

Friends Meeting House, Carlton Hill

188 Woodhouse Lane, LS2 9DX

National Grid Reference: SE 29419 34965



Statement of Significance

A modest meeting house built in 1987 that provides interconnecting spaces which create flexible, spacious and well-planned rooms which can be used by both the Quakers and community groups. The meeting house has low architectural interest and low heritage value.

Evidential value

The current meeting house is a modern building with low evidential value. However, it was built on the site of an earlier building dating from the nineteenth century, and following this a tram shed. The site has medium evidential value for the potential to derive information relating to the evolution of the site.

Historical value

The meeting house has low historical significance as a relatively recent building, however, Woodhouse Lane provides a local context for the history of Quakers in the area from 1868.

Aesthetic value

This modern building has medium aesthetic value and makes a neutral contribution to the street scene.

Communal value

The meeting house was built for Quaker use and is also a valued community resource. The building is used by a number of local groups and visitors. Overall the building has high communal value.

Part 1: Core data

- 1.1 Area Meeting: *Leeds*
- 1.2 Property Registration Number: *0004210*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Leeds City Council*

1.5 Historic England locality: *Yorkshire and the Humber*

1.6 Civil parish: *Leeds*

1.7 Listed status: *Not listed*

1.8 NHLE: *Not applicable*

1.9 Conservation Area: *No*

1.10 Scheduled Ancient Monument: *No*

1.11 Heritage at Risk: *No*

1.12 Date(s): *1987*

1.13 Architect (s): *Michael Sykes*

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: *Lea Keeble*

1.17 Associated buildings and sites:

Detached burial ground at Adel NGR SE 26414 39353

1.18 Attached burial ground: *No*

1.19 Information sources:

David M. Butler, *The Quaker Meeting Houses of Britain* (London: Friends Historical Society, 1999), vol. II, pp. 809-816

Jean Mortimer, *A Brief History of Leeds Quakers*, nd

Helen E. Roberts, *Researching Yorkshire Quaker History: A Guide to Sources*, University of Hull, 2003, pp. 52-53.

Leeds City Council, planning application document, 15/06892/FU

Leeds Quakers, *A Short History of Leeds Quakers*, nd.

<http://www.leedsquakers.org.uk/meetings/central-leeds>

University of Leeds, Brotherton Library, Special Collections, Carlton Hill Collection, Leeds Rawdon Friends Meeting House 1897-2002 (MS/DEP/1979/1/RAW/1/41)
Rawdon FBG (MS/DEP/1979/1/PLA/23)

David Owen, Local Meeting Survey, February 2016.

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

2.1. Historical background

Yorkshire has strong associations with the early Quaker movement; the founder of the Religious Society of Friends, George Fox travelled through the North and East Ridings of Yorkshire between the years 1651 -52. It was following one of these meetings in Yorkshire that a William Dewsbury of Allerthorpe became convinced of the Quaker way of thinking and

became a Quaker minister travelling across Lancashire, Cumberland and Yorkshire. It was shortly after Dewsbury's time in Leeds that a Meeting was settled, Friends would meet outside on Woodhouse Moor and Holbeck Moor as well as at the homes of local Friends.

In 1672, land was purchased in Meadow Lane (now Camp Lane Court) for use as a burial ground. A meeting house was built on the site in 1699 at a cost of £142, and extended in 1723. A stable was built in 1709 at a cost of £33, which was extended in 1711 to accommodate a room above for use as a school room by Miles Walter. A number of alterations and extensions took place at the meeting house in the late eighteenth century, some of which included internal changes to create a larger school within the meeting house for Joseph Tatham in 1756. An extension for a women's Quarterly Meeting was built in 1785.

A request was made by the Quarterly Meeting to either enlarge or rebuild the meeting house in 1785. By 1788, a new meeting house was built on the site; this was one of the largest meeting houses in the country at that time. By the beginning of the nineteenth century the needs of the Meeting were changing and as a result new buildings were constructed on the opposite side of Camp Lane Court; a cottage for the doorkeeper, men's committee room and ancillary facilities. In the mid-nineteenth century the Leeds suburbs were expanding and Friends were living in other areas of the town; this resulted in the meeting house becoming too remote for all Friends to attend.

