

Friends Meeting House, Roundhay

136 Street Lane, Roundhay, LS8 2BW

National Grid Reference: SE 32027 38895



Statement of Significance

The meeting house was built as a separate building in the garden of the former meeting house in 1957, designed by Michael Sykes. The former meeting house was originally a bungalow, adapted for Quaker use in 1931 and now provides the warden's accommodation and further meeting space. Collectively the site has low heritage significance.

Evidential value

The meeting house was built in 1957 as a separate building in the garden of the former meeting house, which was built in the 1920s. The building and the site have low evidential value.

Historical value

Little is known about the early history of the former meeting house at 136 Street Lane, in terms of its architect and occupiers. The present meeting house is a post-war building and has low historical value. Overall the site provides a local context for the evolution of Quakers in the area from the 1930s.

Aesthetic value

This meeting house dating from 1957 has few decorative features and is largely hidden from the street frontage. It has low aesthetic value.

Communal value

The site has been in use by Quakers and community groups since 1931. It has medium communal value.

Part 1: Core data

- 1.1 Area Meeting: *Leeds*
- 1.2 Property Registration Number: *0015780*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Leeds City Council*

1.5 Historic England locality: *Yorkshire*

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): *1920s; 1957*

1.13 Architect (s): *Not established; Michael Sykes*

1.14 Date of visit: *16 March 2016*

1.15 Name of report author: *Emma Neil*

1.16 Name of contact(s) made on site: *Barbara Witt and Tom Scott*

1.17 Associated buildings and sites:

Warden's House with ancillary facilities.

1.18 Attached burial ground: *No*

1.19 Information sources:

Butler, D. M., *The Quaker Meeting Houses of Britain* (London: Friends Historical Society, 1999), vol. 2, pp. 817.

Scott, T. and Witt, B., *Local Meeting Survey*, February 2016

University of Leeds, Brotherton Library, Special Collections, Carlton Hill Collection, Leeds Roundhay FMH Street Lane (MS/DEP/1979/1/PLA/4)

A mini history of Roundhay Meeting:

http://www.leedsquakers.org.uk/meetings/_roundhay_story

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

2.1 Historical background

Carlton Hill meeting house in the centre of Leeds was the main place of worship for Friends in Leeds, since the nineteenth century. In 1927, Friends who were travelling to Carlton Hill from Roundhay decided it was time for a new meeting house on the north side of Leeds. The first meeting took place at a café at Roundhay Park. Within a few years the café had become too small to accommodate the Friends' needs and in 1931 a bungalow was purchased on Street Lane.

The bungalow was altered by Joseph J Woods A.R.I.B.A of Leeds to accommodate a meeting room in 1931. The former sitting room and bedroom were merged to create one large space and a sliding partition was inserted into the centre of the room. A single storey small extension to the north of the property was constructed to accommodate a male toilet.

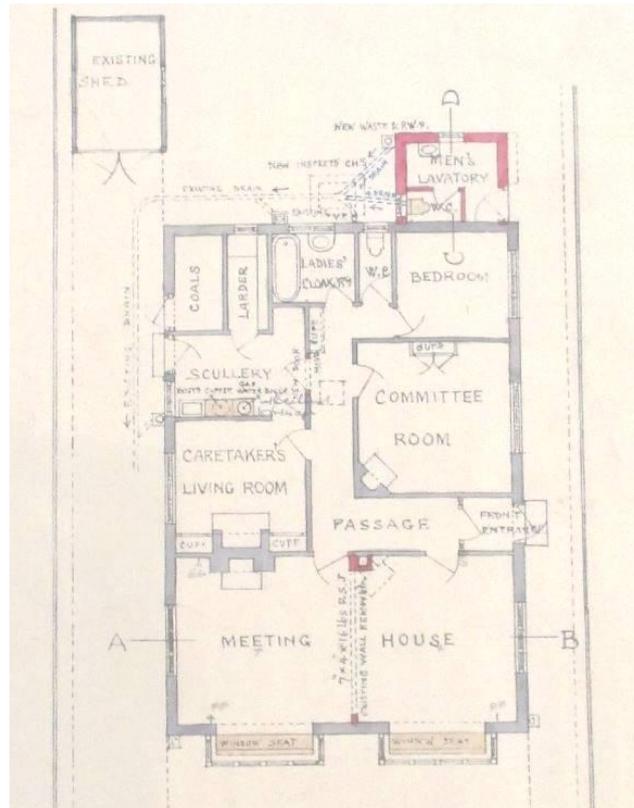


Figure 1: Ground Floor Plan of Proposed Alterations to bungalow by J.J. Woods in 1931
 (Brotherton Library, Special Collections, MS/DEP/1979/1/PLA/4)

