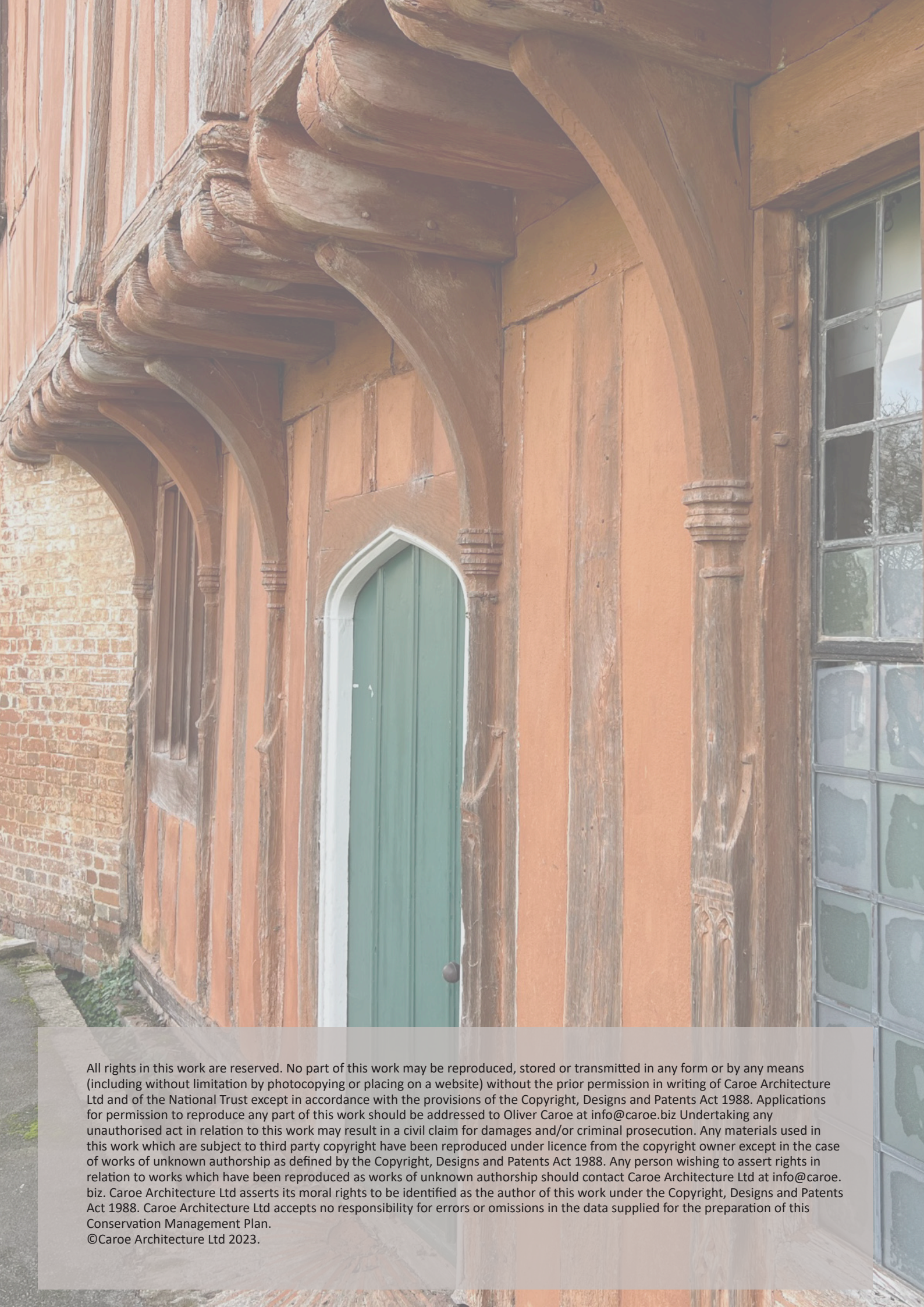




Hadleigh Guildhall Conservation Management Plan



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1. INTRODUCTION



1. INTRODUCTION

1. Scope and Purpose of CMP

1. Caroe Architecture Ltd (CAL) has been commissioned by the Hadleigh Market Feoffment Charity and Hadleigh Town Council to produce a Conservation Management Plan (CMP) for Hadleigh Guildhall to inform works to improve the usage of the building.
2. Additionally, it aims to serve as a valuable management tool for trustees of the building in the immediate to longer term, guiding the ongoing day-to-day conservation of the building as well as when considering proposals for change. Work on this CMP commenced with a site visit in October 2022.
3. This report provides an overall assessment of the history and significance of Hadleigh Guildhall, including the nineteenth-century 'Town Hall' range, as well as a consideration of its setting and the local area. It incorporates original research from both fabric analysis and archival sources.
4. The approach upheld in this CMP is based on *Conservation Principles, Policies and Guidance* (English Heritage, 2008) and *Conservation Planning Guidance* (National Lottery Heritage Fund, 2021).
5. This type of report is required under Paragraph 189 of the *National Planning Policy Framework* (NPPF, 2019) and is encouraged by Historic England and local authorities. The national approach to stewardship of the historic environment is further endorsed and encouraged by international conventions and documents including the *World Heritage Convention*, the *Convention for the Protection of the Architectural Heritage of Europe*, and the *European Convention on the Protection of the Archaeological Heritage*.
6. The structure of this CMP falls into two main sections: Understanding and Significance. The Understanding section (Section 2) is in two parts – it opens with an analysis of Hadleigh Guildhall in terms of its social history (Section 2A) and then in terms of the structure, fabric and setting of the building itself, including how this has developed over time (Section 2B).
7. The preparation of this CMP has included consultation with statutory stakeholders. This was carried out on 21st April 2023 at an online meeting. Those in attendance included Historic England, Historic Buildings and Places,

the Victorian Society and Babergh Council. Participants were given access to a draft version of this document, including phasing and significance plans. Their comments have been incorporated in this revised draft.

2. List of Elements

- The Market House (demolished)
- The Market Hall (north range)
- The Guildhall – also used to refer to the whole complex (east range)
- Kitchen (detached)
- The Town Hall (south range)

3. Statutory Designations and Planning Controls

1. Hadleigh Guildhall is Grade I listed, excepting the Kitchen and the Town Hall range which are both designated Grade II.
2. Listed Building Consent (LBC) applications are required for works to a Grade I or Grade II* listed building, or alterations, or proposed demolition of a Grade II listed building. In addition, the local authority must consult Historic England on planning applications which may affect Grade I and II* listed buildings or their settings.
3. Finally, the local authority must also consult the appropriate National Amenity Societies (including the Ancient Monuments Society and the Society for the Protection of Ancient Buildings) on all applications involving the partial or total demolition of a listed building.
4. Hadleigh Guildhall is situated within the Hadleigh Conservation Area. A Conservation Area is an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
5. At a national policy level, Section 16 of the *National Planning Policy Framework* (NPPF, revised 2021) sets out policy with regard to conserving and enhancing the historic environment. Paragraphs 189, 190, 192, 193-199, are of particular relevance and importance when considering development proposals affecting heritage assets and their setting.

1. INTRODUCTION

6. At a local level, Hadleigh falls within the jurisdiction of the Babergh Local Plan, adopted 1st June 2006 (under review at time of writing).
 7. The following Local Plan policies are of direct relevance to Hadleigh Guildhall and its setting and seek to offer protection to/enhancement of the significance of the historic environment comprising heritage assets and their setting:
 - *CN01 All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location.*
 - *CN06 Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should:*
 - ◇ *preserve the historic fabric of the building, and ensure that all proposals to remove by demolition, or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact;*
 - ◇ *retain all elements, components, and features which form part of the building's special interest and respect the original scale, form, design and purpose of the architectural unit;*
 - ◇ *not conceal features of importance or special interest;*
 - ◇ *be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;*
 - ◇ *retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings...*
 - ◇ *use appropriate detailing, finishes, and colours, both internally and externally;*
 - ◇ *respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout; and*
- ◇ *comply with Annex C of PPG 15.*
 - ◇ *CN18 Planning permission will not be granted for development in the areas of archaeological interest in Hadleigh and Sudbury Town Centres without ensuring that adequate provision has been made to record archaeological deposits.*

4. Gaps in Knowledge

1. The medieval stair block adjacent to the Market Hall warrants closer consideration, a rare survival.
2. The current survey has raised doubts with some aspects of the previous interpretations, but hasn't enabled them to be fully reappraised. Neither of the previous accounts devotes any serious amount of space to the later phases, which could be documented more thoroughly with a gazetteer-like approach.
3. The cellar extent has not yet been fully resolved.
4. Understanding of the Town Hall would benefit from sourcing William Parkes Ribbans' architectural drawings.
5. The historical uses of the Town Hall's first floor in the nineteenth century could be better understood. Though loosely characterised in the present survey as a place of governance and administration, with rooms for public meetings or gatherings, the specifics of this were considered beyond the scope of the present report. Further questions may include, which events and meetings were held? And why was the range needed at this time? Surviving archival sources and oral histories, including booking records, newspaper cuttings and photographs from this period have been highlighted by the archivist and a study of these could provide this detail — and benefit the understanding of civic buildings of this period more generally.

1. INTRODUCTION

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2A. UNDERSTANDING THE SOCIAL HISTORY

2A. UNDERSTANDING THE SOCIAL HISTORY

1. Introduction and Executive Summary

1. This section of the CMP sets out the social history of Hadleigh Guildhall from its earliest inception, when six Hadleigh men were leased land with market rights near the churchyard in 1419.
2. In 1438, a group of Hadleigh citizens purchased the site. This group evolved into the Market Feoffment Charity, who still operate Hadleigh Guildhall (though it is run by Hadleigh Town Council, its sole trustee).¹
3. Following the erection of the Guildhall range in c.1449, the Charity oversaw the use of the site by religious gilds.² It had a variety of additional uses. In the medieval period, it hosted almshouses and served as a commercial space (including a wool hall).
4. During the seventeenth and eighteenth centuries, Hadleigh Guildhall remained a key civic centre, hosting important public functions including the Sessions of Peace, the Town Council Chambers and the Treasury.
5. By the end of the eighteenth century, the site had been adapted to facilitate further civic functions, including the creation of an Assembly Room on the first floor to the northeast of the complex. At this time, it also hosted a Sunday School and a workhouse (first established in c.1577), where inmates were employed in the spinning of yarn.
6. By the end of the nineteenth century, the site hosted a corn exchange, fire engine house, and continued its use as an educational establishment and civic centre. Strikingly, by this time, the site was in use by the town fire department, a fire engine kept in what is now the archive.
7. At the start of the twentieth century, a corset factory opened in the Old Town Hall, employing up to 100 staff. This was closed by 1925. The Council Chamber was subsequently adapted to host meetings of the Hadleigh Urban District Council.
8. During the Second World War, the site was used as a recreation space for soldiers, a stage located on the first floor of the Town Hall. The Army was billed for a fire in February 1942 which destroyed furnishings in this area.
9. In 1986, Hadleigh Guildhall was deemed unsafe by a fire officer's report and closed. It was re-opened in 1990 and Town Council offices and meetings returned. It continues to be used as office and meeting space, hosts the town archive and is a valued community events space.
10. Hadleigh Guildhall has a number of similarities with guildhalls in Suffolk of the late medieval period.³ Guildhalls at Aldeburgh, Laxfield and Fressingfield are located in similarly prominent positions, oriented towards open space and located close to the local manor house and churchyard. It also employs similar materials and adopts a similar plan as these comparators. However, Hadleigh stands out due to its evolution into a complex, reflecting its continued usage and importance to the community.

