

Friends Meeting House, Stratford-upon-Avon

37 Maidenhead Road, Stratford-upon-Avon, Warwickshire, CV37 6XT

National Grid Reference: SP 20293 55533



Statement of Significance

The meeting house is a semi-detached house of the late 1950s which in 1989 was donated by Geraldine Cadbury and converted to meeting house use. It has low heritage significance.

Evidential value

The meeting house and the adjoining bungalow were built in the late 1950s on the site of an orchard. The building and the site have low evidential value.

Historical value

The building has medium historical value due to the association with Geraldine Cadbury who donated the two houses to the Society of Friends.

Aesthetic value

The meeting house is a typical 1950s bungalow with few decorative features. It has low aesthetic value.

Communal value

The building has been in use by Quakers and community groups since 1989. It has medium communal value.

Part 1: Core data

- 1.1 Area Meeting: *Banbury and Evesham*
- 1.2 Property Registration Number: *0033450*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Stratford-on-Avon District Council*
- 1.5 Historic England locality: *West Midlands*
- 1.6 Civil parish: *Stratford-upon-Avon*
- 1.7 Listed status: *Not listed*
- 1.8 NHLE: *Not applicable*

1.9 Conservation Area: *Stratford-upon-Avon*

1.10 Scheduled Ancient Monument: *No*

1.11 Heritage at Risk: *No*

1.12 Date(s): *late 1950s (since 1989 in Quaker use)*

1.13 Architect(s): *Not established; William Hawkes (1989 conversion)*

1.14 Date of visit: *21 January 2016*

1.15 Name of report author: *Johanna Roethe*

1.16 Name of contact(s) made on site: *Virginia Pawlyn, Alice Herring (warden), Paul Mobbs*

1.17 Associated buildings and sites: *35 Maidenhead Road*

1.18 Attached burial ground: *No*

1.19 Information sources:

Butler, D.M., *The Quaker Meeting Houses of Britain*, 1999, vol. 2, pp. 645-6

Pawlyn, V., 'History of Stratford Quaker Meeting Property 1950s to 2007', typescript, 2007

Styles, P., *A History of the County of Warwick: Volume 3, Barlichway Hundred (Victoria County History)*, 1945, pp. 269-282,

<http://www.british-history.ac.uk/vch/warks/vol3/pp269-282> [accessed 12 January 2016]

Local Meeting survey by Virginia Pawlyn, September 2015

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

2.1. Historical background

In 1661 Stratford Friends hired a house for their meetings; in 1689, the house of Richard Bromley was registered. In 1710, the meeting lapsed. It was re-established in 1723 and meetings for worship were held at the Kings Arms Inn until 1751 when the meeting was laid down again. A new meeting was established in 1940. From 1962, meetings were held at 37 Maidenhead Road, the home of Geraldine Cadbury, grand-daughter of George Cadbury. After attempts to find a permanent meeting house in the late 1980s fell through, Geraldine Cadbury gave 35 and 37 Maidenhead Road to the trustees of the Warwickshire Monthly Meeting. She moved out of no. 37 and rented no. 35 from the trustees. 37 Maidenhead Road, a semi-detached house of the late 1950s, was converted by the architect William Hawkes for meeting house use at a cost of about £100,000, with a warden's flat (no. 37A) in the attic. A small extension was added at the southeast corner of the meeting room and the east wall of the room re-built under a gable (figure 1). The meeting house opened in June 1989. Since the death of Geraldine Cadbury in 1999, 35 Maidenhead Road has been let to tenants and the connecting door between the two houses has been blocked up.