Further proposals for alteration and an extension by Joseph J Woods A.R.I.B.A can be seen in an undated plan. Alterations relate to the warden's accommodation with the former coal and larder room to be altered to become a bedroom which would extend into the new extension to the north. New toilet facilities would also be accommodated in the new extension.

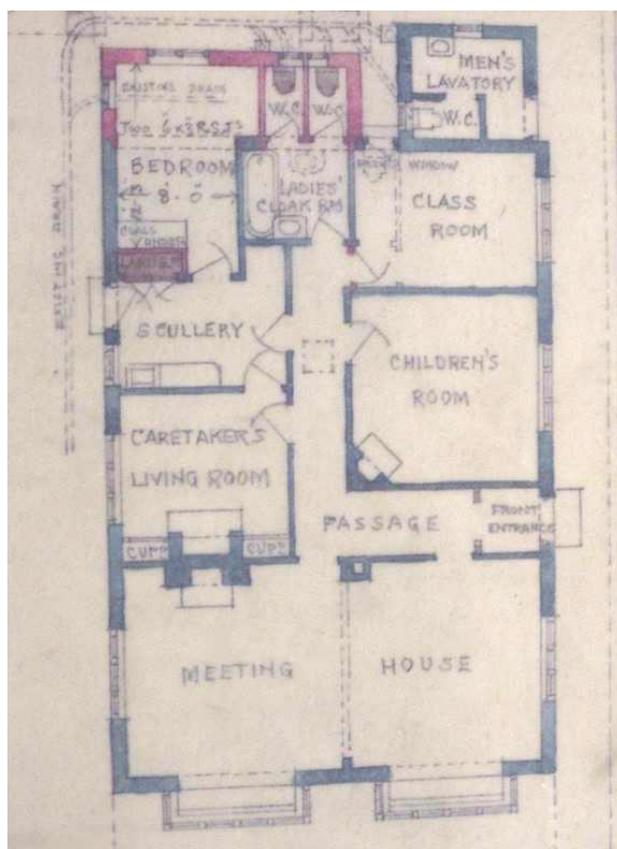


Figure 1: Ground floor plan of proposed extension by J.J. Woods in 1931
(Brotherton Library, Special Collections, MS/DEP/1979/1/PLA/4)

By the mid-1950s the meeting house had become too small to meet the Friends' needs and larger premises were required. A decision was made to build a new larger meeting room to the north of the existing meeting house; this was built in 1957 to the designs of architect Michael Sykes.

2.2 The building and its principal fittings and fixtures

The meeting house was built in 1957 to the designs of Michael Sykes, within the garden of the former meeting house. The single-storey flat roofed building is aligned north to south and is of oblong plan, faced with golden brown brick laid in stretcher bond. The entrance elevation of the meeting house faces south, this elevation has three 1-light windows, a double entrance door with glazing bars and mono-pitched canopy above. The west elevation has a series of uPVC windows running across the width of the elevation with timber tongue and groove panelling above and below. The north elevation includes a fire escape exit and the east elevation is blind. Internally a small lobby area includes a cloak room and the main meeting room is spacious and well-lit from the west. The walls and ceiling are plainly painted with six pendant drop lights. The floor is covered in carpet. To the east is a fitted pine bench which dates from the opening of the meeting house and on the south wall is shelving for a library area.

2.3 Loose furnishings

There are no furnishings of particular note.

2.4 Attached burial ground (if any)

Not applicable.