2. Key Figures, Uses and Works

1. The long history of Hadleigh Guildhall is recorded in a number of sources including court rolls, market charters, deeds, feoffment books, charity books, account books, and Parish diaries, together with more focused research like the Royal Commission's Historic Building Report on Hadleigh (1990), John Walker's *A Guide to the Architecture and Layout of Hadleigh Guildhall* (second edition, 2004), and the Hadleigh Society's ongoing compilation resource of the *Timeline for Hadleigh Guildhall*. The following table aims to pull together these sources to provide a summary history of Hadleigh Guildhall focusing on the owners, occupiers and uses of the guildhall at different periods.

¹ Section 2A 2 should be consulted for greater detail on the ownership and usage of Hadleigh Guildhall.

² Historians from Toulmin Smith onwards have generally preferred the terms 'gild' and 'gildhall', but these sit uneasily with established usage in relation to buildings still known as 'guildhalls'. Accordingly, 'Guildhall' is used here for the building, but 'gild' for the religious fraternities associated with it.

³ Section 2A 3 explores these similarities in more detail.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
'Six Hadleigh Men' (including Richard Semer), granted land by John Howard, Elizabeth Clopton and William Clopton of Toppesfield Manor.	2 Feb 1419	Town market place.	Six Hadleigh Men granted one piece of land beside the church yard known as 'Churchcroft', with 'a whole building thereon'; the town market and market rights were also given as part of this grant. ¹
'Three Hadleigh Men' – Trustees on behalf of the town designated by Richard Semer.	10 Aug 1433	Market House with Almshouses located underneath, what is described as a 'longhouse'.	Between 1419-1433, Churchcroft site had a 'whole building' and 'longhouse newly constructed beside the cemetery' with almshouses underneath. ²
William Clopton and Augustus Dunton, as new Trustees.	29 October 1438	Market House and Almshouses.	
Augustus, Richard and William Dunton; John Warde – Granted over by William Clopton for 'one red rose.' ³	18 Nov 1438	Market House and Almshouses.	
Hadleigh Market Feoffment Charity (HMFC) created	c.1438	Market House and Almshouses.	
HMFC (and gilds)	1449	Market House, Almshouses, new Guildhall Religious gilds used the Guildhall over this period, including Holy Trinity, Corpus Christi, St John the Baptist, Jesus, Our Lady, and St Thomas of Canterbury).	A piece of Churchcroft land (65.5'x34.5') sold for the construction of a two-storey timber-framed Guildhall for religious gilds. This was free-standing, with a cellar. 'The upper room [today's Old Town Hall)... was the focal point of guild activities where business was conducted, meetings and banquets held...Meals prepared in detached brick-built kitchen.' ⁴ Located in the

¹ Market Charter 1438, Hadleigh Archive 01/B/01. See also Hadleigh Society, *Timeline for Hadleigh Guildhall Complex* (December 2022).

² Ibid.

³ Suffolk Archives, Deed, SA/B E3/2/2. See also, *Timeline*.

⁴ Suffolk Archives. See also, *Timeline*, p. 3.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
			garden, this may have been built at the same time as the Guildhall.
HMFC (and gilds)	c.1451	Market House, Market Hall with two shops below, Guildhall, Almshouses. (Three buildings).	HMFC erects Market Hall, a new three-storey building with two shops below onto the existing two-storey Market House to the west. Jettied on two levels to the north, east and south. ⁵ 'On the ground floor, there was a cross passage through from the churchyard to the market ground with shops either side. After 1496, this passageway was used by the gilds to process from the Guildhall to the middle door on the south side of the church...' ⁶
HMFC (and gilds)	1469	Almshouses below the Market House with Cloth Hall being on first-floor chamber. Guildhall and Market Hall with shops and chambers below. (Total of three buildings).	The first mention of the adaptation of the Market House interior to host a Cloth Hall: 'a place where clothiers and other merchants could trade without their merchandise being damaged in the market ground, particularly during inclement weather.' ⁷
HMFC (and gilds)	1469	Almshouses below the Market House with Cloth Hall being on first-floor chamber. Guildhall and Market Hall with shops and chambers below. (Total of three buildings).	The Market House seems to have become synonymous with Cloth Hall, with Almshouses underneath. The Market Hall had two butchers' shops, priests' chambers, and a wool house. 'It is unknown whether the very first building to be recorded in 1419 remained on site.' ⁸
HMFC (and gilds)	Mid to late 15 th century.	Market House, Market Hall and the Guildhall.	The Guildhall is extended to the north, filling the gap with Market Hall.

⁵ Suffolk Archives, E3/2/2-4. See also, *Timeline*, p. 3.

⁶ *Timeline*, ibid.

⁷ Ibid.

⁸ Ibid., p. 4.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
HMFC (Guildhall ownership taken by King Henry VIII/The Crown)	1547	HMFC continued to use the Market House with Cloth Hall being on first-floor chamber and almshouses below; and Market Hall with shops and chambers below. However, the Guildhall was confiscated to the Crown during the Reformation.	
HMFC (Guildhall was in ownership by Elizabeth I – sold to William James and John Grey, who then sold it to Henry and Richard Wentworth of Offton ⁹)	c.1571	Market House and Market Hall continue to be in use by the town.	
HMFC (Guildhall owned by Wentworths but arbitration allowed the Town to buy it back. This was done by four Hadleigh clothiers: Robert Rolfe, John Turner, Thomas Alabaster and Thomas Parkin on behalf of the town. They are later repaid by the town in 1578) ¹⁰	1573	Market House, Market Hall, and the Guildhall. At this point, Hadleigh Guildhall is believed to have been approx. 125 years old with a jettied first floor to the west and east.	
HMFC	c.1577	Workhouse for children set up. Hadleigh was one of the earliest places to have such an arrangement.	
HMFC	1619	Market House and Market Hall still in use for business/town use. Guildhall in use as a workhouse for children, but following the charter of incorporation in 1618, the Guildhall becomes the location for Sessions of Peace,	It is possible there was some general renovation as room uses changed and expanded for civic purposes and the local community.

⁹ Hadleigh Archives, *Guildhall Arbitration Award*, HA 005/P/01. See also, *Timeline*, p. 5.

¹⁰ Ibid.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
		the Town offices, storage, and even the Town Treasury. ¹¹	
HMFC	1627	Market Hall seems to have been the location of a Grammar School from an unknown date, but in 1627 it is moved from upstairs in the Market Hall to upstairs in the Market House (with Almshouses underneath) and the space repurposed as a 'Wool Hall'. ¹²	Market Hall is repurposed from a school to a Wool Hall, with associated internal works.
HMFC	1635	The Grammar School referred to as being located in 'The Nest' from 1632, 'with its 12 pupils... in a building shared with the almspeople; it adjoined the present building on the west (the section demolished in 1884). ¹³	Chimney inserted in the Grammar School, new seats and windows glazed. ¹⁴
HMFC	1638	Two-storey medieval kitchen managed by William Fowler since 'at least 1619' dies, his wife Widow Fowler takes over. ¹⁵	
HMFC (Philip Foorth – only surviving feoffee, transfers deed to John Alabaster (Mayor), William Richardson and Edward Beaumont 'for the continuance of the premises	1642	The Deed notes that the premises are for the use of the Inhabitants of Hadleigh.	

¹¹ Hadleigh Archives, Ordinances 1619, HA 003/G/01; Sessions of Peace (1618-1625) HA 004/D/01; Book of Court Record, HA 004/E/01; Book of Oaths 1618, HA 004/B/01; Market Charity Book, HA 004/G/01. See also *Timeline*, p. 9.

¹² Hadleigh Archives, Governance of the Wool Hall 1627, HA 003/C/03. See also *Timeline*, p. 10.

¹³ *Timeline*, p. 10.

¹⁴ *Ibid.*

¹⁵ *Ibid.*

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
to the use of the Inhabitants of Hadleigh'.) ¹⁶			
HMFC	1650-1750	The Guildhall complex (thenceforth referred to as Hadleigh Guildhall) over this period has been noted to include: the Guildhall, Town Hall, Wool Hall, Assembly Room, Grammar School, Almshouses and Workhouse	
HMFC	1756		Sections of Hadleigh Guildhall demolished to include: Old workhouse building, four old shops, and the Smith's Mountebank Stage. ¹⁷
HMFC	1787	Workhouse	Workhouse underwent significant alterations. ¹⁸
HMFC	1789	The Guildhall, Town Hall, Wool Hall, Assembly Room, Grammar School, Almshouses and Workhouse (c.1776 with the capacity for 100 inmates). ¹⁹	Hadleigh Guildhall was widened by building up walls to the edge of the overhanging floor. This work is noted to have been done by 'Corder the Carpenter'. Date can be seen on East wall. Paid for by the Vestry, which then had the rent for the next 10 years. ²⁰
HMFC	1792	Guildhall, Market Hall (with new Assembly Room), Market House, Workhouse and Almshouses. The Assembly Room was rented by Mr Hardacre (Church organist) for four proposed balls at 10s 6d per night.	The Hadleigh Society <i>Timeline</i> says that the wall under the Guildhall Chamber next to churchyard was in decay so it was rebuilt in brick. The Market Hall (the part of Guildhall facing the churchyard) had its jetty underbuilt with brick; The Market House was also extended to the east and the second floor removed to form an

¹⁶ Hadleigh Archives, Deed of Guildhall with all Houses, etc. 1642, HA 005/Q/01. See also *Timeline*, p. 10.

