

## ***Friends Meeting House, Yealand***

*18 Yealand Road, Yealand Conyers, Carnforth, LA5 9SH*

*National Grid Reference: SD 50384 74425*



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

***The meeting house has high significance for its late seventeenth century vernacular character and a largely intact interior with historic fittings. It also has some early eighteenth century features. It stands within a burial ground in a quiet village setting.***

### ***Evidential value***

***The building is composed of different phases and the fabric has the potential for enabling a better understanding of how the building has changed. The***

***burial ground records could extend knowledge and understanding of this historic Quaker community. The site has high evidential value***

**Historical value**

***The meeting house incorporates early fabric and is in the first generation of meeting houses. It retains largely unaltered eighteenth century character and appearance and has high historic value.***

**Aesthetic value**

***The modest vernacular character of the building is typical of meeting houses in Cumbria and Lancashire. This, combined with the village setting and burial ground contributes to high aesthetic value***

**Communal value**

***The meeting house is at the centre of a group of Quaker buildings used for community and Quaker resources. The group and the burial ground forms an important element of village character and has high communal value.***

**Part 1: Core data**

1.1 Area Meeting: *Lancashire Central & North*

1.2 Property Registration Number: *0001750*

1.3 Owner: *Friends Trust*

1.4 Local Planning Authority: *Lancaster City Council*

1.5 Civil parish: *Yealand Conyers*

1.6 Historic England locality: *North West*

1.7 Listed status: *II\**

1.8 NHLE: *1308669*

1.9 Conservation Area: *Yealand Conyers and Redmayne*

1.10 Scheduled Ancient Monument: *No*

1.11 Heritage at Risk: *No*

1.12 Date(s): *1692*

1.13 Architect (s): *None/not established*

1.14 Date of visit: *26 June 2015*

1.15 Name of report author: *Clare Hartwell*

1.16 Name of contact made on site: *Andrew Marlow*

1.17 Associated buildings and sites: *Former school, used as a holiday centre, two cottages and a bungalow let to tenants and to the warden, and a further detached house run as a retreat house and social centre. Fields behind these properties are also owned by the Friends and let to local farmers.*

1.18 Attached burial ground: *Yes*

### 1.19 Information sources:

Butler, D. M., *The Quaker Meeting Houses of Britain* (London: Friends Historical Society, 1999), vol. 1, pp. 348–351

Hartwell C., & Pevsner, N., *The Buildings of England Lancashire* (New Haven and London: Yale University Press 2009) p.716

<http://www.lancsquakers.org.uk/yealand.php>

Andrew Marlow, *Local Meeting Survey*, March 2015

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

### 2.1. Historical background

George Fox visited Yealand in 1652 and numbers of Quakers increased thereafter. The house of William Higginson was registered for meetings in 1689 and Robert Hubbersty's house registered for meetings in 1692. A meeting house was built on the present site in the same year on a plot also designated as a burial ground. A school was established in 1709, and held in the women's meeting room. The building was damaged by fire in 1737, with loss of the roof and interior fittings. Major repairs were undertaken after the fire, including building a new slated roof and introduction of new windows. The interior panelling and furnishings probably date from this period. In 1764 a separate building was acquired for use by the school. In 1842 the building was again re-roofed, and alterations made to the interior.

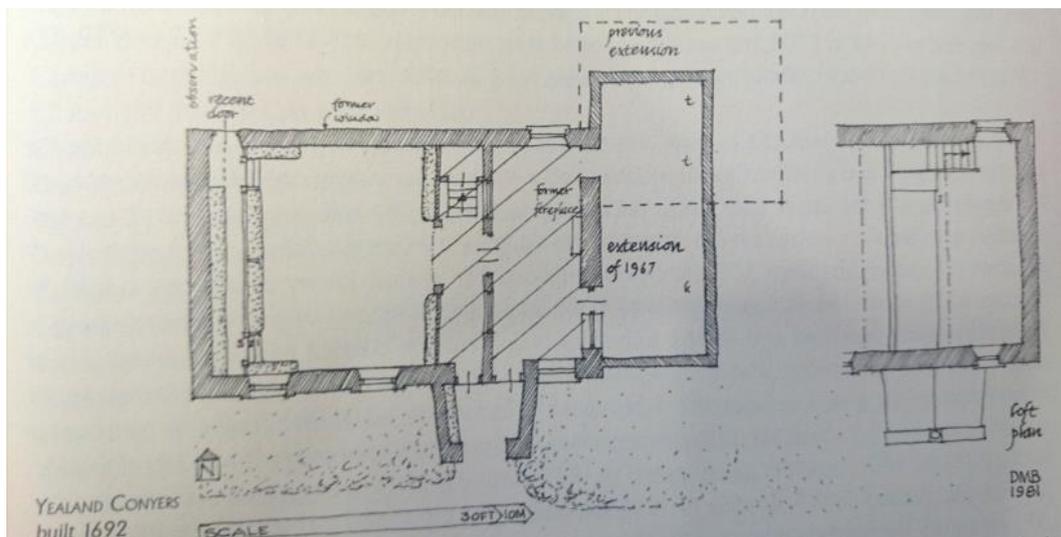


Figure 1. Ground floor plan of the meeting house as reconstructed by Butler (north at the top; not to scale) (Butler (1999), vol. 1, p.349)

Over the years the local meeting acquired two houses to the north of the meeting house and several properties to the south, including the school building and cottages, one of which is used by the warden. Surrounding fields are also in the ownership of the meeting. During the twentieth century Yealand became a popular place for Quakers to retire to because of the strong Quaker presence and natural beauty of the area.