2.2. The building and its principal fittings and fixtures

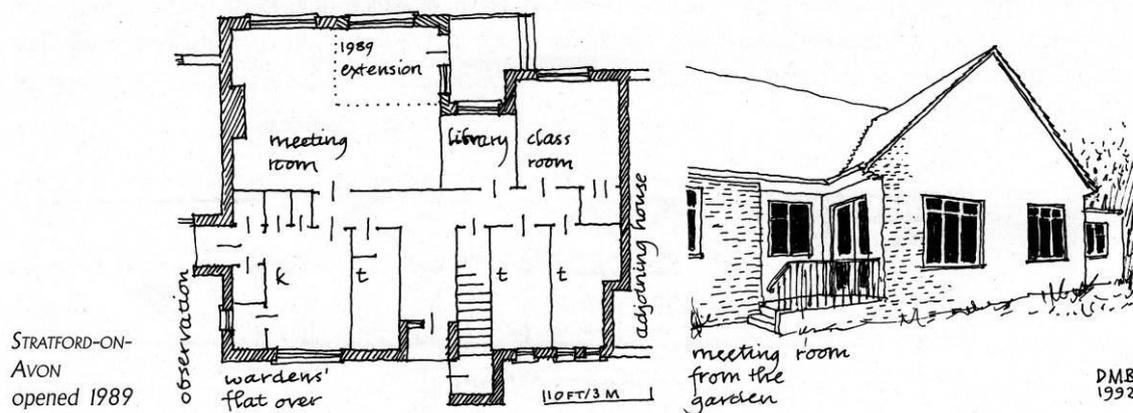


Figure 1: Ground floor plan (west is at the bottom; not to scale) and perspective from the southeast (Butler, *The Quaker Meeting Houses of Britain*, 1999, vol. 2, p. 646)

The meeting house is a semi-detached bungalow of the late 1950s whose attic rooms were converted in 1989 into a flat with dormer windows to the west. The street elevation of the meeting house faces west. Attached to the north is a garage (not shown on figure 1). The materials are brick laid in stretcher bond, with a tiled pitched roof. The extended meeting room has a cross gable to the east, of brick with tile kneelers. The entrance area appears to have been altered during the conversion in order to create a separate entrance with stair to the flat. Otherwise, the plan has been little altered since the conversion to meeting house use with the original 1950s kitchen still in situ. A central corridor runs north-south. The meeting room, library and children's room are to the east, and the toilets, kitchen and storage cupboards to the west. There is a side entrance to the north and garden access from the meeting room. The latter is the former living room and retains a 1950s-style tiled fireplace.

2.3. Loose furnishings

The meeting room table was commissioned by Geraldine Cadbury.

2.4. Attached burial ground (if any)

Not applicable

2.5. The meeting house in its wider setting

The meeting house is located in a residential area with mainly Victorian and Edwardian houses, close to the centre of Stratford-upon-Avon. It is included in the Stratford conservation area.

2.6. Listed status

The meeting house is not listed and is not considered to be a candidate for listing.

2.7. Archaeological potential of the site

The meeting house was built in the late 1950s on the site of an orchard. Its archaeological potential is low.

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 took place in July 2013 (Philip J. Cooper Ltd, chartered surveyors). It found the building to be generally in good condition. Of the recommendations, only the internal redecoration has been carried out. The Local Meeting has enough money for repairs and maintenance but the Area Meeting funds are limited. There is no five-year maintenance and repair plan.

3.3. Sustainability

The meeting does not use the Sustainability Toolkit. It has implemented measures to reduce its environmental impact. These include:

- Climate change and energy efficiency: increased roof insulation and installation of cavity wall insulation
- Resource use, recycling and waste management: use of council recycling scheme

The meeting does not have an Energy Performance Certificate but might consider obtaining one.

3.4. Amenities

The meeting has all the amenities it needs. These are all in the meeting house. There is a resident warden, whose self-contained flat is on the first floor. The meeting is accessible by public transport. There is limited parking on site but no secure parking for bicycles.

3.5. Access

The meeting house is accessible to people with disabilities. There is level access, an accessible toilet, a hearing loop and facilities for partially-sighted people. A Disability Access Audit was conducted in December 2004. It is not known if the recommendations were implemented.

3.6. Community Use

Friends use the meeting house for about 14 hours per month. The building is theoretically available for community lettings for a maximum number of 60 hours per week. It is used for an average of 20 hours per month (large room: 15 hours, small room: 5 hours). The meeting has no formal lettings policy. Users value the building for its warm welcome, pleasant atmosphere, good location and pleasant garden.

3.7. Vulnerability to crime

There are no signs of general crime or anti-social behaviour at the site. There has been no heritage crime, general crime or other incidents. The locality is generally well-cared for, has low crime levels, low deprivation and high community confidence. The meeting has a formal link with the local police in case of break-ins.

3.8. Plans for change

There are currently no changes in prospect, apart from replacing the windows of the warden's flat.

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 provides all the facilities the meeting needs at present. If required, the meeting house could be altered or extended without detriment (subject to relevant planning consents).

ii) For wider community use, in addition to local Meeting use: Again, the building has all the amenities required by its current users. Should this change, any required changes could easily be made.

iii) Being laid down as a Meeting House: Should the meeting be laid down, the building could easily be converted back to full domestic use. Any redevelopment proposals would need to be considered in conjunction with plans for the adjoining house (also in Quaker ownership) and take account of their location within a conservation area.

Part 5: Category: 4