¹⁷ Hadleigh Archives, Market Charity Book, HA 04/G/01. See also, *Timeline*, p. 12.

¹⁸ *Timeline*, p. 13.

¹⁹ W.A.B. Jones, *Hadleigh Through the Ages* (Ipswich: East Anglian Magazine, 1977).

²⁰ Jones, p. 197. See also, *Timeline*.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
			Assembly Room (today's Council Chamber) with minstrel gallery on first floor. ²¹
HMFC	1794	<p>Guildhall, Market Hall with Assembly Room, Market House, Workhouse.</p> <p>The Assembly Room is leased out for various events, including a private school which ran until 1803, and a Sunday School.</p>	
HMFC	1796	<p>Guildhall, Market Hall with Assembly Room, Market House, Workhouse</p> <p>The Sunday School arranges with the Feoffees to use the Assembly Room for £2.2s per annum.</p> <p>Workhouse inmates are employed at the Guildhall in spinning yarn to sell to Norfolk weavers.²²</p>	
HMFC	L18C	<p>Guildhall, Market Hall with Assembly Room, Market House, Workhouse.</p> <p>New Rules and Regulations for the Workhouse set out daily routine for inmates and responsibilities of the Governor. Required to be visible in the Workhouse and read aloud once a month by Governor.²³</p>	

²¹ Market Charity Book: HA 04/G/01

²² Ibid, p. 15.

²³ Ibid.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
HMFC	1813	Guildhall, Market Hall with Assembly Room, Market House, Workhouse.	The Feoffees agree to build a Corn Exchange on the Market Ground. ²⁴
HMFC	1831	Guildhall, Market Hall with Assembly Room, Market House, Workhouse. The Assembly Room to be used as a school room for the Girls' School on the National System. ²⁵	
HMFC	1836	Guildhall, Market Hall with Assembly Room, Market House, Workhouse. John Harr King noted to occupy the Workhouse for one year for £10. ²⁶	Poor Law Amendment Act of 1834 results in the closure of Hadleigh's Workhouse within the Guildhall range.
HMFC	1839	Guildhall, Market Hall with Assembly Room, Market House, Workhouse. 99 year lease of the Market House granted to Archdeacon Lyall	
HMFC	1841	Guildhall, Market Hall with Assembly Room, Market House, National School, Almshouse. There is reference there to Dean Knox visiting the 'Old People in the churchyard (Guildhall) Poor House.' ²⁷ Poor House presumably meaning the Almshouse.	

²⁴ Ibid, p. 18. See also, Hadleigh Archives, Market Charity Book, HA 04/G/01.

²⁵ Ibid.

²⁶ Ibid, p. 20. See also, Hadleigh Archive, Market Feoffment Book, 04/A/01/; Market Charity Book, 04/G/01.

²⁷ Ibid, p. 21. See also, Suffolk Archive, Hadleigh Parish Diary 1841-44, SA/B FB81/C10/1.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
		Sunday School still being held in the Assembly Room.	
HMFC	1842	Guildhall, Market Hall with Assembly Room, Market House, National School, Almshouse (at this time, Boys School had 83 boys, and the Infant School had 55 boys and 75 girls). ²⁸	
HMFC	1843	Guildhall, Market Hall with Assembly Room, Market House, National School, Almshouse. Dean Knox noted to have attend various meetings at Hadleigh Guildhall, including a lecture on Astronomy in the Town Hall, and visiting residents of the Almshouse for tea and reading (also attended the previous year). ²⁹	
HMFC	1849	Guildhall, Market Hall with Assembly Room, Market House, National School, Almshouse. County Courts held on the first floor of the Guildhall (possibly in today's Old Town Hall). ³⁰	
HMFC	1851	Town Hall erected near Corn Exchange. Used for public events, with domestic quarters and small rooms below. ³¹	Builders John Nunn of Whatfield, and William Clarke of Hadleigh, hired to build a new Town Hall to the designs of architect William Parkes Ribbans of Ipswich. Constructed of red brick. ³²

²⁸ Ibid.

²⁹ Ibid, p. 22. See also, Suffolk Archive, Hadleigh Parish Diary 1841-44, SA/B FB81/C10/1.

³⁰ The Market Feoffment Minute Book 1849-50. Ref: HA 027/D/01.

³¹ Ibid, p. 23.

³² Ibid. See also Hadleigh Archives, HA 005/S/01.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
			Southern portion of the original Guildhall building was taken down to make way for this.
HMFC	1872	The Town Hall in use as warehouses leased by Henry Berham. Offices also noted to have been in use formerly by solicitors Messrs Newman and Harper. ³³	
HMFC	1873	A third schoolroom was set up in the Council Chamber (in today's Old Town Hall) leased for girls and infants by Rev Robert Thomas Wheeler and J T Muriel. ³⁴	
HMFC	1884-87	Guildhall, Market Hall with Assembly Room, Market House and National School.	The Market House is damaged by a storm of January 1884 and has to be demolished. ³⁵
HMFC	1888	Suffolk Regiment and Volunteer Battalion uses the Armoury in most easterly end of present HMFC offices (ground floor of Market Hall).	Change of use led to changes in fittings within the building; 'Wooden gun racks can still be seen.' ³⁶
HMFC	1892	Town Fire Engine kept in today's archive.	
HMFC	1897	Guildhall, Market Hall with Assembly Room, National School, Almshouse. Corn Exchange, Engine House, Offices for market business.	Several windows in the east wing of the Market Hall overlooking the churchyard were enlarged. ³⁷
HMFC	1901	Messrs William Pretty & Son Corset Factory is opened in the Old Town Hall. Up to 100 girls employed.	Machinery installed for the Old Town Hall for corset factory.

³³ Ibid, p. 24. See also Hadleigh Archives, HA 005/S/02, Lease.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
HMFC	c.1915	Medieval kitchen now in use as a shed/chicken house, and storage area for a motorbike and then a car.	During WWI troops built a 'washplace' that later became the weighbridge, and old toilets were placed near the wall adjacent to the fire station. ³⁸
HMFC	1925	Closure of the corset factory which had been located in the Old Town Hall. Repurposed as Council Chamber for Hadleigh Urban District Council meetings. ³⁹	Room refurbished to reveal a crown post, roof timbers and tie beams of oak; original panelling uncovered. ⁴⁰
HMFC	c.1939-45	WWII REME erected a stage in New Town Hall. Old Town Hall used as a recreation room for soldiers.	Construction of a stage. A fire in Feb 1942 destroyed furnishings in New Town Hall for which the military was billed. ⁴¹ Hadleigh Guildhall roof repaired in 1943.
HMFC	1946	Guildhall, Corn Exchange, community rooms/offices.	Electric lighting installed in Old Town Hall.
HMFC	1958	Garage (archive room), Storerooms for Hadleigh Militia, Meeting Rooms, Town Hall, Kitchen, etc. Part of Hadleigh Guildhall leased as Parish Rooms (to the church).	
HMFC	1962		Restoration of Hadleigh Guildhall begins.
HMFC	1970	Corn Exchange sold to Barry Humphries Newsagent	

³⁸ Ibid, p. 25. See also, Hadleigh Archive, HA 005/S/06.

³⁹ Ibid, p. 26.

⁴⁰ Ibid.

⁴¹ Ibid.

2A. UNDERSTANDING THE SOCIAL HISTORY

OWNER	DATE OF OWNERSHIP	ELEMENTS OF HADLEIGH GUILDHALL (INCLUDING USES/FUNCTIONS)	WORKS
HMFC	1978	New Town Hall, Old Town Hall, Assembly Room, Garage, Store, Weighbridge and Yard Rooms. ⁴²	
HMFC/HTC	1986	Hadleigh Guildhall deemed unsafe for public use by fire officer's report and closed. Trusteeship transferred to Hadleigh Town Council.	
HMFC/HTC	1989	Three rooms in use for weddings.	Major refurbishment programme begins.
HMFC/HTC	1990	Reopened partially for public use. Town Council offices and meetings eventually return to Hadleigh Guildhall.	Survey carried out by RCHME, entrance to Town Hall from the Market Place is enlarged, toilets built on both floors and lift installed. ⁴³
HMFC/HTC	1994	Offices, meetings, and public venue.	Refurbishment completed. Formation and registration of charity The Friends of Hadleigh Guildhall. ⁴⁴
HMFC/HTC	1997	Offices, meeting space, public venue.	Guildhall Garden opened.
HMFC/HTC	2005	Offices, meeting space, public venue.	Conservation works on 'Grand Hall' ceiling in the Town Hall completed. New timber location signs affixed.
HMFC/HTC	2008	Offices, meeting space, public venue	
HMFC/HTC	2019-present	Offices meeting space and public venue.	Miscellaneous non-material update works carried out. This includes; modernisation of kitchen on first floor in Old Town Hall and general redecoration of interior walls and two main staircases near the Market Place frontage.

⁴² Ibid, p. 28.

⁴³ Ibid.

⁴⁴ Ibid, p. 29.

2A. UNDERSTANDING THE SOCIAL HISTORY

3. Hadleigh Guildhall in the Context of Other Guildhalls of the Period

1. Guildhalls in the fifteenth and sixteenth century were part of a range of community buildings used by locals to manage their economic, religious and social concerns. Depending on the area of the country they were located in, they could also be referred to as church houses, town halls, and market halls and were usually erected in the centre of towns.
2. In 2020, Dr James Weir completed a PhD thesis at the University of Oxford that looked specifically at these building types, including Hadleigh Guildhall. Those selected by Weir for comparison each held similar attributes: they were constructed with two-storeys, and each had a complete ground-floor with a first floor hall above, and a staircase (either internal or external) that could reach the first-floor independently, by-passing the ground floor.
3. They also all shared a similar public position within their towns, being located in 'an identifiable open space, such as a village square, marketplace, or simply a widened thoroughfare'.¹ Entitled *Aula Communitatis: The Community Hall in England, c. 1400-1640*, this section draws from Weir's doctoral research to shed further light on guildhalls of the period located in Suffolk.
4. Guildhalls of the late medieval period, such as at Hadleigh, seem to have most often been orientated towards an open space and were located on the edge of a churchyard, sometimes with a close position to the local manor house.² In Suffolk, other notable comparable guildhalls are located in Aldeburgh, Laxfield, and Fressingfield. Of these, it is interesting to note that Hadleigh is the oldest by at least sixty years.
5. Aldeburgh's guildhall, known as Moot Hall (figure 1), is estimated to have been built in the mid-sixteenth century around the time of the town's incorporation in 1547.³ It was referred to both as a guildhall and as a town house, and was used

both for religious and civic administration. It is two storeys in height, with a jettied first floor. Its first-floor hall measures 59m².⁴ Timber-framed, the ground floor was once open for market stalls and also held prison cells. Today, much like Hadleigh, it is still in use by the local town council but with a museum sited on the ground floor.⁵



Figure 1: Moot Hall, Aldeburgh, Suffolk (Historic England).

