the restoration of 1961-64.

2.4. Attached burial ground (if any)

The attached burial ground to the rear of the meeting house is no longer in use and is now laid out as a garden. There are no surviving gravestones; they had disappeared by the time the meeting house was re-acquired in 1961. Jonathan Hulls or Hull (c.1699-1758), an inventor and early pioneer of steam navigation, may be buried here (he died at Broad Campden but his burial place is unknown).

2.5. The meeting house in its wider setting

The small rear garden of the meeting house has a modern garden building of 1987 which is used as the children's room. The meeting house is located at the end of Meeting House Lane, a residential cul-de-sac with two-storey terraces along its west side. Near the meeting house, the lane is terminated by the truncated base of a cast-iron lamp post (still complete in photos of 1982). Attached to the south of the meeting house is the garage of Box Cottage (Grade II), a two-gabled cottage. The meeting house makes a positive contribution to the conservation area. The so-called Quaker cottage (Grade II) in Angel Lane, Broad Campden, does not belong to the Area Meeting and its historical link with the Quakers is not known.

2.6. Listed status

The meeting house is correctly listed at Grade II.

2.7. Archaeological potential of the site

It is not known if there was an earlier building on the site. The building pre-dates 1663 and might date from c.1500. The burial ground was in use from about 1663, and possibly earlier as the vendors of the building were Quakers and may have allowed the use of the building before the actual sale, not an untypical practice. There may be further burials in the plot to the north sold in 1889. The site has high archaeological potential.

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

3.2. Maintenance

The last quinquennial inspection took place in September 2010 (Philip J. Cooper, chartered surveyor). It found the building to be generally in good condition and well maintained. The building was re-roofed in 2015 and the next quinquennial was deferred to 2016. The meeting has sufficient funds to maintain and repair the building. It uses the quinquennial report as a five-year maintenance and repair plan.

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: installation of loft insulation
- Wildlife, ecology and nature conservation: bird nesting box
- Transport: Meeting encourages walking to the meeting house

The meeting does not have an Energy Performance Certificate but would consider obtaining one.

3.4. Amenities

The meeting has all the amenities it needs. These are all in the meeting house. There is no resident warden. The meeting is accessible by public transport (with buses on weekdays and Saturdays only). There is no parking on site and no secure parking for bicycles.

3.5. Access

There are steps to the front entrance. Inside, there is level access to the meeting room and the toilets but not to the kitchen in the gallery. There is an accessible toilet and a hearing loop. There are no specific facilities for partially-sighted people. No Disability Access Audit has been conducted.

3.6. Community Use

Friends use the meeting house for 3 hours per week. The building is theoretically available for community lettings for the rest of the week. It is currently not available for community lettings. It has recently been used as a filming location by the BBC for the 'Father Brown' series. The meeting has no formal lettings policy. Users value the meeting house for its age, quiet location, warmth and cheap rates.

3.7. Vulnerability to crime

There are no signs of general crime or anti-social behaviour at the site. There has been no heritage crime, general crime or other incidents. The locality is generally well-cared for, has low crime levels, low deprivation and high community confidence. There is an established liaison with the Local Neighbourhood Policing Team.

3.8. Plans for change

The Meeting is planning to replace the front door (subject to listed building consent). This is an elegant design of the 1960s but its replacement should not raise any heritage concerns.

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: While the external appearance has been relatively little altered, the interior has seen changes over time, especially during the mid-twentieth century. Any future alterations would need to be well-considered and be sympathetic to the listed building. However, the south end (at present housing toilets under the gallery) would be the obvious place for any future internal alterations. Changes to the meeting room and the remaining historic panelling should be kept to a minimum.

ii) For wider community use, in addition to local Meeting use: The building is currently not available for lettings by community groups. Should this change, any alterations would need to be sympathetically designed (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 retaining of the stand and the historic panelling in situ.

Part 5: Category: 2

Part 6: List descriptions

Name: FRIENDS' MEETING HOUSE

List entry Number: 1305622

FRIENDS' MEETING HOUSE

County Gloucestershire

District Cotswold District Authority

Parish Chipping Campden

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 08-Jun-1983

List entry Description

1. 5224 BROAD CAMPDEN

Friends' Meeting House SP 13 NE 8/18

II GV

2. Converted cottage, probably C17. Coursed Q squared rubble. Cotswold stone tile roof. Two 4 light windows with drips to both fronts. Door to south (through passage) with arched surround on imposts. Interior altered but retains panelled dado, dais and gallery frontal (now built into end partition wall) of mid C18 type. Historical interest. This is probably the cottage referred to as "The Quakers' Meeting House" in a deed of 1757. It later became a Baptist Chapel, then a cottage, but is again a Friends' Meeting House.

Listing NGR: SP1581937939