Alterations undertaken in 1967 included adding an extension on the site of an earlier addition, housing kitchen, cloakrooms etc., reached from the women's room. At this or a later time a doorway was introduced from the women's room into the passage. During refurbishment in 2006 a blocked window in the north wall was reopened. The school had

been discontinued by 1920, and the building converted for Quaker and community uses. It was extended in 1974.

## 2.2. The building and its principal fittings and fixtures

Quaker Meeting House was built in 1692, with mid eighteenth-century alterations. It is constructed of limestone rubble with roughcast render and a slate roof. The roughcast was removed from the north wall in circa 2006 revealing uncoursed rubble. The building is single storey with a gallery on the east side. To the left (west) of the porch are two sashed windows with glazing bars and plain stone surrounds with narrow cyma mouldings lighting the larger meeting room. To the right of the porch is a fixed window with one rebated and chamfered jamb. Above, lighting the gallery, is a window within a rebated and chamfered surround. The porch has a coped gable with kneelers and an outer chamfered doorway with segmental head dated 1692. The right-hand (east) gable, now partly covered by a modern extension with a pitched roof, has a projecting stack with moulded weathering. The rear (north) wall has an upper and lower window at the east end lighting the gallery and former women's room. A large mullioned-and-transomed window of seventeenth century date lights the main meeting room, and a modern doorway has been inserted beside it. The west elevation is plain without any openings. The porch has rows of iron hat pegs probably of nineteenth century or earlier date. A pair of inner doorways are of unequal sizes, the smaller to the left (east), both with chamfered surrounds and doors with raised and fielded panels. Both doors have graffiti, some of eighteenth century date.

Interior. The fixtures and fittings could date to the refurbishment which took place after the 1734 fire, or may be of later eighteenth century date. The building conforms to a plan type in which a passageway entered from the west doorway runs beneath the gallery and divides the men's from the women's meeting rooms, and has a stair to the gallery at the far end. This tripartite plan-form has resonances with the plans of contemporary vernacular houses. The corridor partitions are panelled and incorporate shutters which could be raised to throw the whole ground floor in to one space. Hooks in the women's meeting room ceiling were used to secure the hinged shutters and wooden hat pegs survive in the corridor. The main meeting room is lined with raised and fielded panelling to dado height and is overlooked by the gallery on the east side with a panelled front above the screen, which has fluted pilasters framing the opening from the passageway. Two wrought-iron lamp brackets fixed to the gallery front are probably of early twentieth century date, executed in seventeenth century style. At the west end of the room there is a stand which is divided from the room by a long fixed bench with panelled back and bench ends treated as handrails. These serve steps which lead up on each side. The panelling and fixed furnishings have a grained finish and probably of pine. The stair is simply treated and the gallery is tiered. The women's room retains a panelled draught screen beside the door. Most exposed walls are plastered and scribed to resemble large blocks of masonry. The building survives as a good example of a meeting house with seventeenth century origins and a fine eighteenth century interior.

## 2.3 Loose furnishings

There are numerous pine benches in the main meeting room. They are of simple design with shaped bench ends and are probably of nineteenth century date. Benches in the gallery are perhaps of the same date but constructed to the simplest possible utilitarian design. There is a framed sampler of eighteenth century date.

#### 2.4. Attached burial ground



Figure 2. The burial ground

The meeting house is enhanced by having a little altered setting in an attractive burial ground. The burial ground is on three sides of the meeting house, and is enclosed on three sides by limestone walls. It abuts the former schoolhouse and a pair of cottages on the south side. Headstones are *in situ* and range in date from 1821 to 1989. The author Elfrida Vipont Foulds (1902-1992) is buried in the yard, as is Thomas William Worsdell (1858-1915) a noted locomotive engineer. Handwritten burial records are kept by the meeting. The burial ground is subject to routine maintenance and maintained as a wildlife garden.

#### 2.5. The meeting house in its wider setting

Yealand is in the Arnside and Silverdale Area of Outstanding Natural Beauty which was designated in 1972, and the village is within a conservation area surrounded by fields. The meeting house lies in the heart of the broadly linear village, with dispersed buildings along the main road and side lanes. There is a mounting block (listed grade II) beside the entrance gate piers into the burial ground. The meeting house is surrounded by properties owned by the Friends, including a former school on the street frontage to the south-west. The building has eighteenth-century origins, later altered and extended, and is said to have incorporated stables as well as school premises. A pair of cottages lie to the east of the school. These cottages, formerly listed in the obsolete grade III, are thought to be a conversion of a cottage and a barn. To the north there is a detached house probably of early nineteenth-century date, perhaps with earlier origins. This is run by the Friends as a retreat house and centre. To the north of this is a bungalow also in Quaker ownership, which is let to tenants. Fields behind the meeting house are owned by the Society and let to farmers. There are two outlying burial grounds close together at Hilderstones Farm: SD 518766 and SD 516765



Figure 3. The entrance to the burial ground showing the mounting block and part of the former school building.