6. Laxfield's Old Guildhall (figure 2) is situated on the south side of the marketplace, just 45m from the church, and was constructed around 1520 for the Guild of St Mary.⁶ It is thought the current building may have replaced an earlier guild building known as 'Le Cherchehouse'. It is also timber-framed, with two storeys, the first being jettied and a queen-post roof. The first-floor hall measured 84m².⁷ Today, the first floor is in use as a museum, whilst the ground floor is let for commercial ventures.
7. Fressingfield's Old Guildhall (now known as the Fox and Goose Inn) is located just 30m from the church of St Peter and Paul (figure 3). It was built around 1508/9, timber-framed with two-storeys, a jettied first floor to the north and east, and a brick-nogged frontage. The first-floor hall measured 103m².⁸ It seems to have been used predominantly for church events. By 1615, it became referred to as the 'Town House' and by the late nineteenth century it was known as the Fox and Goose.

1 James Weir, 'Aula Communitatis: The Community Hall in England, c. 1400-1640', (Unpublished PhD thesis, University of Oxford, 2020), p. iii.

2 Ibid, p. vi.

3 Ibid, p. 152.

4 Ibid, p. 350.

5 Ibid, p. 152.

6 Ibid, p. 153.

7 Ibid, p. 350.

8 Ibid, p. 350.

2A. UNDERSTANDING THE SOCIAL HISTORY

8. Of these four Suffolk examples, Weir observed that two (Fressingfield and Hadleigh) are similarly located on the edge of churchyards, each with one long elevation facing the churchyard and (formerly) one elevation facing an open space.⁹ Each have nearly the same size halls on both ground and first floor levels, and both ground floor halls were likely accessed by cross-passages.¹⁰ They also both provided first floor access via an external staircase.
9. Aldeburgh's Moot Hall and Laxfield's Old Guildhall share similarities in that they were both constructed in central, open spaces but detached from their local churchyards.¹¹ Moot Hall, however, seems to have been more focused on commercial premises on the ground floor, with rooms for up to six small shops extant. Laxfield's, sited on a widened thoroughfare, had much larger internal rooms.
10. Weir asserts that integrated fireplaces were not a common original feature of guildhalls in East Anglia, likely due to their timber construction, so external kitchens – such as the one seen at Hadleigh – were likely more the norm, reducing fire risk.¹²
11. In summary, whilst Hadleigh Guildhall grew into a more complex site than some of its nearby contemporaries, it shares several key similarities that mark it as an important local community building of the late medieval period. These include location, orientation, plan-form and materials. Their survival and use to the present day continues to mark them as important community buildings.

9 Ibid, p. 328.

10 Ibid, p. 339.

11 Ibid, p. 340.

12 Ibid, p. 352.

2A. UNDERSTANDING THE SOCIAL HISTORY



Figure 2 (above): Laxfield's Old Guildhall, Suffolk (Historic England).
Figure 3 (below): Fressingfield Guildhall (Suffolk Guildhalls website).





2B. UNDERSTANDING THE BUILDING

2B. UNDERSTANDING THE BUILDING

1. Introduction and Executive Summary

1. Hadleigh Guildhall lies between Hadleigh's medieval marketplace and St Mary's churchyard to the north. Five principal buildings are distinguished in historical records: the medieval Market House (demolished), Market Hall, Guildhall (later ground-floor workhouse and first-floor (Old) Town Hall), and detached Kitchen (now a stabilised ruin), and the Town Hall of 1851.
2. A building on the site of Hadleigh's market is first documented in 1419. A different building generally referred to as the Market House, built on two storeys with almshouses on the ground floor, was described as newly built in 1433. This appears to have survived until it was demolished following storm damage in 1884.
3. Hadleigh Guildhall originated in or shortly after 1449, when the site for building it was granted. It was built at right angles to the churchyard boundary and was originally freestanding. It consisted of two storeys and a cellar and was built partly of brick (the cellar and the east wall of the ground floor) and otherwise in timber framing. The detached brick kitchen to the west may be contemporary.
4. The present Market Hall appears to have been built around 1451. It faced the churchyard to the north, abutted the Market House to the west and incorporated a cross-passage respecting a right of way leading from the market to the churchyard. This was exploited by the positioning of shops facing on to both sides of the passage. The three-storey structure was timber-framed and double-jettied to north and south. It is argued here that a double-jettied stair block attached to the south-west corner, and originally overlapping the east end of the Market House, was an integral part of the design of the Market Hall, and was probably executed at the same time.
5. At an unknown date after 1451, probably in the mid- or late fifteenth century, the Guildhall was extended northwards to meet the Market Hall and overlap its projecting stair block, from which new access to the upper floor was derived. It appears that the present crown-post roof over the full length of the Guildhall is substantially of the same period. It has been suggested that the extension dates from as late as the late sixteenth century, but this seems implausible on stylistic grounds, a late fifteenth-century date being likelier.
6. Following the suppression of religious guilds in 1547, the Guildhall became Crown property. It passed into private hands in 1571 but two years later a successful legal action by four Hadleigh townspeople reclaimed it for the town and by 1577 the ground floor was in use as a workhouse funded by the parish vestry, a use which continued until 1836. Two external brick stacks were added against the west wall. The jetty on the east side of the Guildhall was underbuilt in brick in 1789, as recorded by a datestone.
7. The Borough was incorporated in 1618, and administration by the Chief Inhabitants (as they were known) was replaced, albeit with negligible change of personnel, by the governance of a mayor, eight aldermen and sixteen chief burgesses. Business was conducted in the Market Hall, with a council chamber believed to have been established in the eastern portion of the first floor. It was served by an inserted seventeenth-century brick stack, possibly dating from 1669, the date of an inscription on one of the fireplace lintels. The timber-framed stair compartment in the re-entrant angle formed by the Market Hall and the Guildhall was probably added in the mid-eighteenth century. It contains elements of a stair of about this date, and its principal purpose seems to have been to convey visitors directly to the council chamber. The Market Hall was more considerably altered in 1792 when the eastern portion of the second floor was taken down to facilitate the creation of a first-floor assembly room (now the council chamber) with a tall, coved ceiling and a small musicians' gallery. The first-floor jetty was underbuilt at the same time.
8. The new Town Hall was designed by William Parkes Ribbans of Ipswich, architect, and built in 1851. It is a substantial Italianate design in red brick with ashlar dressings, with a pronounced piano nobile over a low, basement-like ground floor. The principal elevation fronts Market Place to the south. A small extension was added at the west end between 1884 and 1902. Probably around 1925, a large first-floor Venetian window, closely matched to the original detailing, was inserted in the south front. At the same time the carved Hadleigh arms were repositioned and a roof-mounted lantern was removed.
9. After the Market House was demolished, it was replaced about 1887 by the much smaller caretaker's house. This is a compact brick dwelling on two storeys incorporating re-used framing on its north elevation.

2B. UNDERSTANDING THE BUILDING

2. Summary Timeline

1. Below is a general timeline that captures key points in the historic evolution of Hadleigh Guildhall and the local area. It draws from the work of the Hadleigh Society in their ongoing *Timeline* research, and from materials in the Hadleigh Archive.

1250	Building of first stone church and approximate beginning of wool trade.
1252	Grant of a weekly market and yearly fair to the Lord of Toppesfield.
28 Jan 1374	The earliest reference to a gateway, Le Cartegate (once sited on the northern edge of the Hadleigh Guildhall site). A north to south routeway through Hadleigh passed underneath it.
1417	Survey by Monk Warden of an area near the Churchcroft/market site, which at that time contained a tiled house, the cemetery, a stable and a lane.
10 Aug 1433	The date mentioned in the Market Charter of 1438, referencing the earliest mention of the Market House. This document also describes the structure as 'newly constructed beside the cemetery of the church of Hadleigh' and refers to almshouses on the ground floor.
1438	Market rights transferred to 15 trustees, the origin of Hadleigh Market Feoffment.
c.1449	Guildhall erected to the south of the Market House.
1450	St Mary's altered and enlarged.
1451	Market Hall constructed, abutting Market House.
Mid to late C15	Guildhall extended northwards to meet Market Hall.
Mid-C15	Freestanding kitchen erected to the west of the site.
1469	The Market House hosted a Cloth Hall, a place for the display of textiles to be sold, with almshouses underneath.
1495	The erection of Deanery Tower.
1496	Passageway through the Guildhall forms gild processional route for gilds from Market Square to the gilds' porch of St Mary's Church.
1547	Dissolution of gilds, followed by a seizure of church and gild property.

2B. UNDERSTANDING THE BUILDING

c.1577	Workhouse established.
1618	Charter of Incorporation.
By 1627	Grammar school moved to upstairs in the Market House, having previously been upstairs in the Market Hall.
1686	Surrender of the Charter.
1756	Money received for the demolition of sections of Hadleigh Guildhall (including old workhouse building, four shops and the stage).
1792	Underbuilding of the Market House and creation of the Assembly Room by extending to the east and removing the second floor.
1813	Decision taken by the Feoffees to erect the Corn Exchange, next to the Town Hall.
1836	Workhouse closed.
1847	Railway opened.
1850	Exterior of church restored.
1851	Town Hall erected.
1884-87	West wing of the Market House (fronting the churchyard) was badly damaged in a gale, much of it was demolished.
1892	Town fire engine kept in what today is the Town Archive.
1894	Hadleigh Urban District Council (later Hadleigh Town Council) took over from the Local Government Board.
1882-1902	Stair turret added to the west of the Town Hall.
1901	Opening of a corset factory within the Guildhall range (closed in 1925).
c.1925	Insertion of a Venetian window into the centre of the south elevation of the Town Hall range and removal of lantern.
1926	The arrival of piped water supplies to the town.

