

## ***Friends Meeting House, Middlesbrough***

*131 Cambridge Road, Linthorpe, Middlesbrough, TS5 5HL*

*National Grid Reference: NZ 48046 17930*



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

***The meeting house occupies a substantial Edwardian detached house of 1911, which was purchased by Friends in 1959 and adapted for Quaker use with a new meeting room. Overall the building is of medium heritage significance.***

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

***The original house 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 originally erected in 1911 as a private house to the designs of the local architects Moore & Archibald, and is of medium historical value***

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

***The building is a handsome and substantial Edwardian detached house which retains some original decorative features internally and is of medium aesthetic value.***

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

***As a Quaker meeting house which is well-used by the wider community, the meeting house has high communal value.***

## **Part 1: Core data**

- 1.1 Area Meeting: *Teesdale & Cleveland*
- 1.2 Property Registration Number: *0012310*
- 1.3 Owner: *Friends Trust*
- 1.4 Local Planning Authority: *Middlesbrough Borough Council*
- 1.5 Historic England locality: *North East*
- 1.6 Civil parish: *Middlesbrough*
- 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): *1911, meeting room added 1961*
- 1.13 Architect (s): *Moore & Archibald, meeting room by Thomas Crawford of Middlesbrough*
- 1.14 Date of visit: *17 May 2016*
- 1.15 Name of report author: *Neil Burton*
- 1.16 Name of contact(s) made on site: *Kitty Grove-Stephensen*
- 1.17 Associated buildings and sites: *The former Ayresome burial ground now part of Linthorpe cemetery, NGR NZ 48344 18797*
- 1.18 Attached burial ground: *No*
- 1.19 Information sources:  
Butler, D.M., *The Quaker Meeting Houses of Britain*, 1999, vol.2 pp.748-51.  
Middlesbrough drainage plans 1911 Teesside archives No. 875C  
Local Meeting survey by Kitty Grove-Stephensen and Jane Nicholls, undated

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

### 2.1. Historical background

The Quaker industrialist Joseph Pease of Darlington was largely responsible for the early development of Middlesbrough. He realised the potential of the place as a port for north country coal, purchased the Middlesborough estate in 1829, laid out a new town in 1831 and linked it to the Stockton to Darlington railway, in which he was a major shareholder. Quakers were extensively employed in the management of the Middlesbrough ironworks and

other concerns and at first attended the meeting in Stockton, but in 1849 a substantial meeting house was built in Wilson Street with a burial ground attached. In 1871 the building was sold to the Corporation and in 1873 a new meeting house was built in Grange Road with schools attached. In 1944 the meeting house complex was requisitioned as a hostel. Friends did not return to the building after the war and sold it in 1953; it was demolished in 1967. A house was purchased in Cornfield Road to provide temporary accommodation but in 1961 a larger detached house in Cambridge Road (built in 1911 to the designs of Moore & Archibald) was acquired and a new meeting room added.

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

The original 1911 house is in the Olde Englishe style characteristic of the Edwardian period. The walls are of hard red brick laid in English garden wall bond, with dressings of stone and some timber-framing. The building is two storeys high with pitched roofs now covered in concrete tiles. The main front has a central doorway under a timber canopy with a double-height canted bay window to the left. To the right is another canted bay window with an oversailing timber-framed upper storey under a cross-gable. Attached to the left side of the house is the 1961 meeting room; this is a single-storey structure of red brick laid in stretcher boond, with a flat roof and large rectangular window openings with timber casements. The interior of the original house retains many of its original fittings. The meeting room space is severely plain.

## 2.3. Loose furnishings

There are several unpainted pine benches with shaped arms, probably nineteenth century.

## 2.4. Attached burial ground (if any)

None.

## 2.5. The meeting house in its wider setting

The meeting house is situated in Linthorpe, an attractive southern suburb of Middlesborough. The building stands in a small garden at the junction of Cambridge Road and Eton Road.

The Quaker burial ground at Ayresome (*NGR NZ 48344 18797*) was established soon after 1660 and served a wide area. After 1745 the burial ground fell into disuse but was still maintained. Another burial ground was opened in 1847 next to the new meeting house in Wilson street but was closed in 1855 and the Ayresome burial ground was re-opened and has been used ever since. The Linthorpe municipal cemetery was established nearby in 1869 and was gradually extended northwards until it enclosed the former Quaker burial ground on three sides.

## 2.6. Listed status

The building is a not a candidate for listing.

## 2.7. Archaeological potential of the site

This is a suburban site with 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 last Quinquennial Inspection report was carried out in February 2014 by the Silverstone Building Consultancy Ltd of Newcastle. Most of the maintenance requirements identified have been attended to. In addition, a new boiler has been installed, some redecoration has been carried out and the gates have been repaired and painted. The local meeting has enough money to maintain and repair the meeting house. The meeting does not have a formal management plan but there is an on-going maintenance list.

### 3.3. Sustainability

The meeting does use the Sustainability Toolkit, and has implemented measures to reduce its environmental impact. These include:

- Double-glazing has been installed.
- Energy-efficient lighting.
- Reflectors behind radiators.
- Recycling as much as possible.

The meeting house does not have an EPC, but the meeting would consider obtaining one.

### 3.4. Amenities

The meeting has all the amenities it needs in the meeting house - including large and small meeting rooms, a well-equipped kitchen and toilets. There is no resident warden. The meeting is accessible by public transport. There is limited on-site parking but ample street parking. Bicycles are brought indoors for security.

### 3.5. Access

There is ramped access to the building and level access to the meeting room and throughout the ground floor of the house. There is an accessible WC and a hearing loop, and some provisions for the benefit of partially-sighted people. A Disability Access Audit has not been carried out but the meeting house meets all requirements.

### 3.6 Community Use

Friends use the building for 5 hours per week. The meeting spaces in the building are available for community lettings for a 40 hours per week and are used for 25 hours per week. The meeting has a lettings policy. Public meetings by political parties are excluded. Users value the warm comfortable and flexible rooms, the reasonable rates and the good public transport.

### 3.7. Vulnerability to crime

There has been no sign of general crime or heritage crime at the site, though there has been some graffiti. No incidents have been reported to the police. The area is generally well cared-for, has low crime levels, low deprivation and high community confidence. There is no formal liaison with the local neighbourhood policing team, but Local Councillors and Police meet in the building twice each month.

### 3.8. Plans for change

There are no plans for change to the building.

#### **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:* there is probably scope for change to the building, subject to the usual planning constraints.

*ii) For wider community use, in addition to local Meeting use:* As above, there is some scope for change, subject to the usual constraints.

*iii) Being laid down as a Meeting House:* the building is an attractive and substantial Edwardian house and another use, such as residential could probably be found if the meeting were laid down.

#### **Part 5: Category: 3**