

Heritage Statement

Site Address: The Old Quaker House, Newton-in-Bowland, Lancashire BB73DZ

The building is within a designated conservation area (Newton-in Bowland) and is not listed.

Nature of the Asset

The property was part of a former Friend's school which was opened in 1784. The Quaker movement began in the mid-17th century and very soon after its conception, Quakers started meeting in Newton (1653). The first Friend's Meeting House was built in 1698 with the present Friend's Meeting House built in 1787. The Friend's School was built shortly afterwards.

The school building composed of the original Brabbin's House (date stone 1757) which was upgraded and extended in 1784 & 1785, mainly to form classrooms. This footprint corresponds to the existing footprint of the current three terraced properties on this site, The Manse, Brabbin's and approximately 2/3rds of what is now the Old Quaker House. In 1790 the school was further extended to create what is now called the Manse.

The school operated from 1784 until 1911, with extensive grounds linked to the Friend's Meeting House. Although initially purely for Quaker pupils, towards the beginning of the twentieth century the number of Quaker families had diminished. Following its closure in 1911, the building was split into The Manse, which was used by the Congregational Church, whilst the old school rooms were partitioned and lived in by the previous school master.

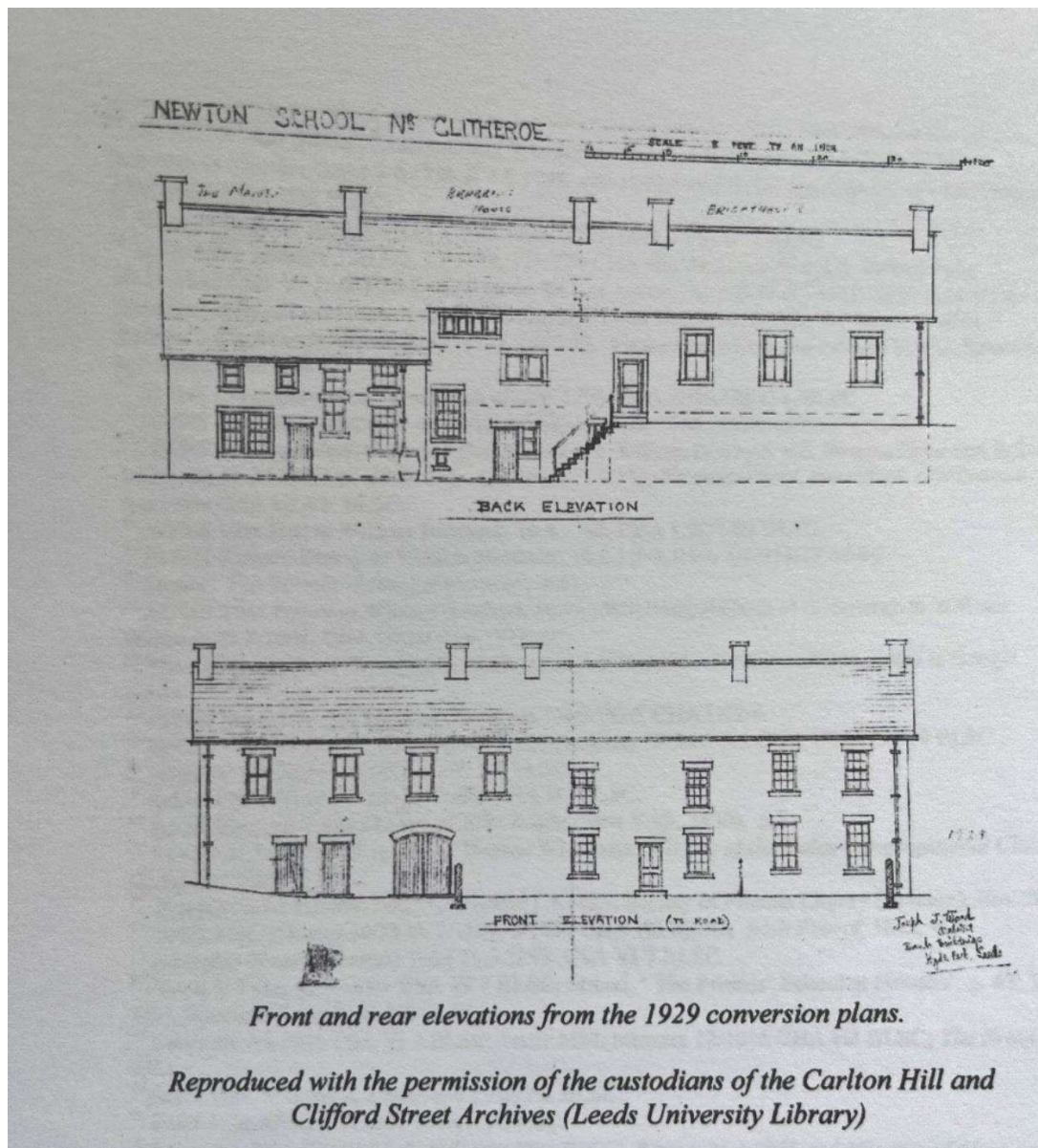
In 1920 there was a proposal to sell the school and in 1927 plans were developed to allow the school property to be developed into three separate houses (see figure 1.)

The part of the building now called 'The Old Quaker House' was sold in 1929 and the remainder of the building stayed in the hands of the Yorkshire Congregational Union until Brabbin's House (the central part) was sold in 1976 and the Manse was sold in 1995.