Following the death of Friend John Jowitt in 1865, part of his estate in Woodhouse Lane was sold to the Friends for £2,225. A new meeting house was built to the designs of Edward Birchall and opened in 1868 (Figure 1). The meeting house also provided space for school rooms, a committee room, a library, reading room and a caretaker's house. In 1905 London Yearly Meeting was held at this meeting house, the first time the meeting had been held outside of London. Following the First World War the Carlton Hill Meeting experienced a decline in their membership numbers, and the meeting house was becoming too large for the Friends' needs and too costly to maintain. In 1921, Friends sold the main meeting house building to Albrechts Limited and Friends continued to meet in the school room. By the 1930s the British Broadcasting Corporation had purchased the former meeting house and in 1978 made an offer to the Friends for the school room, which was accepted. This building was later purchased by Leeds Metropolitan University and is now known as the Old Broadcasting House.

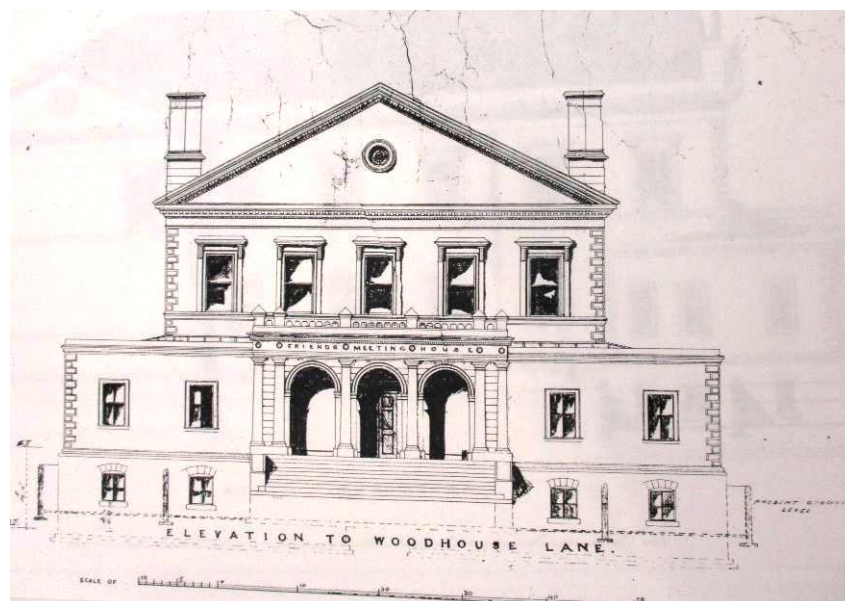


Figure 1: Plan of Carlton Hill Meeting House built in 1868
(Brotherton Library, Special Collections, MS/DEP/1979/1/PLA/2)

From 1979 Friends hired premises in Hyde Park until a new meeting house was built in 1987 on a different site on Woodhouse Lane. The Meeting approached a number of architects when considering the design of the new meeting house, including those with experience of designing meeting houses; Bartlett and Gray, Mauger, Gavin and Associates, H. Martin Lidbetter, and Trevor Dannatt. The designs proposed by Michael Sykes which were chosen (also designer of the meeting house in Bradford). The new meeting house was built to not only provide accommodation for Friends to worship but also with interconnected spaces which could be let; part of the building was used by the charity Age Concern and today this area is in use by Dyslexia Action. In addition to the meeting house Michael Sykes designed an accommodation scheme for older people on the same site, built in 1987. These flats are now managed by the Joseph Rowntree Housing Trust.

