

Former Friends Meeting House, Oxted

5 East Hill Road, Oxted, Surrey, RH8 9HZ

National Grid Reference: TQ 39172 52667



Statement of Significance

The former meeting house is a suburban house of c.1910. It has low heritage value.

Evidential value

The building has low evidential value.

Historical value

The former meeting house is typical for the period around 1900. Nothing is known about its previous occupants. It has low historical value.

Aesthetic value

It shares many features with contemporary houses and has low aesthetic value.

Communal value

While the Quaker use has now ceased, it was used as a place of worship for over 40 years. It has medium communal value.

Part 1: Core data

- 1.1 Area Meeting: *West Weald*
- 1.2 Property Registration Number: *0000930*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Tandridge District Council*
- 1.5 Historic England locality: *South East*
- 1.6 Civil parish: *Oxted*
- 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): *c.1910*

1.13 Architect (s): *Not established*

1.14 Date of visit: *11 September 2015*

1.15 Name of report author: *Johanna Roethe*

1.16 Name of contact(s) made on site: *Sabine Price*

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. 2, p. 592
Local Meeting survey by Susan Richardson, October 2015

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

2.1. Historical background

In 1963, a house in East Hill Road, known as 'Farmcote' and dating to c.1910, was acquired for £5,600. Alterations cost £2,000. The meeting house opened in 1964 and in 1988 repairs were made costing £27,000. The meeting at Oxted was laid down about four years ago and the meeting house ceased to be used. The upstairs flat is rented out.

2.2. The building and its principal fittings and fixtures

The main elevation faces west. The meeting house has an oblong plan with a small lean-to extension to the rear. The ground floor is faced in brick laid in Flemish bond, while the upper floor is pebble-dashed. The hipped roof is tiled, while the lean-to has a slate roof. All chimney stacks have been removed above the roof. Most of the windows have been replaced in UPVC. The street elevation has three bays. The three-centred arch above the recessed entrance door is flanked by oblong bay windows under half-hipped roofs. The first floor has windows under three gables, of which the centre gable is half-timbered and the outer ones are tile-hung.

A central hall leads to the original, open-well staircase with moulded newel posts. This is now enclosed to provide secure access to the flat above. On either side of the hall were originally two rooms each. To the north are a front room with a blocked chimneybreast and a kitchen to the rear which has access to the rear extension. On the other side of the hall is the former meeting room in two rooms which were combined into one. In place of the former dividing wall is a segmental arch. Both chimneybreasts are blocked but retain moulded and panelled fire surrounds. The rear extension contains a store and two toilets. There is a small cellar which is access by a stair below the main staircase (not inspected).

2.3 Loose furnishings

None of note

2.4. Attached burial ground (if any)

Not applicable

2.5. The meeting house in its wider setting

The former meeting house is located in a residential street near the centre of Oxted. It is slightly set back from the road, behind a paved forecourt. To the rear of the plot is a garden.

2.6. Listed status

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

2.7. Archaeological potential of the site

East Hill Road was laid out in the 1880s or 1890s, having previously been fields. Number 5 is first shown on the 1912 Ordnance Survey map. The site has low archaeological potential.

Part 3: Current use and management

See completed volunteer survey

3.1. Condition

- i) Meeting House: Fair
- ii) Attached burial ground (if any): N/a

3.2. Maintenance

The toilets in the rear extension suffer from damp and mould. The cellar is reputedly prone to flooding. The date of the most recent quinquennial inspection is not known.

3.3. Sustainability

The Sustainability Toolkit is not used at Oxted. There have been a few measures to reduce its environmental impact, including the installation of UPVC double-glazed windows.

3.4. Amenities

The ground-floor rooms include a kitchen and toilets as well as meeting rooms. There is parking on site but no secure parking for bicycles.

3.5. Access

There is level access into the building. There is no hearing loop, accessible toilet or facilities for partially-sighted people.

3.6 Community Use

The former meeting house is currently not available for community use.

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.

3.8. Plans for change

It is planned to sell the house in the future.

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 no longer used as a meeting house.

ii) For wider community use, in addition to local Meeting use: The building is no longer available for community use.

iii) Being laid down as a Meeting: The meeting was laid down a few years ago. There are currently no heritage constraints on the site and it could be redeveloped (subject to planning consent).

Part 5: Category: 4