

## ***Friends Meeting House, Clacton-on-Sea***

*26 Granville Road, Clacton-on-Sea, Essex CO15 6BX*

*National Grid Reference: TM 17854 15233*



From LM website

### ***Statement of Significance***

***The building has medium heritage significance as belonging to the late Victorian development of Clacton as a seaside resort. It was adapted and extended as a meeting house after 1947.***

#### ***Evidential value***

***The meeting house was built in 1969 as an extension to a building of about 1900. It is of low evidential value.***

#### ***Historical value***

***Being of relatively recent date, the meeting house has low historical value. The former house has medium historical value as part of the late nineteenth and early twentieth-century development of Clacton-on-Sea as a seaside resort.***

#### ***Aesthetic value***

***The meeting house is a functional modern design, set well back from the street; it has low aesthetic value, although the individual lettering on the front wall is attractive. The former house has medium aesthetic value for its contribution to the townscape, slightly diminished by the replacement windows and rendered flank elevation.***

### ***Communal value***

***Until recently (2015), the meeting house was also a widely-used community resource but since it ceased to be used for hirings it must now be regarded as of low communal value.***

#### **Part 1: Core data**

- 1.1 Area Meeting: *Southern East Anglia*
- 1.2 Property Registration Number: *0004610*
- 1.3 Owner: *Friends Trusts Ltd*
- 1.4 Local Planning Authority: *Tendring District Council*
- 1.5 Historic England locality: *East of England*
- 1.6 Civil parish: *Clacton-on-Sea*
- 1.7 Listed status: *Not listed, not locally listed*
- 1.8 NHLE: *N/a*
- 1.9 Conservation Area: *No*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *1947; 1969*
- 1.13 Architect (s): *Not established; Stanford & Sons of Colchester*
- 1.14 Date of visit: *1 July 2014*
- 1.15 Name of report author: *Andrew Derrick*
- 1.16 Name of contact(s) made on site: *Hazel Jones and Jane Welfar*
- 1.17 Associated buildings and sites: *None*
- 1.18 Attached burial ground: *No*
- 1.19 Information sources:  
Butler, D. M., *The Quaker Meeting Houses of Britain*, 1999, vol. 1, p. 178  
Hall, E., *Notes*, 4 March 2007  
Local Meeting survey by Hazel Jones, 2014 and 2015

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

##### **2.1 Historical background**

Clacton developed as a seaside holiday resort from the 1870s. In 1905 a room was hired in the town to serve as a holiday meeting. A more permanent meeting was established in 1944 at Oak Lodge, Jaywick Lane. In 1947 a semi-detached house in Granville Road dating from about 1900 was bought for £1,950 and adapted at a cost of £2,300. Meetings took place in two rooms on the ground floor, later linked by the formation of an opening and the provision of folding doors (photo bottom left, p.1). By the late 1960s the meeting had outgrown this building, and a new meeting room was built at the rear of the property, from designs by Stanford & Sons, Auctioneers and Surveyors of Colchester (Building Department). Copies of

the plans are held at the local meeting. The cost of this addition, opened on 12 July 1969 by George Gorman, Secretary of Quaker Home Service, was £5,080. More recently (c2003) a small extension has been built onto this, housing an accessible WC.

## 2.2 The building and its principal fittings and furnishings

A chequerboard black and white tile path leads to the front door of 26 Granville Road, a two-storey late Victorian or Edwardian semi-detached property of white brick, with stucco detailing, a slate roof and a full-height bay window. The sash windows have been replaced in uPVC. Over both the front door and the central ground floor window in the bay are small stucco scrolled pediments. The flank elevation, with projecting truncated chimney stacks, is rendered. Inside, an opening has been formed between the two ground floor rooms, with folding doors to allow these spaces to be used together or separately. The rooms retain their moulded plaster original cornices and decorative tile hearths.

The 1969 meeting house is attached to the rear. It is a single storey brick building with a flat felt roof and good bronze lettering on the wall ('QUAKER MEETING HOUSE').

## 2.3 Loose furnishings

In the meeting room there are four framed modern embroideries depicting scenes from Quaker history.

## 2.4 Attached burial ground

None.

## 2.5 The meeting house in its wider setting

The meeting house is in a residential street of late nineteenth or early twentieth-century date and character, in the seaside resort. The town's railway station is nearby.

## 2.6 Listed status

The building is not listed and is not considered to be a candidate for statutory or local listing.

## 2.7 Archaeological potential of the site

There is no known archaeological potential.

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

*See completed volunteer survey*

### 3.1 Condition

- i) Meeting house: Fair.
- ii) Attached burial ground: Not applicable.

### 3.2 Maintenance

The building is in need of external redecoration, the felt roof of the meeting house has a limited lifespan, and the forecourt/drive is in need of resurfacing. The most recent quinquennial inspection (25 September 2012, Nicholas Percival, chartered surveyor, of

Colchester) identified further minor works of repair and maintenance. The meeting has enough money for minor repair and maintenance works. There is no specific five-year plan but maintenance and repair are overseen by the Area Meeting Trustees.

### 3.3 Sustainability

The meeting uses the Sustainability Toolkit and has implemented measures to reduce environmental impact. These include:

- Climate change & energy efficiency: Replaced heating system to include controls by time and temperature to reduce unnecessary heating periods
- Resource use, recycling & waste management: Use electricity from renewable sources only
- Installed internal recycling bins and encourage all users to follow guidelines. Electricity and gas supplier is Good Energy (100% renewable energy supplier).
- Building maintenance & refurbishment: Costing possibility for extensive work to reduce energy and water usage, and generate own electricity
- Wildlife, ecology and nature conservation: Avoid use of chemicals harmful to wildlife

There is an EPC certificate for the flat: energy efficiency level of 62 (Band D), energy impact level 61 (Band D). The certificate contained recommendations for improvements.

### 3.4 Amenities

The meeting house has all the required amenities. There are public transport links but these are limited on Sundays in the rural areas. There are spaces for bicycles and limited on-site car parking. There is no resident warden.

### 3.5 Access

The building is accessible to disabled users (level access, accessible WC and a hearing loop). There are no facilities for partially sighted people. There has been no formal Disability Access Audit.

### 3.6 Community use

The meeting house is used by Friends for 6 hours a week. Hirings have recently (2015) been discontinued as the meeting no longer has the capacity to manage them.

### 3.7 Vulnerability to crime

The locality suffers from high levels of crime but there has been no heritage crime or anti-social behaviour at the site. There is no established liaison with the Neighbourhood Policing Team and the local meeting considers there is no reason for establishing one.

### 3.8 Plans for change

None.

## **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 meeting room is a modern and flexible space; there are no heritage constraints.

*ii) For wider community use, in addition to local Meeting use:* Until recently (2015), community uses were taking place at the meeting house which had all the required facilities.

*iii) Being laid down as a Meeting:* The building could without difficulty revert to residential use.

**Part 5: Category:** 4 (meeting house); 3 (26 Granville Road)