

Quaker Meeting House, Edgware

Rectory Lane, Edgware, London, HA8 7LG

National Grid Reference: TQ 19402 92040



Statement of Significance

A small utilitarian meeting house designed by H Martin Lidbetter and built in 1966/7. The building has low heritage significance.

Evidential value

The meeting house is a simple structure of the 1960s and has low evidential value.

Historical value

The meeting house dates from 1966 and later and is of low historical value.

Aesthetic value

The meeting house is a very simple utilitarian structure and has low aesthetic value.

Communal value

The building is very well used by the wider local community and has high communal value.

Part 1: Core data

- 1.1 Area Meeting: *North West London*
- 1.2 Property Registration Number: *0001220*
- 1.3 Owner: *Six Weeks Meeting*
- 1.4 Local Planning Authority: *London Borough of Barnet*
- 1.5 Historic England locality: *London*
- 1.6 Civil parish: *Edgware NPA*
- 1.7 Listed status: *Not 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): *1965*
- 1.13 Architect (s): *H. Martin Lidbetter*
- 1.14 Date of visit: *3 November 2015*
- 1.15 Name of report author: *Neil Burton*
- 1.16 Name of contact(s) made on site: *Stephen Syme*
- 1.17 Associated buildings and sites: *None*
- 1.18 Attached burial ground: *No*
- 1.19 Bibliographic references:

Butler, D.M., *The Quaker Meeting Houses of Britain*, 1999, vol.1, p.390
The Friend 1966, 612; 1967,1524
Local Meeting survey by Stephen Syme, June 2015
Local meeting archives

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

2.1. Historical background

There was a short-lived early meeting in Edgware c1700. In the twentieth century, the meeting gathered from 1965 in a hall behind St Lawrence Whitchurch and moved to the present meeting house when it opened in 1967. The meeting house stands on an oddly long narrow plot which appears from the title deeds to have been originally intended for the continuation of the railway line beyond Edgware Station. A new porch-cum-entrance hall was added to the original building in 1997, enclosing the former open porch. At some time before that, the original flat roof over the rear part of the building shown on the architect's perspective (fig.1) was replaced with a pitched roof. There has also been some internal re-arrangement.

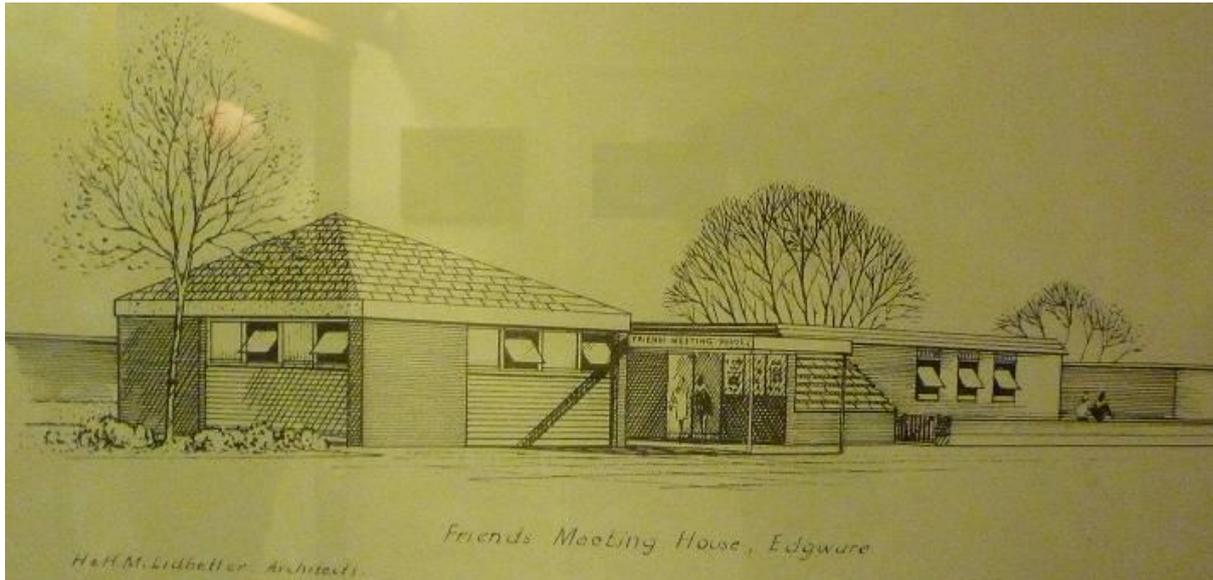


Fig.1 The architect's original sketch for the building, dated 1966 (Local Meeting archive, reproduced with kind permission of Mark Sessions)

2.2. The building and its principal fittings and fixtures

The meeting house comprises a square meeting room with long rectangular annex behind containing additional spaces and services. The walls are faced with buff brick. The roofs are covered with artificial slates. Each of the three exposed walls of the meeting room are partly filled a timber panel with glazing at the top. At the head of the wall is an exposed concrete ring beam which supports the pyramidal roof. The rear part of the building is entirely utilitarian in appearance, with small rectangular window openings. A small brick lobby at the junction of the two main parts of the building has replaced the original canopy over the entrance. The meeting room space has plain plastered walls and a pyramidal ceiling with the four corner beams exposed.

2.3 Loose furnishings

There are no loose furnishings of heritage interest.

2.4. Attached burial ground (if any)

None

2.5. The meeting house in its wider setting

The meeting house is situated in a narrow service road behind parade of shops opposite Edgware Underground station.

2.6. Listed status

The building is not a candidate for listing.

2.7. Archaeological potential of the site

The archaeological potential of the site is low.

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

The last quinquennial inspection was made in February 2015 by a suitably qualified person; the report has not yet been presented. No major works were required by the last QI. The meeting has adequate funds to cover the costs of maintenance and minor repairs. The meeting does not have a 5-year maintenance and repair plan.

3.3. Sustainability

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

- The use of a Green Energy supplier.
- Energy-saving lightbulbs have been used since 1990.
- Keeping the thermostat low

The building does not have an Energy Performance Certificate.

3.4. Amenities

The meeting has all the amenities it needs inside the meeting house, including a kitchen and toilets. There is no resident warden. There is good public transport, with many buses and an underground station within short walking distance. There is a car park for 8 cars next to the meeting house but no secure storage for bicycles.

3.5. Access

The meeting house is accessible to people with disabilities. There is level access into and inside the building, an accessible WC and a hearing loop. There are clear signs for partially-sighted people. A Disability Access Audit has not been conducted.

3.6 Community Use

Friends use the building for about 8 hours per week. The building is available for community lettings for a maximum number of about 36 hours per week and is used for approximately 30 hours per week. The meeting has a lettings policy to ensure that any uses are compatible with Friends' values and ethos.

3.7. Vulnerability to crime

There are some signs of general crime and antisocial behaviour, mostly dumping of waste and graffiti. There has been no heritage crime. Incidents have not been reported to the police. The locality is generally well cared-for and has low crime levels, has low deprivation but community confidence is low. There is no liaison with the Local Neighbourhood Policing Team at present, but Friends consider making contact if necessary.

3.8. Plans for change

There are no plans for change at present.

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 is probably scope for change if required.

ii) For wider community use, in addition to local Meeting use: there is probably scope for change if required.

iii) Being laid down as a Meeting House: the building could easily serve an alternative use if laid down.

Part 5: Category: 4