2B. UNDERSTANDING THE BUILDING

1986	Closure of Hadleigh Guildhall, being deemed unsafe by the fire officer’s report.
1986-1994	Town Hall stair block expanded.
1990	Entrance to the Town Hall enlarged, toilets built on both floors and a lift installed.
1994	Completion of Hadleigh Guildhall refurbishment.
July 1997	The Guildhall Garden opened.
July 2005	Conservation work completed on the ceiling of the Town Hall.

2B. UNDERSTANDING THE BUILDING

3. Overview History of Site, Setting and Local Area

1. Hadleigh Guildhall is situated in the centre of Hadleigh, a town in South Suffolk, East Anglia, within the valley of the River Brett. To the south, the building fronts Market Place. To the north, the frontage is onto St Mary's Churchyard, a striking medieval context including the Church itself and Deanery Tower. To the east, detached from the Guildhall, the Hadleigh Corn Exchange (built in 1813) faces Market Place. To the west, a car park and modern health centre, within the original grounds of Toppesfield Hall.
2. The immediate setting of Hadleigh Guildhall is complex and highly significant. On the west side of the churchyard stands Deanery House, rebuilt in 1831-33 alongside William Pykenham's earlier Deanery Tower, a brick gatehouse tower of circa 1495.¹
3. The Market Hall possibly straddles an ancient right of way which was aligned on the former second porch on the south side of the church, forming a route for gild processions.
4. With the Church and Deanery Tower, the Market Hall and Guildhall stand to the west of the High Street and their position suggests that the Market Place, now narrowed to little more than a street's width, was formerly much more extensive. Within this area, particularly in the nineteenth century, civic and commercial buildings accumulated at the expense of open space.

Early History

5. Much of the town centre is designated within the Local Plan as an area of archaeological interest, including Hadleigh Guildhall.² There have been several notable findings from the Stone, Iron and Bronze ages, including a square barrow, dating to 800 BC - 401 BC uncovered to the

north of Hadleigh Guildhall, alongside Aldham Mill Hill.³ Excavations here have also revealed evidence of Roman settlement.⁴ First and fourth century pottery have been discovered, as well as fragments of roof tile and, from aerial photography, a large rectilinear enclosure – possibly the boundaries of a Roman villa.⁵

6. The earliest documentary reference to Hadleigh dates to the ninth century where it is named as the reputed burial place of the Viking king Guthrum, known for his conversion to Christianity following his defeat by Alfred the Great, which led to the establishment of 'Danelaw' in the eastern counties.⁶ Indeed, Hadleigh was likely a subjugate town under the Danelaw, referred to in this document as a *villa regis*, which translates from Latin as 'king's town.' This is further supported by Guthrum's burial in Hadleigh, as he was known to visit subjugate towns during his reign.
7. The bequest of Hadleigh to 'The Church of the Saviour in the city of Canterbury' by Byrhtnoth, Ealdorman of Essex, in the tenth century, had lasting implications for the town.⁷ Thenceforth known as a 'peculiar' of Canterbury, Hadleigh was granted exemption from the jurisdiction of its local diocese and was instead subject to the direct jurisdiction of the archbishop. This would shape both civic and religious history for the next 850 years.

Medieval

8. By the time of the Domesday Book, Suffolk was the most densely populated county in England, and would continue to grow rapidly.⁸ Hadleigh was no exception. In 1306 the population was around 1200.⁹ By 1327, its population was 1500. In just 50 years, by around 1377, and despite the catastrophic impact of the Black Death in mid-century, this had risen to 2500, becoming the 39th largest town in England.¹⁰

1 J. Bettley & N. Pevsner, *The Buildings of England Series: Suffolk* (2015).

2 Patrick Taylor (on behalf of Babergh District Council), *Hadleigh Conservation Area Appraisal* (Hadleigh: Babergh District Council, 2008), p. 7

3 <https://heritage.suffolk.gov.uk/Monument/MSF37158> [accessed 12th December 2022]

4 <https://heritage.suffolk.gov.uk/Monument/MSF14954> [accessed 8th December 2022]

5 <https://heritage.suffolk.gov.uk/Monument/MSF5174> [accessed 12th December 2022]

6 Byrhtnoth's will: CCA-DCC-Register P (f25v) & CCA-DCC-Register B (f200v).

7 Jones, p.12.

8 Barbara McClenaghan, *The Springs of Lavenham: and the Suffolk Cloth Trade in the XV and XVI Centuries* (Ipswich: W. E. Harrison, 1924), p.26.

9 Margaret Woods, *Medieval Hadleigh: the Chief Manor and the Town* (Layham: Margaret Woods, 2018), p.127.

10 Mark Bailey, *Medieval Suffolk: an Economic and Social History, 1200-1500* (New York: Boydell Press, 2007), p.193.

2B. UNDERSTANDING THE BUILDING

9. This growth was driven by the fact that, by the 1390s, Hadleigh was the most prolific manufacturing centre in Suffolk.¹¹ More than a fifth of its adult population worked in textiles, which incorporated a multitude of different jobs. Poll tax returns of 1381 show there were 11 clothmakers, seven fullers, six weavers, five cutters of cloth and three dyers.¹² Their work was checked by an Ulnager (or Alnager) who measured the cloth and looked for imperfections before sealing it. Suffolk had its own by the middle of the fourteenth century, as revealed by a seal found in a field near Hadleigh: circular, with a leopard's face surmounting a fleur-de-lis providing a stylistic date of 1340.¹³
10. In the late fifteenth and early sixteenth centuries, the Suffolk cloth trade was at its height. 5188 cloths were produced between 1468 and 1469, outstripping any other county in England.¹⁴ By comparison, Essex produced only 2627 in that year. Suffolk became known for its practice of dyeing the wool before it was spun. Hadleigh in particular was renowned for the distinct blue colour of its cloth and the production of straits (a kind of light, less costly cloth).¹⁵ Products of the Suffolk textile industry were exported nationally, to Europe and beyond.¹⁶
11. There were numerous unsuccessful initiatives for the incorporation of Hadleigh in the medieval period.¹⁷ Incorporated towns (borough towns) at this time included Ipswich, Bury St Edmunds and Dunwich. Leading residents of these towns were granted exemption from paying tolls, both at home and across England. In return, they were required to adopt responsibilities including the administration of the market, the collection of rent and the running of the borough courts. In short, incorporated towns were granted flexibility from seigneurial authority; 'free islands in feudal seas.'¹⁸
12. Mark Bailey has suggested that Hadleigh's failure to incorporate in the medieval period demonstrates a loose social structure here at this time.¹⁹ Manorial institutions provided the flexibility to instate a regulatory framework which facilitated personal freedoms and commercial success, side-stepping the need to distance commerce from the local landowner.
13. There is no better demonstration of this commercial freedom than the market at Hadleigh, granted to Toppesfield Manor in a Market Charter of 1252. This was held weekly on a Monday, with a three-day Michaelmas market at the end of September.²⁰ The original trading site was from Soddington Street (the southern end of the present High Street) on the east to the entrance of Topplesfield Hall on the west and from the churchyard in the north to Duck Lane (now Duke Street) to the south (figure 4).²¹ This was first leased to a consortium of local men, then placed in the hands of trustees, who ran the market with commercial interests at heart.
14. The Market House was erected on this site in c.1433.²² This formed most of the northern range of the present-day Guildhall. This no longer survives (demolished in the 1880s).
15. On or shortly after 1449, the then-freestanding Guildhall range was erected to the south of the Market House. A detached kitchen was also likely constructed around this time, to the west, to facilitate the use of the site by six gilds. This was accompanied by a Market Hall, abutting the Market House to the west, in 1451, facing the churchyard with a cross passage giving access to the market square behind.
16. In the mid to late fifteenth century, Hadleigh Guildhall was extended northwards to meet the Market Hall and a block erected onto the west of this extension. The present crown-post roof dates to this period.
17. St Mary's Church and Deanery Tower, which forms a piece with Hadleigh Guildhall in views

11 Bailey, p.173.

12 McClenaghan, p.4.

13 McClenaghan, p.5.

14 McClenaghan, p.26.

15 Sue Andrews and Tony Springall, *Hadleigh and the Alabaster Family* (Hadleigh: Self Published, 2005), p.144 ; Bailey, p.193.

16 Andrews and Springall, p.144.

17 Andrews and Springall, ch.5.

18 Bailey, p.151.

19 Bailey, p.142.

20 Andrews and Springall, p.64.

21 Andrews and Springall, p.64

22 Hadleigh Archives (henceforth HA), 01/B/01: Market Charter, 1438, reciting a document of 1419.

2B. UNDERSTANDING THE BUILDING



Figure 4: Boundaries of former market square (CAL).

from the east, both date to the medieval period. The former was first built in the thirteenth century, a narrow stone church (as long as the present Nave). This was enlarged in the mid-fourteenth century and modified in the fifteenth century, including with the replacement of aisle windows and the erection of a Vestry.²³ A porch was also added in this period, but has since been removed. Generous contributions from local merchants made such work possible, and this is reflected in the furnishing of the church at this time. The 1480 churchwardens account lists £175 worth of silver, or 20.57 kg.²⁴ St Mary's has since been restored, externally in 1850 and internally in 1871.²⁵

18. Deanery Tower was completed in 1495. It may have been intended as the grand gatehouse to the house of William Pykenham, rector of Hadleigh from 1472.²⁶ His death in 1497 prevented him from progressing further with his project. It is a very fine example of brickwork

from this period, with black diapering flanked by paneled and embattled turrets. The carved and moulded brick chimneys were renewed in 1830.

Early Modern

19. The Reformation in Hadleigh has been the subject of some historical debate. John Craig has sought to refute the notion of Hadleigh as the archetypal Protestant town.²⁷ This is derived from contemporary accounts which describe Hadleigh as a 'university of the learned', suggesting a smooth transition to Protestantism.²⁸
20. Instead, Craig presents this period as a turbulent one, characterised by the dismantling of its institutions and unrest. This is best reflected in the plight of the guilds and St Mary's Church. The former were dissolved, their possessions, including Hadleigh Guildhall, confiscated by the crown.²⁹ The latter, by 1608, had such a dramatic decline that its silver stocks – so impressive in the

²³ Andrews and Springall, p.9.

²⁴ Jones, p.21.

²⁵ Jones, p.133.

²⁶ Jones, p.25.

²⁷ John Craig, 'Reformers, Conflict and Revisionism: The Reformation in Sixteenth-Century Hadleigh' *the Historical Journal*, 42 (1999), pp.1-3.

