

## ***Quaker Meeting House, Llandrindod & Pales***

*Temple Street, Llandrindod Wells, LD1 5HF*

*National Grid Reference: SO 06072 61337*



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

***The meeting house is a compact 1980s building with no heritage significance, apart from its location behind the former meeting house built in 1898.***

#### ***Evidential value***

***The meeting house is a 1980s building with no archaeological or evidential value***

#### ***Historical value***

***The building has low historical value, as the successor to the adjoining former meeting house.***

#### ***Aesthetic value***

***The meeting house is a compact 1980s building with low architectural and aesthetic interest, although it has an attractive garden setting behind the old meeting house.***

#### ***Communal value***

***The building has some communal value as the Quaker meeting house in the town, but is not currently well-used by other community users, and communal value is medium.***

### **Part 1: Core data**

- 1.1 Area Meeting: *Southern Marches*
- 1.2 Property Registration Number: *0025780*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Powys County Council*
- 1.5 National heritage body: *Cadw*
- 1.6 Community: *Llandrindod Wells*
- 1.7 Listed status: *Not listed*

1.8 Cadw ref: *N/A*

1.9 Conservation Area: *Llandrindod Wells*

1.10 Scheduled Ancient Monument: *No*

1.11 Heritage at Risk: *No*

1.12 Date: *1985*

1.13 Architect: *Michael Garner*

1.14 Date of visit: *14 January 2016*

1.15 Name of report author: *Marion Barter*

1.16 Name of contact made on site: *John Senior*

1.17 Associated buildings and sites: *None*

1.18 Attached burial ground: *No*

1.19 Information sources:

D.Butler, *The Quaker Meeting Houses of Britain, Vol.2*, 1999, pp856-857

Coflein website:

<http://www.coflein.gov.uk/en/site/11762/details/FRIENDS%27+MEETING+HOUSE%2C+TEMPLE+STREET%2C+LLANDRINDOD+WELLS/>

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

### 2.1. Historical background



Fig.1: the former meeting house built in 1898

In 1893 a meeting was established in Llandrindod Wells, through the mission of Hercules Phillips. The town developed as a spa resort in the nineteenth century, with a variety of Victorian buildings constructed to serve visitors. Friends met in the lower assembly room, but due to noise from another worshipping group, the meeting decided to build their own meeting house; a plot of land was bought in 1897 for £260 and a large classical style meeting house was built in 1897-98 for £840, designed by architect Owen Morris Roberts and son (Fig.1). The foundation stone was laid by John Tertius Southall on 28 July 1897. This chapel-like building became too large for the meeting and in 1985 it was sold to an Elim Pentecostal Church; at the same time, a new small meeting house was built on the rear part of the site with footpath access from the street past the old meeting house. The latter is now in residential use, after being empty for some time. The 1980s meeting house was extended in 1992 to provide a disabled WC and more space in the classroom.

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

The meeting house built in 1985 is constructed of cavity wall red brick, with a Welsh slate roof with boxed eaves and plastic rainwater goods. Doors and windows are timber. The compact single-storey building is aligned roughly north-south with the entrance in a gabled porch on the long side facing west. The east side has patio sliding doors to the children's room.

The interior has a large meeting room to the north end of the building, with a kitchen and WCs off the central lobby, with a spacious children's room and disabled WC to the south-east. Internal walls are plain-plastered and the meeting room has a sloping ceiling below the roof. Floors are carpeted and there are no fitted furnishings of note.

## 2.3. Loose furnishings

The meeting uses loose chairs grouped in a circle around a central refectory-style table, made by a Quaker in the late twentieth century (name not identified).



Fig.2: hand-made table in the meeting room

## 2.4. Attached burial ground

N/A

## 2.5. The meeting house in its wider setting

The meeting house is situated in the garden to the rear of the former meeting house built in 1898, with only a sloping footpath for access from the street. The street is lined with large red

brick late nineteenth century terraced houses, and is on the north side of the town, which. The meeting house is hidden and has no presence in the townscape, compared with the former meeting house which is a prominent feature. There is no detached burial ground associated with the meeting. The land behind the meeting house was acquired recently and is being developed ecologically as a permaculture garden.

#### 2.6. Listed status

The meeting house is not listed, and as a plain modern building would not meet the listing criteria.

#### 2.7. Archaeological potential of the site

The county Historic Environment Record has no records for this site, but the site is considered to have low archaeological potential; the meeting house was built on a former garden area.

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

*See completed volunteer survey by John Senior*

#### 3.1. Condition

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

#### 3.2. Maintenance

There is no maintenance plan in place for the building, and the meeting does not have the funds for major future projects. The last QI was in 2008, by architect Jacqueline Demaus. The meeting regularly monitors the building. Since the last QI, damage caused by burst frozen pipes has been repaired.

#### 3.3. Sustainability

The meeting maintains the garden for its ecological value and recycles waste using the local authority scheme. The main problem is the poor thermal performance of the building, which is hard to heat.

#### 3.4. Amenities

The building is well-equipped with a kitchen, large children's room, WCs and a well-maintained library. There is no parking close-by, except for on the street.

#### 3.5. Access

An access audit has not been undertaken but access is fairly good as the building has level access into the entrance and throughout, with a WC suitable for disabled people. There is a hearing loop. The main obstacle is the long sloping path from the road, past the old meeting house; there is no vehicular access. The street is on a bus route, close to the railway station and town centre and there is limited on-street parking.

#### 3.6. Community Use

At present, the meeting generally only uses the building for Sunday meeting for worship, for two hours per week. The meeting house is in use for about two hours per week by other community groups, but could be available for 65 hours per week. There is a lettings policy, and room hire is charged for to cover costs. External use has declined and the building is

under-used, mainly because it is considered to be too cold and hard to heat. The meeting house is quiet and set in a tranquil garden, but the lack of vehicular access and long path may deter some users.

### 3.7. Vulnerability to crime

There has been no heritage crime, but in 2015, the collection box was stolen from the meeting house, but the meeting did not involve the police and does not feel this is necessary. The area is considered to be generally well-cared for, with low crime levels and low deprivation.

### 3.8. Plans for change

The meeting has recently been considering the future of the meeting house and has decided to continue meeting here. There are no plans for the future, however.

## **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 could be adapted and improved to meet the needs of the meeting, and there are no heritage constraints.

*ii) For wider community use, in addition to local Meeting use:* the building could be adapted and improved to improve its community facilities, as there are no heritage constraints.

*iii) Being laid down as a Meeting House:* the building and site would not be easy to sell as it has no vehicular access, and the site is behind the former meeting house.

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