Between 1927 and the present day, the lower floor of what is now The Old Quaker house, has had a variety of uses; it was originally a storeroom and stable but was used as a grocery shop (circa 1940 to 1965), further alterations to the openings in the elevation were made to enable it to function as a separate flat in 1974 (Planning permission 3/74/0827/00/PB). The front elevation was rebuilt in 1990 with the original windows replaced. This facade of the building has not been altered since this date. There is little architectural detail, which is consistent throughout the three buildings apart from, the building materials and the scalloped bargeboards which are also present on the gable end of the Friend's meeting House.

The building is constructed of rubble under slate with sandstone window and door surrounds.

Figure 1- Original conversion plans from 1929



The Extent of the Asset

The proposed porch covers a minimal footprint (approximately 4m²) and does not obscure or significantly alter the street scene.

The Significance of the Asset

The current property, whilst retaining some of the original features (e.g. first floor window openings) of the original Friend's School, has been a separate property for a significant period and the three terraced properties have each evolved with the progression of time. There is now clear demarcation

of boundaries between them and therefore an inferred function significantly different from the original Friend's School building. It is arguable that the presence of three separate doorways on this elevation is not in keeping with the original elevation and the proposed porch would balance the aesthetics of the façade and indeed the wider street scene. See figure 2.

The Proposed Works

The scale of the proposed porch is in keeping with the scale of the elevation of the existing building. The scale and design are sympathetic to other porches in the village (including of the adjacent property-Brabbin's House-See figure 2 and at the Friend's Meeting House, see figure 4). The use of random stone for the walls, sandstone lintels and jambs and slate for the roof are in keeping with the existing materials of the property. The proposal also contains plans for a 1 metre high stone wall, demarcating the edge of the boundary and acting as a defensive barrier from vehicular activity. This style and design of the wall is consistent with others in the village, including that adjacent and opposite to the property, see figure 2 and figure 3 respectively.

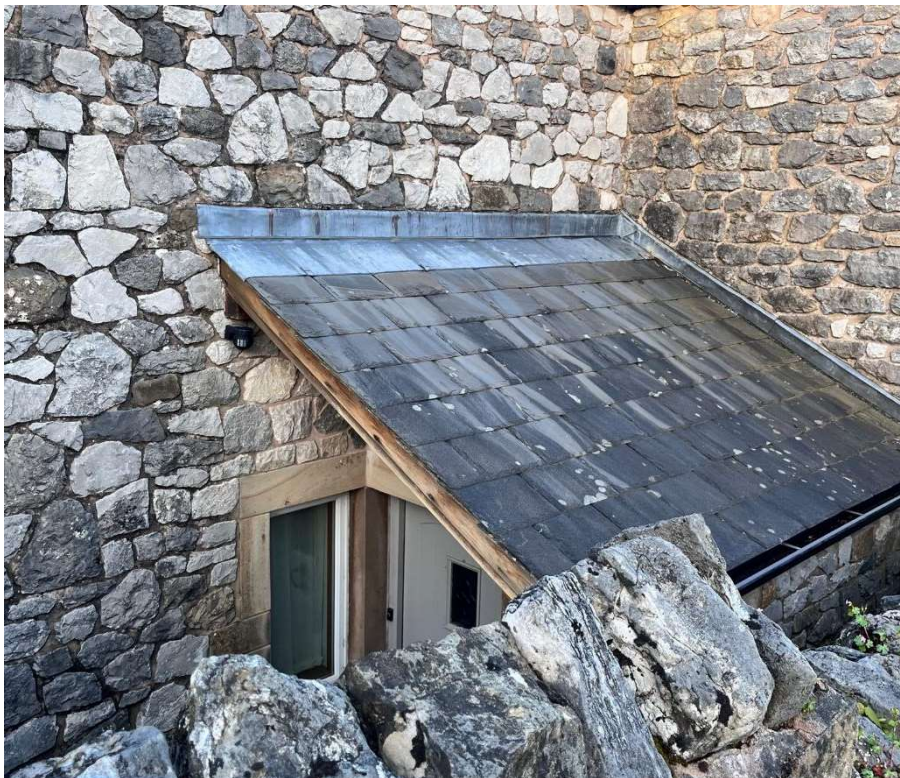
Figure 2- View from The Old Quaker House looking onto Brabbin's.



Figure 3 -Typical village wall, bounding the highway-opposite the proposed development.



Figure 4- The existing porch at The Friends Meeting House.



The porch will obscure two existing doorways. The heritage value of the stonework (including stone lintels and jambs) is of no significant merit and it is likely that these might have been replaced during the rebuilding of this elevation in 1990. The existing doors are not original and possibly detract from the architectural and heritage value of the asset. The scalloped design of the bargeboards will be replicated on the gable end of the proposed porch to add continuity with the buildings in the locality (see Figure 5).

Figure 5-The Scalloped Bargeboards present on the current gable end of the property, adjacent properties and The Friends' Meeting House.



Relevant Planning History

Alterations to the openings in the elevation were made to enable it to function as a separate flat in 1974 (Planning permission 3/74/0827/00/PB)

The Impact on the Asset- Preserve, enhance and mitigate

Currently, the elevation of the building is unsightly and unattractive (see Figure 6) and gives the impression of a row of terrace dwellings rather than a single property. The look of the building is out of character with the vernacular. The proposed porch and wall will seek to balance the appearance of this elevation and provide a more aesthetically pleasing view from the neighbouring properties and highway. The existing stone lintels and jambs will remain and be exposed within the interior of the proposed porch. There is a mixture of cobbles and concrete across the front of the elevation. The cobbles are in a state of disrepair and are dangerous to walk on. These will be re-laid as part of the proposed porch works.

Figure 6-The existing elevation



Stephen Cox

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