²⁸ John Foxe (1563) in Craig, p.3

²⁹ The Guildhall was reclaimed by the town in 1573.

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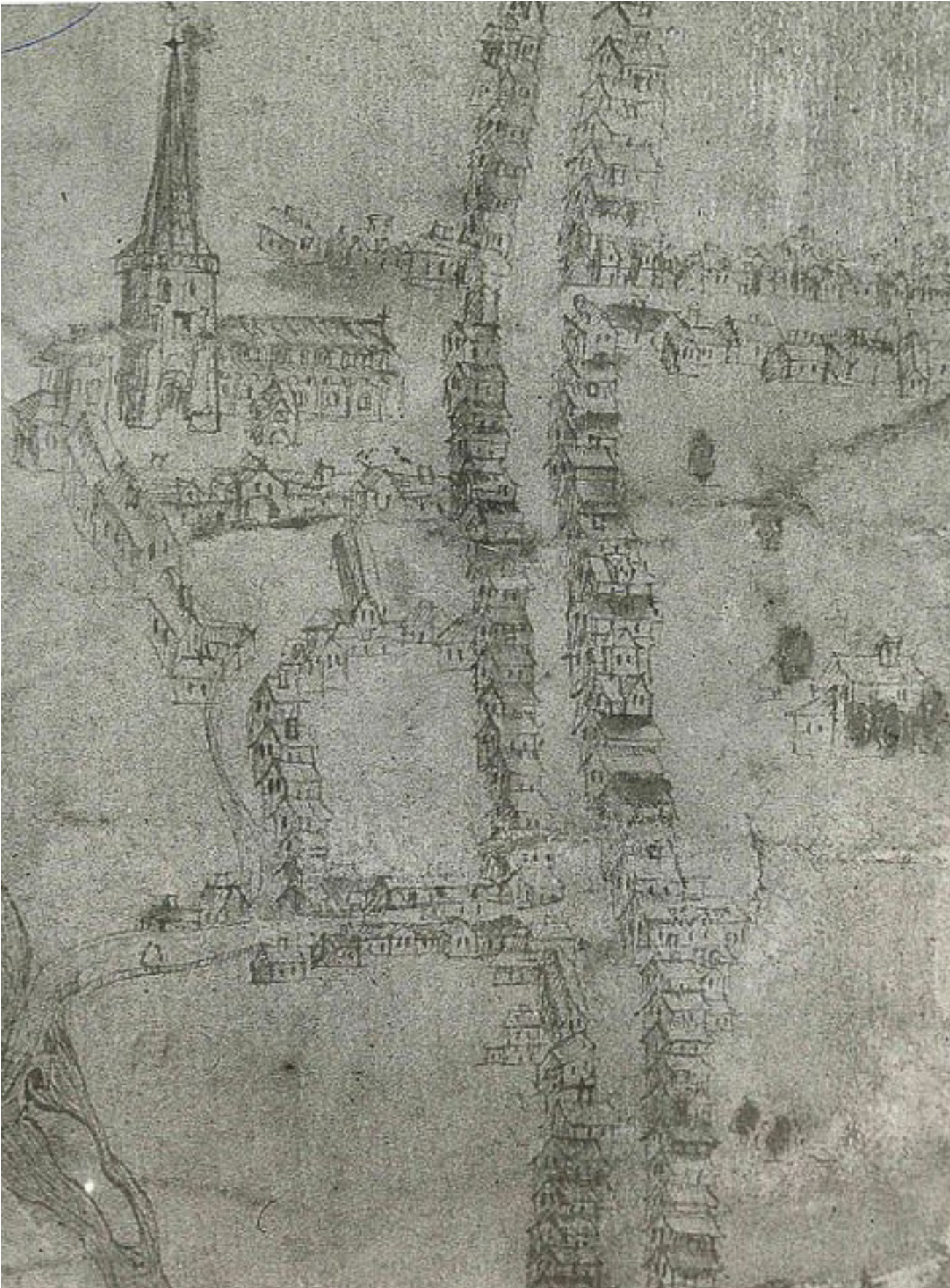


Figure 5: Hadleigh Estate Map detail, 1668 (Hadleigh Archives).

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fifteenth century – had been reduced to just one silver gilt cup.³⁰

21. In 1618, Hadleigh was finally incorporated, the last Suffolk town to be given a charter. With it came a number of benefits, including a recognition of the town on the national stage and a coat-of-arms, bearing three wool sacks (figure 6).³¹ The preface of the charter offers a favorable characterisation of Hadleigh in this period, described as having ‘laudibly exercised the faculty, art or misterie of maken woolen clothes [cloths] to the great reliefe of the poore inhabitants.’³² This is reflected in the usage of Hadleigh Guildhall as a workhouse from c. 1577.
22. This captures something of the social structure of Hadleigh at this time. Though a wealthy town, there was considerable inequality, with one family (the Forths) owning one eighth of the total taxable wealth of the town in 1524.³³ Despite this, by the 1590s, Hadleigh was home to the most complex array of poor relief of any English town, which assisted an unusually large percentage of its residents for an Elizabethan urban community. Between 1582 and 1594, 111 to 149 people were receiving relief annually, around four to five per cent of the town’s inhabitants.³⁴
23. The declining cloth trade made this especially important. With the coming of the New Draperies (including damask and worsted), demand for Suffolk cloth fell. The textile industry limped on by spinning for London and Norwich, which continued into the late eighteenth century – including at the workhouse within Hadleigh Guildhall.³⁵ There were some attempts to produce modern cloth, such as serges, though this was on a smaller scale.³⁶ Gradually, the cloth industry left Hadleigh.

Nineteenth and Twentieth Centuries

24. By the nineteenth century, industry had picked up again, demonstrated by the erection of

maltings and a mill for silk ‘throwsting’ (or throwing) and the arrival of Hadleigh station in 1847. It was this resurgence which stimulated the addition of another range known as the Town Hall in 1851. The upper floor of this was intended as a space for public functions. The ground floor, originally intended as a police station, would change uses many times, settling as an a bar/dining area in the twentieth century, which it remains to this day. The range was expanded between 1882 and 1902 to house a stair block.



Figure 6: Coat-of-arms on the Town Hall range (CAL).

25. By the 1880s, there had been considerable development along Angel Street and George Street. Other notable developments in the nineteenth century include the erection of the Corn Exchange. The decision was taken to build this in 1813 and it was restored in 1895.³⁷ This is a rectangular building of Suffolk brick, with a Doric portico.
26. Hadleigh is also notable for its associations with important figures in this period. The Deanery Tower was the first meeting point of the clerics associated with the foundation of the Oxford Movement and Thomas Woolner, sculptor, was born in Hadleigh.³⁸ He would go on to be the only

³⁰ Jones, p.48.

³¹ Andrews and Springall, p.144.

³² Hadleigh Borough Charter, 1618 (copy circa 1685), HA, 004/C/01.

³³ Andrews and Springall, p.11.

³⁴ Marjorie McIntosh, *Poor Relief and Community in Hadleigh, Suffolk 1547-1600* (Hatfield: University of Hertfordshire Press, 2013), pp.1-4.

³⁵ SA/B K2/4/1.

³⁶ McClenaghan, p.27

³⁷ Market Charity Book HA 04/G/01.

³⁸ <https://visithadleighsuffolk.co.uk/history/> [accessed 6 December 2022]

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Figure 7: Hadleigh children preparing sandbags during the Second World War (Hadleigh Archives).

sculptor of the Pre-Raphaelite Brotherhood and produced the colossal statue of Captain James Cook in Sydney.

27. Hadleigh experienced a turbulent history during the First and Second World Wars. Troops were billeted in the Congregational Church School in 1917 and Hadleigh aerodrome hosted the Royal Flying Corps Home Defence Landing Ground, opened in the same year.³⁹ In 1940, Friars Hall was requisitioned for use as an Army headquarters and, in 1942, a fire within the Town Hall destroyed fittings and furniture while in use by the military. On the 10th July 1940, eight bombs fell in the area. Another air raid the following year claimed one life.
28. The expansion of Hadleigh accelerated in the twentieth century, with new housing developments centered on the northwest. By 1924, the first 24 council houses had been built; by 1950 there were 144.⁴⁰ Between the 1950s and 70s commercial and housing development took place along Station Road and the Lady Lane Industrial Estate was opened in 1964, facilitating a move away from the traditional agriculture-based employment. By the 1980s, Hadleigh had expanded to a footprint similar to that of today.
29. In recent years, there have been two changes of note to the Hadleigh Guildhall site. Firstly, between 1986 and 1994, the stair block to the west of the Town Hall was expanded to facilitate the use of the ground floor as a bar/dining space. Secondly, a scheme of landscape works was completed to the inner courtyard of Hadleigh Guildhall. This is known as the Guildhall Garden.
30. Overall, environs of Hadleigh Guildhall to the east have a medieval character, with a number of highly significant medieval buildings fronting the churchyard. Conversely, to the west, a nineteenth-century character predominates, the medieval market square since lost.

