

Quaker Meeting House, Winchester

16 Colebrook Street, Winchester, Hampshire, SO23 9LH

National Grid Reference: SU 48489 29182



Statement of Significance

The meeting house is a substantial town house of c.1773 with numerous original features. The meeting house has high heritage value and its site has high archaeological potential.

Evidential value

As an eighteenth-century town house located within the boundaries of Roman, Saxon and medieval Winchester, the building and its site have high evidential value.

Historical value

The meeting house has high historical value as an eighteenth-century residential house which has been used as a rectory and a meeting house.

Aesthetic value

The building has high aesthetic value as a fine example of a late Georgian town house with a symmetrical east elevation and several original features of high quality.

Communal value

The meeting house has high communal value as a former rectory and, since 1973, a Friends' meeting house providing short-term accommodation for people in need.

Part 1: Core data

- 1.1 Area Meeting: *Hampshire & Islands*
- 1.2 Property Registration Number: *0006630*
- 1.3 Owner: *Area Meeting*
- 1.4 Local Planning Authority: *Winchester City Council*
- 1.5 Historic England locality: *South East*
- 1.6 Civil parish: *Winchester NPA*
- 1.7 Listed status: *II*
- 1.8 NHLE: *1350680*
- 1.9 Conservation Area: *Winchester*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *c.1773*
- 1.13 Architect (s): *Not established*
- 1.14 Date of visit: *15 July 2015*
- 1.15 Name of report author: *Johanna Roethe*
- 1.16 Name of contact(s) made on site: *Michael Stevens, Andrew Rutter*
- 1.17 Associated buildings and sites: *children's' room and office in garden*
- 1.18 Attached burial ground: *No*
- 1.19 Information sources:

Bullen, M. et al., *Hampshire: Winchester and the North (Buildings of England)*, 2010, p. 674

Butler, D.M. *The Quaker Meeting Houses of Britain*, 1999, vol. 1, p. 240

Rutter, A., 'What makes 16 Colebrook St an eighteenth century house', leaflet Winchester Local Meeting, 'History of Winchester Meeting', undated typescript Winchester HER, events number 1932 (EWC9456-9)

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

2.1. Historical background

By 1750, there was a small Quaker burial ground on St Giles' Hill which was partially destroyed later. (According to Butler, this happened in 1796 by the construction of a turnpike road; according to information from the local meeting this happened in the nineteenth century. A number of burials were found in the 1970s in a private garden on the site.) The Meeting was re-started in 1940, using a variety of different buildings, including the YMCA building (demolished) in St George's Street and the entrance hall of Avebury House. In 1973, a former rectory was acquired at auction for £52,000 for use as a meeting house and hostel. The house was described in 1773 as a 'newly erected dwelling'. It served as the rectory of the parish of St Lawrence and St Maurice between c.1915 and 1973. In 1977, a children's room (now the small meeting room) was created from the pantry, larder and passage. In 1986, another children's room was built as an extension to the potting shed (architect: Keith Walker) and in 2006 an office for the charity Friends of the Family was built in the garden. In 2013, a major refurbishment took place which included the installation of solar panels (architects: Gary Seymour and Sarah Harlow of Seymour and Bainbridge, Winchester). (It is not known when the wall between the hall and the drawing room was removed.)

2.2. The building and its principal fittings and fixtures

The meeting house is a Georgian town house of c.1773. The street elevation faces north, while the entrance is to the east. The plan is square with a small single-storey extension to the southwest. The materials are brick (laid mostly in Flemish bond) and mathematical tiles on the upper storeys of the south elevation, with a U-plan hipped roof with clay tiles. The house is of three storeys.

The north elevation is five bays wide, of which the eastern two bays have blind openings on all levels. At the far west end is a secondary entrance door, beside two short casement windows on the ground floor. At the centre of the first floor is a tall arched staircase window, with two sashes of different sizes to the west. The two west bays have short sashes to the top floor. Below the eaves is a brick dentil cornice. All the windows have rubbed and gauged flat arches. The main (east) elevation is also five bays wide, with flat dark brick bands between the storeys. On the ground floor, four six-over-six sashes flank the Doric doorway with an open pediment and fanlight. The first floor has five six-over-six sashes, with a keystone to the central window. The central attic window also has a flat brick arch and a keystone; this is the only casement window on this elevation and is flanked by three over three sashes. (In about 1900, the attic ceiling was raised and the other four attic windows on the east elevation were altered.) The south elevation is more irregular in its fenestration. To the east are two six-over-six sashes on the lower two storeys, with a casement to the attic. The two other ground floor window are wide, small-paned casements. On the first floor are a casement and a sash, with three square sashes irregularly spaced on the attic floor.

The internal plan is determined by the location of the staircase which is set against the centre of the north wall. The larger rooms are located to the east, overlooking the garden. A corridor on the upper floors runs east-west; the original entrance hall would have been in the same location. On the ground floor, the main entrance leads into a small lobby with access to the library (the former rector's study). The latter has a fine moulded chimneypiece with a corbelled mantelshelf and a decorative cast-iron grate. The windows retain their original shutters. The original hall has at some point been combined with the northeast room which is now the meeting room (photos bottom left and right). The room has a dentil cornice and a dentil dado, as well as window shutters and a modern chimneypiece. Above the door from

the former entrance hall to the stairwell is another semi-circular fanlight with a keystone (the doors are modern). To the west of the library are a small meeting/dining room (with a blocked fireplace) and a kitchen (with the oven set into the fireplace opening); both have ceiling beams. In the northwest corner is another small meeting room with the former service entrance to the street. The open-string oak staircase has turned balusters and newels in the shape of Doric columns. The upper two floors largely retain the original plan albeit with some subdividing. They contain eight bed-sitting rooms, a counselling room, and the warden's flat (not inspected). Two bedrooms on the upper floors contain reportedly two fireplaces with grates similar to that in the library. The first-floor corridor has another arched opening with a keystone, echoing that on the ground floor.

