

Quaker Meeting House, Walthamstow

1a Jewel Road, Walthamstow, London, E17 4QU

National Grid Reference: TQ 37192 89560



Statement of Significance

The meeting house is a former printing works of c1900 which was converted for Quaker use in 1997. It has medium heritage value.

Evidential value

The building preserves many traces of its original function as a late Victorian light industrial premises and is of medium evidential value.

Historical value

The building is of medium historical value, largely on account of its previous function as a printing works.

Aesthetic value

The building is a functional, accretive structure of low aesthetic value.

Communal value

The meeting house is in active use by Quakers and local community groups and has high communal value.

Part 1: Core data

1.1 Area Meeting: *North East Thames*

1.2 Property Registration Number: *0028110*

1.3 Owner: *Six Weeks Meeting*

- 1.4 Local Planning Authority: *London Borough of Waltham Forest*
- 1.5 Historic England locality: *London*
- 1.6 Civil parish: *Walthamstow 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): *c1900, converted c1997*
- 1.13 Architect (s): *original architect or builder not known; conversion by Donald Insall Associates.*
- 1.14 Date of visit: *11 August 2015*
- 1.15 Name of report author: *Neil Burton*
- 1.16 Name of contact(s) made on site: *warden*
- 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. 202
- Batsford, M.E., *Nonconformity in Walthamstow* (1977)
- Local Meeting survey by Chris Evans, 2015

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

2.1. Historical background

The Bedford Institute Association (now Quaker Social Action) obtained ground in Walthamstow on which a small hall was built in 1903. Three years later a larger hall and classroom block was added. The meeting for worship was settled here in 1908. In 1993 Friends bought a former printing works to give the meeting its own premises separate from the BIA. The building was adapted by the architects Donald Insall & Partners to provide a first floor meeting room with ancillary spaces. The BIA Friends Hall was sold in 2006.

2.2. The building and its principal fittings and fixtures

The building is in two parts, which are probably of slightly different dates, though both are of the late nineteenth or early twentieth century. Both are of two storeys and built of yellow and brown brick laid in English bond, with a very great deal of recent brick patching and with roof-coverings of slate. The front range has a canted facade towards the street with three wide shallow-arched windows on each floor and plain brick parapet concealing the roof. The rear range, which is probably slightly earlier in date, is rectangular on plan and has a shallow-pitched hipped roof. Both sides of this range originally had regularly-spaced segment-headed windows on both floors, but many of them have now been blocked or

altered. The interior was extensively altered in the 1990s refurbishment and most of the partitions are new. A new timber stair leads to the first floor and the main meeting room formed in the rear range, where two of the original king-post roof trusses are exposed.

2.3 Loose furnishings

There are no loose furnishings of particular historic or aesthetic note.

2.4. Attached burial ground (if any)

None

2.5. The meeting house in its wider setting

The meeting house building is located in a late Victorian residential street, close to a busy road with shops and buses.

2.6. Listed status

The building is not a candidate for statutory listing, or for the local list.

2.7. Archaeological potential of the site

The site is not related to any old settlement and has low archaeological potential.

Part 3: Current use and management

See completed volunteer survey

3.1. Condition

- i) Meeting House: Good
- ii) Attached burial ground (if any): N/A

3.2. Maintenance

The building is subject to a quinquennial inspection regime (date of most recent inspection not given). Since the last inspection, rainwater drainage has been improved so that the cellar no longer floods, but there is an ongoing party-wall dispute and some concern about the condition of the wall itself. There is no maintenance plan additional to the quinquennial regime.

3.3. Sustainability

The meeting does not use the Sustainability Toolkit and has not implemented measures to reduce its environmental impact, though these are being proposed as a part of the quinquennial process. The meeting house does not have an EPC.

3.4. Amenities

The meeting has access to all the amenities it needs within the building. There are meeting rooms, WCs on both floors and a lift.

3.5. Access

The meeting has level access throughout, with an accessible WC on the first floor. There is a hearing loop and facilities for partially-sighted people. The meeting is easily accessible by public transport. There is very limited parking on site but some street parking.

3.6 Community Use

Friends use the meeting house for their own meetings for approximately five hours per week. The meeting house is theoretically available for lettings for 250 hours per week and is let for 120 hours per week. The meeting follows the lettings policy set out in the Six Weeks Handbook. Groups using the meeting house for free would normally be Quaker organisations.

3.7. Vulnerability to crime

There has been little crime, apart from a theft of laptops which has been reported to the police. The meeting house locality is generally well cared-for and has high community confidence, despite some deprivation.

3.8. Plans for change

There are no plans for change.

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 house has all the required facilities, but could be altered if required.

ii) For wider community use, in addition to local Meeting use: the building was converted to provide for a range of uses. Further alteration would be possible.

iii) Being laid down as a Meeting House: the building was converted from a factory and could easily revert to a secular community or commercial use

Part 5: Category: 4