³⁹ <https://hadsoc.org.uk/hadleigh-timeline/> [accessed 12 December 2022]

⁴⁰ <https://hadleightowncouncil.gov.uk/hadleigh-town/> [accessed 6 December 2022]

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4. The Guildhall and Market Hall

Introduction

1. The building known today as Hadleigh Guildhall is, in origin, two principal buildings, a Guildhall and a Market Hall, both of mid-fifteenth-century date. The second was a commercial building. The first, though it probably reflected the importance of the cloth trade in late-Medieval Hadleigh, had an underlying religious purpose. As David Crouch has written, 'The fundamental devotional purpose of a gild was the celebration of the cult of its dedication'.¹ Together with the lost Market House and the now ruinous Guildhall kitchen, they occupied a site extending from the south side of St Mary's churchyard to the north side of Market Place and bounded to the west by land belonging to Toppesfield Hall.
2. The Market Hall was aligned east-west overlooking the churchyard to the north. The slightly earlier Guildhall, forming a north-south range, was built to the south of the Market Hall and the two were originally detached; at an early date, however, the Guildhall was extended to meet the Market Hall, creating a T-shaped plan overall.
3. The Guildhall is discussed in Hugh Pigot's 1860 history of Hadleigh, which includes a short historical and descriptive account.² Additional information is provided in a modern history by W. A. B. Jones,³ one of several more recent studies. The late-sixteenth-century establishment of a workhouse in the Guildhall has been examined in detail in a detailed study by Marjorie Keniston McIntosh.⁴ Through its History Group, The Hadleigh Society, chaired by Margaret Woods, has re-examined the primary sources, many of them in the Hadleigh Archive at the Guildhall. An invaluable abstract was made available for the present work and forms the basis for references to primary archival sources in this report.⁵
4. The building was investigated by the Royal Commission on the Historical Monuments of England (RCHME) in advance of works in 1990, resulting in a detailed report and a series of analytical survey drawings.⁶ Associated photography is held by the Historic England Archive in Swindon. Tree-ring dating was attempted about 1990 without success.⁷ Some changes were made in the works that ensued under the direction of the architects Purcell Miller Tritton, so the RCHME drawings do not in all respects correspond to the present appearance of the building, which is recorded in recent survey drawings by Caroe Architecture.⁸
5. Further investigation was undertaken by John Walker and published in an incisive and well-illustrated guide focusing on the structural evolution of the building.⁹ By this time more of the timber framing had been exposed. Walker's investigation identified new evidence and arrived at interpretations significantly different from those offered in the RCHME report. It was accompanied by another attempt to date the timbers, again unsuccessful.¹⁰
6. This discussion of the building is based on observations made on 29 October and 1 December 2022 and on a review of existing information. Access was provided to all rooms in the building. Two roof-spaces – those over the

1 David J. F. Crouch, *Piety, Fraternity and Power: Religious Gilds in Late Medieval Yorkshire 1389-1547* (Woodbridge: York Medieval Press in assoc. Boydell Press, 2000), 3.

2 Hugh Pigot, *Hadleigh: The Town; the Church; and the Great Men Who have been Born in, or Connected with the Parish* (Lowestoft: Samuel Tymms, 1860), 16-19.

3 W. A. B. Jones, *Hadleigh Through the Ages* (Ipswich: East Anglian Magazine, 1977).

4 Marjorie Keniston McIntosh, *Poor Relief and Community in Hadleigh, Suffolk, 1547-1600* (Hatfield: University of Hertfordshire Press, 2013).

5 'Timeline for Hadleigh Guildhall Complex' (January 2023).

6 RCHME, 'Guildhall, Hadleigh, Suffolk', Emergency Recording report (1990). The 21-page report is accompanied by ground- and first-floor plans and a combined cross- and long-section of the Market Hall and Guildhall, and a second-floor plan and north elevation of the Market Hall. Drawings by John Morrey.

7 RCHME (1990), unpaginated.

8 Caroe Architecture, drawings 'as existing' (drawings dated 21 October 2022): cellar, ground-floor, first-floor and second-floor plans; north elevation of Market Hall; elevational long-section through Market Hall, looking south; elevational cross-section through Guildhall, stair block and house, looking north; south elevation of Town Hall.

9 John Walker, *A Guide to the Architecture and Layout of Hadleigh Guildhall*, 2nd edn, privately printed (2004).

10 M. C. Bridge, 'Dendrochronological Investigation of Samples from Hadleigh Guildhall, Suffolk', unpublished report (2003). The report notes (p. [1]) that the previous dating attempt was by Robert Howard of Nottingham University Tree Ring Laboratory, but the timbers proved undatable, and no report resulted. Dr Bridge feels that the samples he analysed remain unlikely to yield a statistically dependable date (personal communication, 9 January 2023).

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Guildhall and over the former assembly room – were not seen.

7. For convenience, the identifying letters applied by Walker to different roof trusses are adopted in the following report. This report will progress broadly chronologically, commencing with a discussion of the original Guildhall and ending with an exploration of later developments.
8. We are grateful for the assistance received from various people at the Town Council and in the History Group in the preparation of this report and for the assistance of the following: John Walker, who kindly allowed the use of his survey drawings, Dr Martin Bridge, who discussed the unsuccessful 2002 tree-ring dating attempt, Dr James Weir, who made available material from his doctoral research, and John Preston, who responded to a query about the 1977 record of the detached kitchen.

Outline of Development

9. The earliest market house is thought to be the ‘longhouse newly constructed beside the cemetery of the church of Hadleigh’ referred to in a market charter of 1433 and described as having almshouses beneath.¹¹ This is understood to have been immediately west of the present Market Hall and to have survived until the 1880s. The name ‘Markethouse’ first appears in a deed of 1438,¹² and by 1469 the upper floor was in use as a cloth hall.
10. An earlier building in the vicinity, referred to as a ‘whole building’ in references from 1419 onwards,¹³ may have been connected with the operation of the market and possibly incorporated the gateway mentioned as the Cartgate in documents as far back as 1374.¹⁴ It is notable that a gateway appears opening onto the churchyard on the bird’s-eye-view map of Hadleigh in a position just west of the Market Hall.¹⁵
11. The Guildhall is believed to have been built shortly after the Feoffees of the Hadleigh

Market Feoffment Charity sold a parcel of land in a plot known as Churchcroft (later Market Ground), identified as lying on the south side of the churchyard, in 1449.¹⁶ The earliest use of the name Guildhall occurs in a document dated 1498, which describes it as ‘newly built’; the name continued to be used after the suppression of the gilds in 1547.¹⁷

12. The RCHME and John Walker concur in identifying the original form of the building as a single range, six timber-framed bays in length with its long axis extending north-south, consisting of a cellar, ground and first floor. The first floor was jettied to east and west. The cellar is built of brick and the brickwork rises on the west elevation as far as the sill or sole-plate forming the windowsills of the ground floor, above which it is framed.
13. The east elevation has mortice evidence for brackets rising to the first-floor jetty, normally implying a timber ground-floor wall, but there are no corresponding mortices for posts; the beams of the upper floor were simply lap-dovetailed over the jetty plate, which appears to have rested on a brick wall.
14. The north end wall and some internal partitions were of brick up to the level of the ground-floor ceiling.
15. The first floor was timber-framed and jettied on both principal elevations. At the north end, Walker identified evidence for a doorway at first-floor level, suggesting the presence of an external stair. The south end wall was rebuilt with the loss of the end cross-frame when the new Town Hall was constructed in 1851; it may have been similarly of brick on the ground floor and timber above.
16. The Market Hall was constructed in 1451, forming a taller (three-storeyed) eastwards continuation of the Market House, which it abutted. The western four bays survive to their full height; of the three eastern bays, only the ground and first floors remain.

11 Hadleigh Archives (henceforth HA), 01/B/01: Market Charter, 1438.

12 Suffolk Archives, Bury St Edmunds (SA/B): E3/2/2.

13 HA, 01/B/01: Market Charter, 1438, reciting a document of 1419.

14 Canterbury Cathedral Archives (CCA), U15/16/42: Manor of Hadleigh Court Roll.

15 HA 080/14: Map of the Stoddard Estate, 1668.

16 Timeline, citing Sue Andrews, ‘Hadleigh market & its associated buildings: a chronology’ (2022)

17 Document summarised in Anon., ‘Hadleigh’, *Proceedings of the Suffolk Institute of Archaeology*, 11 (1901-03), 209-15 (214). Also, HA, 026/C/08: Hadleigh Charter, 1545, recording a payment on 12 July 1542.

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17. The Guildhall was extended northwards by taking down the presumed external stair and adding two additional timber-framed bays. This brought the Guildhall as far as the existing Market Hall, the south-facing jetties of which project into the northern bay. The existence of these jetties and a number of south-facing windows confirms that the Market Hall was built before this part of the Guildhall, and therefore that if the dates of the first Guildhall phase (c. 1449) and Market Hall (c. 1451) are correct, the Guildhall extension must post-date 1451.
18. Walker argues that the extension was accompanied by the construction of the three-storey timber-framed stair block occupying the west re-entrant angle thus formed between the Guildhall and Market Hall. This range consists of two bays gabled to the west and is jettied to west and south on both upper floors, with dragon-posts at the south-west corner. A stair rose within the northern part of the range, providing access to the upper floor of the Guildhall and the first floor of the Market Hall. The RCHME report notes that a range in this position (though not necessarily on the same footprint) must have been present when the Market Hall was built.
19. Firm dates for the extension and stair block have not been established and their contemporaneity is not beyond question. Similarities of detail with the original part of the Guildhall suggest that the extension was added not very long after the primary construction date. The stair block has closer affinities with the Market Hall, notably the use of external wall-shafts with moulded caps beneath the jetty brackets. These contrast with the robust but plain treatment of the Guildhall exterior. The case is argued here for the stair block being substantially contemporary with the Market Hall.
20. In 1547, with the suppression of all religious guilds, the Guildhall was forfeited to the Crown. The town's ownership of the Market Hall was uninterrupted by this development. Around 1571 the Guildhall was sold by the Crown to William James and John Grey, who quickly sold it to Henry and Richard Wentworth of Offton. In 1573 four citizens of Hadleigh began proceedings to reclaim it for the town, arguing that it had not been exclusively for the use of the guilds and that the townspeople had therefore been unjustly expropriated. The case was won, subject to compensation in full to the Wentworths.¹⁸ Perhaps from this date, the term 'town house' began to be used, though the building also continued to be called the Guildhall.
21. The ground and first floors appear to have been used from about 1577 as a workhouse, also referred to as a house of correction or hospital, run by the chief inhabitants from 1577 until 1601 and then by Hadleigh Vestry, funded by publicly-raised poor rates, until 1835 when it closed. One of the rooms referred to in several post-medieval documents is the Thomas Chamber,¹⁹ presumably in reference to the former Guilds of Our Lady and of St Thomas of Canterbury. In 1605 John Allen, the workhouse master, was ordered not to 'medle on the Thomas chamber', suggesting that it was reserved for other uses. Plays were also performed in the garden and inside in the late sixteenth century.²⁰
22. Two large brick stacks were built on the west side of the Guildhall at a date yet to be determined but probably in the middle years of the seventeenth century. They incorporate elements of chequer-work and diapering using burnt brick headers, are both shouldered twice and incorporate three flues, two of which can be seen to be devoted to the large ground-floor fireplace in the south example. Both ground-floor fireplaces are spanned by chamfered timber lintels. A similar stack was inserted in the Market Hall and bears an inscription dated 1669.
23. In 1789 the jetty on the east side of the Guildhall was underbuilt in brick. A stone inscribed with the year was placed in the brickwork. The work was possibly carried out by the Hadleigh firm, Corder's.²¹

¹⁸ HA, 005/P/01: Guildhall Arbitration Award.

¹⁹ HA, 04/A/01: Market Feoffment Book, p. 299 (1605).