## 2.6. Listed status

The meeting house is rightly listed grade II\*.

## 2.7 Archaeological potential

Find spots are not recorded by the Historic Environment Record, which has entries for the meeting house and the two adjacent cottages. The meeting house was probably built on a virgin site and there is probably low archaeological potential.

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

*See completed volunteer survey*

### 3.1. Condition

- i) Meeting House: Good
- ii) Attached burial ground: Optimal/generally satisfactory

### 3.2. Maintenance

A QI was undertaken in 2013. Works still to be completed includes damp monitoring of the WCs and checking gullies and rain water pipes. Other works, such as removal of a tree and painting has been completed.

### 3.3. Sustainability

The meeting uses the sustainability toolkit and has implemented the following measures:

- Climate change & energy efficiency: Draught reduction in two large windows and one door. Water metered.
- Resource use, recycling & waste management: Recycling widely adopted. All uncooked food waste composted.

- Wildlife, ecology and nature conservation: A list of flora in the grounds was drawn up in 2013 by volunteers from Cumbria Wildlife Trust, and the burial ground is maintained to encourage wildlife.
- Transport: Bike rack installed

### 3.4. Amenities

There is a kitchen which is considered adequate, but the WCs require upgrading.

### 3.5. Access

There is level access throughout the building except the gallery and a fully accessible WC. There is a hearing loop.

There is a bus service but it is not convenient for Sunday worship. There is parking for eight to ten cars, but this is not really adequate. Parking for three bicycles is provided.

### 3.6 Community Use

The meeting house is let for an hour a week, but the adjacent former school building has more facilities and is also let. Letting is at the discretion of the wardens who live locally.

### 3.7. Vulnerability to crime

There is little crime locally, however the theft of a purse and a computer from the meeting house was reported to the police.

### 3.8. Plans for change

No plans for change are reported.

## **Part 4: Impact of Change**

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

*i) As a Meeting House only:* The presence of extensive accommodation in the adjacent properties means that a variety of activities is possible in the immediate area. There is scope for limited change within the building which should ideally be confined to the twentieth century extension

*ii) For wider community use, additional to local Meeting use:* There is theoretically scope for extending community use but other facilities are available locally.

*iii) As a consequence of being laid down as a Meeting House and passing into secular use:* It would be very regrettable if closure occurred. In the event, great care would need to be taken to preserve the appearance, character and historic fittings of the building.

## **Part 5: Category: 1**

**Part 6: List description (s)**

Name: QUAKER MEETING HOUSE

List entry Number: 1308669

QUAKER MEETING HOUSE, YEALAND ROAD

County	District	District Type	Parish
Lancashire	Lancaster	District Authority	Yealand Conyers

National Park: Not applicable to this List entry.

Grade: II\*

Date first listed: 02-May-1968

Date of most recent amendment: 07-Nov-1983

SD 57 SW YEALAND CONYERS YEALAND ROAD

4/282 Quaker Meeting House 2.5.1968 (formerly listed as Friends Meeting House) II\*

Quaker Meeting House, 1692 with mid C18th alterations. Roughcast rubble with slate roof. One storey with gallery. To the left of the porch are 2 sashed windows with glazing bars and plain stone surrounds with narrow cyma mouldings. To the right of the porch is a fixed window with one rebated and chamfered jamb. Above, lighting the gallery, is a rebated and chamfered surround for a former 2-light window. The porch has a gable coping with kneelers and an outer chamfered doorway with segmental head dated '1692'. The two inner doorways have chamfered surrounds and doors with raised and fielded panels. The right-hand gable, now partly covered by a modern extension, has a projecting stack with moulded weathering. The rear (north) wall has 2 windows and a doorway, all with plain reveals. Interior has raised and fielded panelling and eastern gallery with a panelled front. An early and complete example of a meeting house in the north of England.

Listing NGR: SD5038474425

Name: MOUNTING BLOCK ON ROADSIDE TO WEST OF QUAKER MEETING HOUSE

List entry Number: 1071801

Location

MOUNTING BLOCK ON ROADSIDE TO WEST OF QUAKER MEETING HOUSE,  
YEALAND ROAD

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Lancaster

District Type: District Authority

Parish: Yealand Conyers

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 07-Nov-1983

Date of most recent amendment: Not applicable to this List entry.

Details

SD 57 SW YEALAND CONYERS YEALAND ROAD (EAST SIDE)

4/283 Mounting block on roadside to west of Quaker Meeting House

G.V. II

Mounting block, date uncertain. Large limestone blocks with rubble base. 3 steps on each side of a central platform.

Listing NGR: SD5034874419