2.2. The building and its principal fittings and fixtures

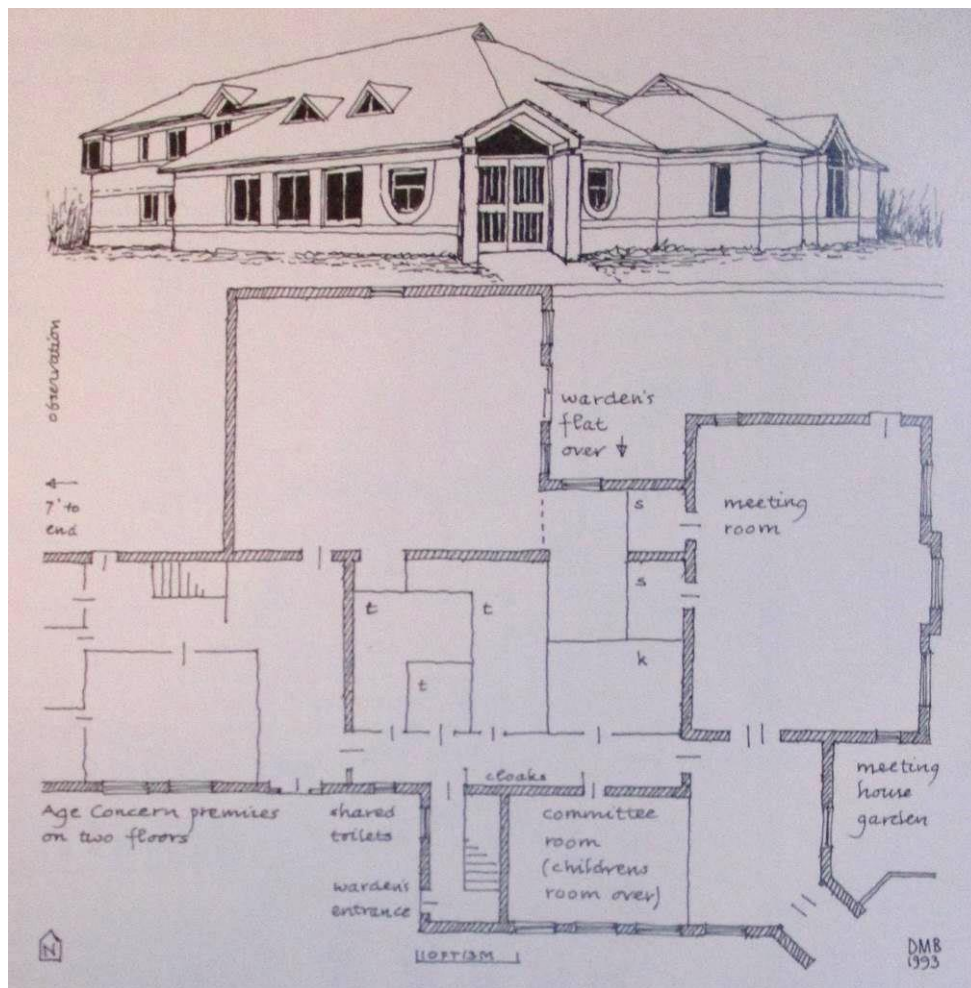


Figure 2: Ground floor plan (not to scale) and perspective
(Butler, *The Quaker Meeting Houses of Britain*, 1999, vol. 2, p. 816)

The meeting house was built in 1987, to the designs of Michael Sykes. The materials are brown brick laid in stretcher bond, with bands of contrasting brick and buff bricks forming soldier courses for the window lintels and sills and the roof is laid with concrete tiles. The plan is irregular, with a number of interconnecting spaces. The main the roof is hipped whilst the east section of the south elevation facing the road projects under a cat slide roof with two triangular dormers and a further projection to the east with a shallower hipped roof over the main meeting room. The entrance to the meeting house is to the southeast corner

via a gabled porch flanked either side by U-shaped windows. The east elevation of the projecting meeting room consists of a central gabled bay with a full length window. At the rear of the building to the north is a shallow gabled range and a corner window projects from the southwest corner. The fenestration of the building unless is a mixture of 1, 2 and 3-light upvc windows.

Inside a modest sized lobby area provides access into the meeting room and leads to a corridor which connects all the rooms and to the lettable spaces now occupied Dyslexia Action to the west. The main feature of the meeting room is the ceiling lined with tongue and groove panelling with six pendant lights. The walls are plastered and plainly painted, the floor is carpeted and the room is well lit from the east. The corridor runs east to west and provides access to the ancillary facilities and to the stairs leading to the warden's flat and smaller meeting room on the first floor.

2.3. Loose furnishings

The meeting house contains benches with an open-backed bench design with turned front legs. These pine benches were probably from an earlier meeting house.

2.4. Attached burial ground (if any)

Not applicable.

2.5. The meeting house in its wider setting

The meeting house is located just outside the boundary of the Leeds University campus which is north of Leeds city centre. Directly opposite the meeting house is the Department of Mechanical Engineering, part of the expansion of Leeds University during the post-war years; the relief mural 'A Celebration of Engineering Sciences' designed by Allan Johnson in 1963 is Grade II listed. To the north of the meeting house is sheltered accommodation designed by Michael Sykes at the same time as the meeting house.

The boundary of the meeting house site is a mixture of planting and low brick boundary walls. The building is set back from the road, with a small area of garden planted with shrubs and trees. To the east of the meeting house are raised beds and a modest car park is located to the rear. The burial ground at Adel was laid out for use by the Carlton Hill Meeting in 1868, and is at NGR SE 26414 39353.

2.6 Listed status

The meeting house is not listed and is not considered to be a candidate for listing.

