

***Friends Meeting House, Grimsby***

*15 Manor Avenue, Grimsby, DN32 0QR*

*National Grid Reference: TA 26731 08901*



***Statement of Significance***

***A modest terrace house of c1900, which was given to the Quakers for use as a Meeting House in 1944. The two ground floor rooms have been combined to serve as a meeting room. Overall the building is of low heritage significance.***

***Evidential value***

***The building was erected on a greenfield site; there are not likely to be any below-ground remains and the site and building have low evidential value.***

***Historical value***

***The building was erected to serve the developing community of Grimsby and is of medium historical value.***

***Aesthetic value***

***The building is an unremarkable terraced house with no particular features of interest and is of low aesthetic value.***

***Communal value***

***As a Quaker meeting house which is in additional community use, the meeting house has high communal value.***

## **Part 1: Core data**

- 1.1 Area Meeting: *Lincolnshire*
- 1.2 Property Registration Number: *0032010*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *North East Lincolnshire Council*
- 1.5 Historic England locality: *East Midlands*
- 1.6 Civil parish: *Grimsby*
- 1.7 Listed status: *Not listed*
- 1.8 NHLE: *N/A*
- 1.9 Conservation Area: *Wellow*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *Early twentieth century*
- 1.13 Architect (s): *Not established*
- 1.14 Date of visit: *11 February 2016*
- 1.15 Name of report author: *Neil Burton*
- 1.16 Name of contact(s) made on site: *Andrew James*
- 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.366  
Local Meeting survey by Andrew James, January 2016

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

### 2.1. Historical background

This three-bedroomed terrace house was given to the Friends in 1944 by George Lawson of Ilfracombe. The freehold was acquired in 1961. The two principal ground floor rooms have been combined to make the main meeting room with another room and the kitchen and toilets in the back extension. The first floor was converted into a self-contained flat.

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

The house is in the centre of a terrace and is two storeys high and two bays wide. The front wall is of red brick laid in stretcher bond, the rear wall is pebble dashed. The pitched roof is

covered in natural slate with ridge-tiles. On the street front, the right hand bay has a round-headed entrance with the doors to the ground floor meeting room and first floor flat. Above the entrance is a rectangular window. To the left of the entrance door is a single-storey bay-window projection with a three light window above under a gable. At the rear of the building is a two-storey back extension. The meeting room was formed by combining the two main ground floor living rooms, which retain their timber skirtings and picture rail and a moulded plaster cornice. All other historic features have been removed.

### 2.3. Loose furnishings

There are no loose furnishings of heritage interest.

### 2.4. Attached burial ground (if any)

N/A

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

The meeting house is located in south central Grimsby, in what was clearly an affluent part of town in the 1880s and 1890s, with many substantial detached houses. Manor Avenue is a short street with uniform terraces of modest red brick houses on both sides of the street.

### 2.6. Listed status

The building stands within a Conservation Area but is not a candidate for the Statutory List or the local list.

### 2.7. Archaeological potential of the site

The site in suburban Grimsby has low archaeological potential.

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

*See completed volunteer survey*

### 3.1. Condition

- i) Meeting House: The meeting house is in good condition
- ii) Attached burial ground (if any): N/A

### 3.2. Maintenance

The condition of the building is assessed annually by the Area Meeting Property Adviser (a qualified architect) and any maintenance and repair work carried out as necessary. There is no formal maintenance plan. Works are funded by the Area Meeting.

### 3.3. Sustainability

The meeting does not use the Sustainability Toolkit, but has implemented measures to reduce its environmental impact.

- The roofs have been insulated
- 14 solar panels have been installed on the rear roof slope
- Windows have been double-glazed

Neither the ground floor meeting house nor the first floor flat have an EPC and the meeting would not consider obtaining one.

### 3.4. Amenities

The meeting has all the amenities it needs in the meeting house. With a main meeting room, a smaller room, kitchen and toilets, which have been refurbished recently. There is no resident warden. The first floor is a tenanted flat with separate access.

There is reasonable public transport. There is no dedicated parking space but street parking outside the building. It is proposed to provide cycle rails in front of the meeting house.

### 3.5. Access

The meeting house is fully accessible to people with disabilities. There is ramped access to the ground floor and level access inside the building. There is an accessible WC but no hearing loop or special facilities for partially-sighted people. A Disability Access Audit was carried out in September 2011 and the recommendations have been implemented.

### 3.6 Community Use

The building is used by Friends for about 3 hours per week. There is one room available for letting which is let for an average of 4 hours per week. The meeting has no formal lettings policy but uses have to be consistent with Friends' testimonies. Users value the good quality accommodation in a quiet street.

### 3.7. Vulnerability to crime

There are no signs of general crime or heritage crime at the site. The locality is generally well cared-for, has low crime levels, low deprivation and high community confidence. There is no liaison with the Local Neighbourhood Policing Team and the matter has not been considered.

### 3.8. Plans for change

There are no current 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 facilities it currently needs. This is a very small meeting house and there is limited scope for significant change, which would be subject to Conservation Area constraints.

*ii) For wider community use, in addition to local Meeting use:* the meeting house is already used by community groups, and there is scope for more intensive use without change. There is probably some scope for minor change, if required.

*iii) Being laid down as a Meeting House:* the building was originally designed as a residence and could revert to secular use if laid down.

## **Part 5: Category: 4**