2.3 Loose furnishings

None of particular note.

2.4. Attached burial ground (if any)

Not applicable

2.5. The meeting house in its wider setting

The meeting house is located in the centre of Winchester, about 200m east of the Cathedral's east end. It is located at the east end of a row of houses on the south side of Colebrook Street, which forms a loop south of the High Street. The street used to run around the Nunnaminster (St Mary's Abbey), founded in 903 and suppressed in 1539. Most of its site is now occupied by the Abbey Gardens. A small stream, believed by archaeologists to mark the boundary of the Abbey, runs east-west through the meeting house garden and adjacent gardens.

The gardens of 16 Colebrook Street used to extend further to the east. On that land a new rectory was built in the 1970s, as well as a garage which the Meeting shares with the rector. The remaining garden to the south has a brick potting shed with an extension of 1986. The nearby free-standing office of 2003 has a pyramidal roof and a square plan. The south boundary wall of flint and stone with a tiled capping forms part of Wolvesey Palace, the scheduled bishop's palace.

2.6. Listed status

The meeting house is appropriately listed at grade II. The list entry (see Part 6) requires minor amendments to correct typographical errors, as well as the inclusion of the description of the interior.

2.7. Archaeological potential of the site

An archaeological evaluation in 2003 by the Archaeology Service of Winchester Museums Service found structural debris which probably came from a medieval building on the site, as well as sherds of seventeenth to nineteenth-century pottery, clay-pipe stems and glass. As the site is located within the boundaries of Roman, Saxon and medieval Winchester, it has high 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

A repair and refurbishment project completed in 2013 has addressed most of the issues identified by the 2010 quinquennial inspection report (Seymour & Bainbridge, Winchester), including the removal of asbestos, the replacement of all services, the creation of a disabled toilet, the refit of the kitchens and the upgrading of the tenant rooms. A new survey is about to be undertaken. The west garden wall belongs to the Meeting and requires repairs to its west side. The local meeting has sufficient money for maintaining the meeting house. There is no five-year maintenance and repair plan.

3.3. Sustainability

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

- Climate change & energy efficiency: installation of solar panels and an energy-efficient boiler; radiators can be individually controlled; the windows are draught-proofed using the Ventrolla system
- Resource use, recycling & waste management: all waste is recycled and there is a compost system

The meeting has no Energy Performance certificate but would consider getting one.

3.4. Amenities

The meeting has access to all the required amenities, which are all in the meeting house. There is a resident warden. The meeting house is accessible by public transport. There is limited on-site parking (although there is a large public car park nearby). There is secure parking for bicycles.

3.5. Access

The meeting house is accessible to people with disabilities. A ramp is used for the steps to the main entrance. Both ground floor toilets are accessible. There is a hearing loop. There are no facilities for partially-sighted people. The meeting has not conducted a Disability Access Audit.

3.6 Community Use

Friends use the meeting house on average for 6-12 hours per week. The maximum number of hours available for letting is 200 hours. On average, the meeting house is let for 120 hours per week. The meeting has a lettings policy which prohibits gambling and alcohol. Community and charitable groups are given free use depending on need. The meeting house is prized among hirers for its central and quiet location, fair prices, and lovely walled garden.

3.7. Vulnerability to crime

There is no sign of general crime or anti-social behaviour at the meeting house, nor has there been heritage crime. No crimes or incidents have been reported, nor are there any unreported crimes. The locality is generally well cared for, has low crime levels, low deprivation and high community confidence.

3.8. Plans for change

There are no changes planned for 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: The meeting is relatively large and once a month rents the larger church hall nearby. Furthermore, as a Meeting House the lack of a sizeable entrance hall is a drawback. The recent refurbishment should obviate any changes in the short term but the accommodation requirements may need to be re-assessed in the medium term.

ii) For wider community use, in addition to local Meeting use: Most of the upper floors of the meeting house is used for short-term accommodation for those in need. The ground floor has a kitchen and four meeting rooms which are available for lettings. These amenities are at the moment sufficient for the community use.

iii) Being laid down as a Meeting: Should the building cease to be used as a meeting house, it could easily be converted to entirely residential use again, either as a house or as flats, provided this is done sympathetically and in keeping with the special interest of this listed building.

Part 5: Category: 2

Part 6: List description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List entry Number: 1350680

16, COLEBROOK STREET

County	District	District Type	Parish
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Hampshire	Winchester	District Authority	
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Grade: II

Date first listed: 24-Mar-1950

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

Legacy System: LBS

UID: 144523

Description

1. 1833 COLEBROOK STREET (South Side) No 16 SU 4829 SW 6/59 24.3.50. II

2. Late C18. 3 storeys. Red brick walls with grey brick flush string between floors. Dentil cornice. Ripped old tile roof. Entrance at right angles to road. 5 windows, central doorway - engaged Doric columns, open entablature, semi-circular fanlight and pediment. Front to road has 5 windows mostly blocked. Bash windows with glazing bars. Arched staircase window.

Listing NGR: SU4848929182