2.7. Archaeological potential of the site

The meeting house is on a site which was once occupied by Avenue House, dating from the nineteenth century. Avenue House was formerly the headquarters of the Leeds Motor Club and directly in front of the building was St Mark's petrol station. According to OS maps the property was demolished by 1949 and during the mid to late 20th century a corporation tram shed was constructed, later demolished prior to the meeting house being built. Overall, the site has medium archaeological potential in relation to the evolution of the site.

Part 3: Current use and management

See completed volunteer survey

3.1. Condition

- i) Meeting House: Good.

ii) Attached burial ground (if any): Not applicable.

3.2. Maintenance

To date a quinquennial inspection has not taken place but one will be carried out by a suitably qualified person in 2016. The meeting has enough money to maintain and repair the meeting house. A five year maintenance and repair plan is in place for the building and in 2015 the following works were undertaken; removal of moss to the roof, rebidding ridge tiles and repairs to the gutters and downpipes.

3.3 Sustainability

The meeting does use the Sustainability Toolkit but has implemented the following measures to reduce its environmental impact. These include:

- Climate change and energy efficiency: Installation of solar panels, extra insulation to the roof space, cavity wall insulation and the use of low energy light bulbs.
- Resource use, recycling and waste management: The meeting house composts some waste and uses the local authority recycling scheme.
- Building maintenance and refurbishment: Building maintenance undertaken in line with the five year maintenance and repair plan.
- Wildlife, ecology and nature conservation: the grounds are planted with trees and shrubs which provide wildlife habitats. The site also contains raised beds for growing vegetables.
- Transport: The Meeting has increased the number of bicycle racks.

3.4 Amenities

The meeting has all the amenities it needs. These are all located in the meeting house. There is a resident warden, whose self-contained flat is on the first floor. The meeting house is located within the Leeds University area and is served by a number of local bus services. Leeds railway station is approximately 30 minutes' walk from the meeting house. There is an on-site car park and secure parking for 12 bicycles.

3.5. Access

The meeting house is accessible to people with disabilities. There is level access into and throughout the ground floor of the building but restricted access to the committee room on the first floor (no lift). There is a fully accessible toilet, a hearing loop has been installed and there are some facilities for the partially-sighted. Externally, a dedicated disabled parking space available. A Disability Access Audit has not been undertaken.

3.6 Community Use

Friends use the meeting house for approximately 2 to 3 hours each week, in addition Friends sometimes hold extra activities and meetings each week. The meeting house is theoretically available for community lettings for a maximum number of 162 hours per week and is used for an average of 60 hours each week. There are three rooms available to hire; the main meeting room which seats up to 60 people, the garden room to seat up to 25, and the Quaker lounge (on the first floor) to seat 8 people. The rooms are available seven days a week and can be booked for four sessions; in the morning, afternoon or evening and all day for both commercial and non-commercial use. Bookings for the meeting room and garden room include car parking spaces for up to four cars. Use of the meeting room is reserved for

Quaker use on Friday and Saturday evenings and Sunday mornings. The meeting has a formal lettings policy. The policy states that no political party bookings or any booking that is clearly counter to Quaker values are allowed. In addition, gaming and the consumption of alcohol are not allowed in the building or the grounds. Organisations using the meeting house for non-commercial use are entitled to a reduced rate. Users value the building for its central location, warm welcome and price.

3.7. Vulnerability to crime

The meeting house has been subject to anti-social behaviour which has consisted of vandalism, graffiti and littering. The Quaker accommodation located on the same site as the meeting house has been subject to the theft of lead flashings. Crimes and incidents of anti-social behaviour have been reported to the local police. However, the incidents of graffiti have not been reported. The site is in an area which is generally not well-cared for, has high crime levels, and low community confidence. Friends have not developed a liaison with the Local Neighbourhood Policing Team but would consider making contact in the future.

3.8. Plans for change

Planning permission was granted in January 2016 by Leeds City Council for the replacement of two small triangular dormer windows to the south elevation with one large dormer. At present, due to the current construction of the roof of the first floor meeting room has a sloping ceiling which limits the usable floor space.



Figure 3: First floor meeting room

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: There are no heritage issues to influence any change that might be desired by Friends. The local meeting considers that it has all the facilities it needs.

ii) For wider community use, in addition to local Meeting use: The Friends are currently adapting the first floor meeting room to increase the floor space and usability of the room for extended use.

iii) Being laid down as a Meeting House: The meeting house is part of a complex of interconnecting spaces used for community use. In the unlikely event of closure the building could serve as a venue for community / commercial lettings.

Part 5: Category: 4