2.5 The meeting house in its wider setting

Roundhay is a large suburb, four miles north east from the centre of Leeds. The meeting house is located in Street Lane, a residential area mainly consisting of inter-war housing. The dwellings are mainly two-storey, semi-detached with gables facing the road. The meeting house is set back from the road, located to the north of and behind the bungalow that was formerly meeting house. The building is now used to accommodate a smaller meeting room, ancillary facilities and the warden's house. The bungalow dates from the 1920s and has a pitched roof, is built in red brick laid in stretcher bond and part rendered. Internally, a central corridor runs north-south. The smaller meeting room to the south retains its sliding partition, it is well lit from the bay windows to the south and includes a 1930s tiled fireplace. A kitchen and warden's accommodation are also within the building, and the toilet facilities are located in the lean-to extension to the north and accessed externally. The site retains a domestic character, and is bounded by a red brick wall and hedgerows, with a small front and rear garden well-planted with trees and shrubs.

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 site of both the former meeting house and present meeting house is on former agricultural land. The West Yorkshire Archaeological Advisory Service has been consulted and no records were identified for the site. Its archaeological potential 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 took place in June 2013. It found the building to be generally in good condition and well maintained. Since then the following work has been undertaken: light sensors have been fitted to all exit doors, vegetation cleared from the driveway and gutters, internal re-decoration. Work that has not been completed related to re-decoration of the warden's accommodation which is due to take place later in 2016. The meeting has sufficient funds to maintain and repair the building; funds are transferred annually into the Area Meeting building futures fund. The Meeting does not have a specific five-year maintenance and repair plan however the finance and property group meets several times a year to discuss such items.

3.3 Sustainability

The Sustainability Toolkit is not used, but the following steps have been taken to improve sustainability:

- Climate change and energy efficiency: Low energy light bulbs, double glazing and all new appliances purchased with energy efficiency in mind.
- Resource use, recycling and waste management: the meeting house uses the local authority recycling scheme and the meeting only uses recycled paper toilet rolls and paper towels.

- Building maintenance and refurbishment: Ongoing refurbishment.
- Wildlife, ecology and nature conservation: the grounds are planted with trees and shrubs which provide wildlife habitats.
- Transport: Secure bicycle parking.

The meeting house does not have an Energy Performance Certificate but would consider obtaining one in the future.

3.4 Amenities

The meeting has all the amenities it needs. These are all located in the bungalow (the former meeting house) to the south of the present meeting house which contains an additional meeting room, kitchen and toilet facilities. The bungalow also provides the warden's accommodation. There is no car parking on site but parking is available along the nearby roads. There is secure parking for bicycles. The meeting house is served by a local bus service which runs seven days a week, with a reduced service on a Sunday.

3.5 Access

A Disability Access Audit has not been undertaken but the meeting house is accessible to people with disabilities. There is level access into the building via a small ramp and level access inside the building. An accessible toilet is located within an extension to the bungalow to the south of the meeting house. A hearing loop has been installed but there are no facilities for partially-sighted people.. The meeting undertakes an annual fire safety risk assessment and following from the assessment in December a new fire exit has been incorporated in the main meeting room.

3.6 Community Use

Friends use the meeting house for 3 hours per week. The building is theoretically available for community lettings for a maximum number of 80 hours per week. It is used for an average of 48 hours per week. The meeting has a lettings policy which states that Quakers reserve the right to decline any hiring considered to be inconsistent with Quaker values, without giving a reason. No gambling, alcohol and smoking are allowed in the buildings or grounds. Users value the building for its good location with easy access by public transport, reasonable prices and flexible bookings.

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. 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

No future plans for change.

Part 4: Impact of Change

4.1 To what extent is the building amenable or vulnerable to change?

- As a Meeting House used only by the local Meeting:* The building and former meeting house provides all the facilities the Meeting needs at present. There are no heritage constraints

ii) For wider community use, in addition to local Meeting use: The building together with the former meeting house has all the amenities required by its current users. Should this change, any required changes could easily be made.

iii) Being laid down as a Meeting House: In an unfortunate event the Meeting should be laid down, the former meeting house could easily be converted back to full domestic use and an alternative use associated with the present meeting house could be sought, such as residential, business or community use, subject to planning.

Part 5: Category: 4