

Friends Meeting House, Broadstairs

9 St Peters Park Road, Broadstairs, Kent, CT10 2BL

National Grid Reference: TR 38998 68053



Statement of Significance

A building of the 1920s, converted to use as a meeting house in 1997. Its primary significance is as a picturesque design by local architect Edgar Ranger, well placed in the local townscape. Overall, the building and site are of medium significance.

Evidential value

The building has only been a meeting house since 1997, and as such its evidential value is low.

Historical value

The building is of local historical value as an architectural design by Edgar Ranger, who lived in Broadstairs; its historical significance as a meeting house is low.

Aesthetic value

The building is an attractive design combining neo-Tudor and Arts and Crafts elements. It responds to its prominent corner site well and with its boundary wall makes a strong contribution to the local townscape. The rear extension at the rear is not unsympathetic in character. The building is of high aesthetic value.

Communal value

The meeting house is used by local groups but its small size restricts major use. The building contributes to the attractiveness of the local scene. It is of medium communal value.

Part 1: Core data

- 1.1 Area Meeting: *East Kent*
- 1.2 Property Registration Number: *0007420*
- 1.3 Owner: *Friends Trusts Ltd*
- 1.4 Local Planning Authority: *Thanet District Council*
- 1.5 Historic England locality: *South East*
- 1.6 Civil parish: *Broadstairs and St Peters*
- 1.7 Listed status: *Not listed*
- 1.8 NHLE: *N/a*
- 1.9 Conservation Area: *No*
- 1.10 Scheduled Ancient Monument: *No*
- 1.11 Heritage at Risk: *No*
- 1.12 Date(s): *1925 (meeting house since 1997)*
- 1.13 Architect(s): *Edgar Ranger*
- 1.14 Date of visit: *1 December 2015*
- 1.15 Name of report author: *Andrew Derrick*
- 1.16 Name of contact(s) made on site: *Rosemary Kirk*
- 1.17 Associated buildings and sites: *None*
- 1.18 Attached burial ground: *No*
- 1.19 Information sources:

Brittain-Caitlin, T., 'Picturesque, Modern, Tudor-Style: Edgar Ranger in Thanet', *Twentieth Century Architecture 12, Houses: Regional Practice and Local Character*, Twentieth Century Society, 2015

Assorted title deeds and other papers held at the meeting house
Local Meeting survey by Rosemary Kirk, December 2015

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

2.1. Historical background

This is a relatively new Meeting, established in 1997, when the current property was purchased. The property was built in 1925 as a flower shop from designs by Edgar Ranger, a prolific architect who set up in practice in Thanet after the First World War and who specialised in neo-Tudor and Arts and Crafts designs. It later became a house, and a large addition at the rear (the present meeting room) was most probably built in the 1950s. Minor internal adaptations were made for use as a meeting house.

2.2. The building and its principal fittings and fixtures

This is a small building, with the character of a historic lodge or toll house, built in 1925 from designs by Edgar Ranger. A later addition at the rear gives an overall L-shaped plan form, comprising a small square room at the front (now a library and small meeting room, photo bottom left), a central section with hallway, kitchen and WCs, and a (later) rear section with two interconnected rooms (now the main meeting room, photo bottom right). Both the frontage building and the rear range are under steep hipped tile roofs swept up at the overhanging eaves, the ridge of the later addition being slightly higher. A brick chimney stack serves the kitchen and library. The frontage building is in a picturesque neo-Tudor style, with rectangular bay windows on red brick and sandstone plinths. The bays contain triple casement windows with leaded upper lights, and a (disused) boarded door with elaborate hinges is recessed at the centre. Flanking this entrance, the high brick boundary wall is set back on either side, with half round sections scooped out. The main entrance is reached from the side, via a gateway in the side boundary wall. Here there are leaded lights to the kitchen, and later windows and doors to the main entrance alongside. The rear range is a contextual addition, faced in red brick with a hipped tile roof. It has large picture windows, metal framed.

Inside, the front room is fitted out with neo-Tudor half-timbering. There is an arched brick fireplace in the kitchen. The meeting room is plainly fitted out, the original two rooms now conjoined with a folding partition in the opening.

2.3 Loose furnishings

There are no loose furnishings requiring particular mention.

2.4. Attached burial ground

None.

2.5. The meeting house in its wider setting

The meeting house is placed on a corner site in a residential area close to the centre of Broadstairs. It is bordered by a high brick wall which encloses a small rear garden.

2.6. Listed status

Not listed. The building is an attractive design by Edgar Ranger (1888-1971), an interwar specialist in Arts and Crafts and Tudor designs, including the nearby Long Barn, built in 1925 for his own occupation and now listed Grade II. The meeting house is a modest and altered design, but in spite of (because of?) its diminutive scale it makes a positive contribution to the local scene. It would be worthy of inclusion in any local list.

2.7. Archaeological potential of the site

Low. Title deeds show the site as yet undeveloped in 1884.