²⁰ McIntosh, 13.

²¹ Corder's work for the Hadleigh Market Feoffment Charity is documented from 1798 until 1935. Thomas Corder, probably a relation, who was described as of Long Melford, is recorded in connection with two timber bridges over the Stour. He undertook repairs at Rod Bridge in 1788 and later rebuilt the timber bridge at Pentlow (1793-4) (Nancy Briggs, *John Johnson 1732-1814: Georgian Architect and County Surveyor of Essex*, Essex Record Office Publications 112 (Chelmsford: Essex County Council, 1991), 85-6 and 88).

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24. An assembly room (now the Council Chamber) was opened on the first floor of the Market Hall in 1792. To provide a sufficiently large room and a suitably tall, coved ceiling the second floor at this end of the Market Hall was taken down, and the building was extended on two storeys to a new, polygonal east end. Parts of the north side were also underbuilt in brick.²² The assembly room was served by a stair rising along the east side of the Guildhall, and it incorporated a cramped musicians' gallery at its west end. The room was also used by a Sunday school.
25. The (Old) Town Hall was described in 1844 as occupying one of the former wards of the workhouse, by which time one source notes that a police station was also established there.²³ A fire-engine house was added at the south end of the Guildhall, where it is marked on the 1836 map of Hadleigh.²⁴ By the time of the first edition of the Ordnance Survey 1:2500 map it had moved to the east end of the Market Hall.²⁵ The Town Hall eventually outgrew its accommodation and a new Italianate building, of brick with limestone dressings, was erected in 1851.
26. Historians from Toulmin Smith onwards have generally preferred the terms 'gild' and 'gildhall', but these sit uneasily with established usage in relation to buildings still known as 'guildhalls'.²⁶ Accordingly, 'Guildhall' is used here for the building, but 'gild' for the religious fraternities associated with it.
27. The origins of gilds can be traced to Anglo-Saxon England, with a number documented in Domesday Book. Their numbers grew rapidly in the late fourteenth century and new foundations continued well into the sixteenth century until they were suppressed by Edward VI in 1547. Initially an urban phenomenon, they were by the late Middle Ages found widely in villages as well. Larger towns might have many gilds; villages usually just one.²⁷
28. A gild was a religious fraternity of restricted membership (with charges for admission) dedicated to the veneration of a particular saint or other object of Christian devotion. As a fraternity, it was also concerned with supporting and regulating the behaviour of a group of lay people, and often with participating in the activities of the parish church (particularly in the matter of lights burning in front of saints' images), the dedication of which was often adopted by the gild. Some gilds, but by no means all, were associated with the interests of a particular craft or trade, exerting control over the conduct of that trade, usually in a town.
29. The members or brethren of a gild could appoint one or more officers to further the gild's objectives. These typically included supplying and tending a 'gild light' (candle or torch), usually in front of the altar to the saint in the parish church, attending an annual gild procession carrying such a light to the church, obliging members to attend the funerals of departed members and to offer prayers and alms for their souls, and encouraging charity through the exercise of largesse and distributing relief to poor members. Members also met on the patronal feast day for religious observance, gild business such as the election of officers or the debating of gild ordinances, and a dinner. Wealthier gilds might employ a gild chaplain to conduct Masses at the patronal altar. This may be why chambers were set aside for a priest or priests in the Market Hall. Funding was underwritten by investments in land, livestock, or buildings.
30. The existence of a guildhall was not essential to the functioning of a gild, as meetings could rotate around the houses of members, but a guildhall conferred status and facilitated some core gild functions, as well as supporting members' interests in other ways. Wealthy or exclusive

22 Timeline, citing CC, WAB notes, p. 5.

23 William White, *History, Gazetteer, and Directory of Suffolk* (Sheffield: William White, 1844), 288. The accuracy of the police station reference has been questioned by the Hadleigh History Group, noting other evidence suggesting that the police station was based in the Corn Exchange from 1849 until 1855, when it moved to the building on the corner of High Street and Duke Street.

24 'A Map of the Town of Hadleigh, 1836', copy displayed at Guildhall.

25 Ordnance Survey 1:2500 map, Suffolk sheet LXXIV.14, surveyed 1884, published 1885 (National Library of Scotland).

26 Toulmin Smith, with Lucy Toulmin Smith & Lujo Brentano, *English Gilds: The Original Ordinances of more than one hundred Early English Gilds* (London: Early English Text Society, 1870)

27 This section is indebted to Eamon Duffy, *The Stripping of the Altars: Traditional Religion in England c.1400-c.1580* (New Haven & London: Yale University Press, 1992), 141-54.

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gilds may have cemented local oligarchies, providing a model which would re-emerge as a basis for the post-Medieval administration of towns.

Original Guildhall

31. The evidence for the early development of the Guildhall is complex and not fully conclusive. Interpretation is hampered by external plaster on the timber frame, the internal concealment or replacement of wall-plates, and the inaccessibility of the north end of the cellar.
32. The dimensions of the original Guildhall appear to be determined by the grant of land recorded in 1449, measuring $65\frac{1}{2}$ by $34\frac{1}{2}$ feet. The length correlates closely with the range extending south from John Walker's truss F, suggesting that the construction of the 1851 Town Hall resulted in minimal truncation (essentially the loss of the end wall, though the obtuse angle at which the two ranges meet may have resulted in a small additional loss). The width of the plot is significantly greater than that of the building; interestingly, it equates precisely to the ground-floor width of Guildhall plus stair block combined.
33. The extensively surviving, close-studded first-floor framing is concealed externally. Ground-floor framing is exposed on the west elevation and is discussed in connection with internal arrangements, below (figure 8). Plain curved brackets rise to the first-floor jetty. The frame is significantly less ornamented than that of the Market Hall, with no evidence for wall-shafts associated with the jetty brackets. The windows, however, had similar traceried heads.



Figure 8: Guildhall from W, stair block to left (CAL).

Cellar

34. The cellar is entered from the garden on the west. The ceiling is divided by a series of transverse beams into six bays of varying length. These beams are supported by the brickwork of the lower walls, and therefore do not all need to correspond to bay divisions in the timber frame above. Where they coincide, it is because they supported brick transverse walls on the ground floor.



Figure 9: Cellar doorway and window (CAL).

35. The northwards extent of the cellar has not been established. The present north wall is short of the original north end of the Guildhall as postulated by John Walker; at its east end there is an original doorway with a four-centred arched head (figure 9). This has been blocked from the north side in twentieth-century brick. The absence of rebates for a door suggest that this was an internal doorway and that the cellar therefore extended further to the north. It is possible that there was a stair descending from

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the ground floor on the north side of the north wall. The south wall was rebuilt when the Town Hall was constructed in 1851.

36. The cellar was lit from the east by a series of small, widely splayed windows with shelving sills, placed roughly centrally in each bay. All are now blocked. Some survive completely, while others are identifiable from straight joints in the brickwork. The west wall has been extensively altered and no original windows were identified.
37. The exposed ceiling incorporates four transverse beams towards the north and a long axial beam at the south end. The latter's span is divided into two bays by a pair of subsidiary transverse beams. All the beams are chamfered; the subsidiary beams are stopped in association with the axial beam and have a series of pegged mortices indicating a partition with a doorway against the east wall. The joists are plain, laid flat, and of very large scantling. They run (or ran – those in the northernmost bay have been replaced) north to south and are morticed at the transverse beams except in the two southern bays where, instead, they run parallel with the transverse beams and overlie the axial beam. The use of the axial beam at the south end appears to be to provide additional support for the ground-floor partition.

Ground Floor

38. The former jetty on the east elevation is strikingly apparent within the ground floor. Moulded or chamfered beams and joists are stopped in association with the original east wall, well short of the present brick wall, and lap-dovetail seatings are exposed on the ends of the beams where they formerly rested on the jetty plate (figure 10). The existence of mortices for brackets up to the first-floor jetty suggests that the original east wall, though substantially of brick and two bricks thick (judging by shadows left on the soffits), incorporated some posts and studs into which the lower ends of the brackets were tenoned. Some of the timbers exhibit scribed numerical carpenters' marks on their soffits.



Figure 10: Guildhall GF- east jetty evidence (CAL).

39. Most of the evidence for the original internal form of the ground floor comes from variations in the bay lengths and decoration of the ceiling timbers. The ground floor is bridged by a series of chamfered transverse beams (figure 11). All but one interval between these beams is filled by a central, axial beam.



Figure 11: Guildhall GF from S (CAL).

40. Walker has argued plausibly for a cross-passage towards the south end of the Guildhall, and a stair rising parallel on its north side to the first floor. Below the suggested cross-passage, i.e.

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to the south, the joists are plain, whereas north of the stair, in the large principal room, they are moulded in keeping with the accustomed decorative hierarchy.



Figure 12: Guildhall GF- cross passage evidence from E, stair trap to right (CAL).

41. The presumed doorways at each end of the cross-passage are no longer identifiable, but a close-studded partition on the south side of the passage is indicated by empty mortices (figure 12) and a wide doorway is indicated by an interval in the mortices at the east end.
42. The stair corresponds to a very short bay which omits the axial beam, and it is further indicated by two trimmers defining the stair trap, one of which (to the east) has mortices in its soffit forming a bulkhead between the stair and a short passage linking the cross-passage with the principal room to the north (figure 13). Perhaps surprisingly, there is no evidence for studs closing off the stair on the north and south sides; it may be that it was enclosed within brick walls.



Figure 13: Guildhall GF- stair trap from W (CAL).

43. The room south of the cross-passage was lit from the west by a pair of windows either side of the post supporting the transverse beam spanning the room. The post is hollow-chamfered externally.
44. The principal room, north of the stair, consisted of two long ceiling bays with east-west moulded joists. The north end of the room is marked by a pair of unchamfered joists which appear to have overlain a brick partition as there are no stud mortices in the soffits. This partition, in turn, would have overlain the present north wall at cellar level, also in brick. The axial beam spanning the north bay of the principal room continues north of the partition to a transverse beam a short distance to the north, under which there appears to have been another brick wall forming the original end of the building (figure 14). This passage-like space corresponds to the closed-off cellar bay mentioned above and must have contained a stair descending to the cellar. This would account for the change in the treatment of the ceiling joists, which here have a large chamfer rather than a more elaborate moulding.
45. Two windows lighting the principal room from the west can be identified, one on each side of the post supporting the central transverse beam. The post is chamfered externally and there is a corresponding cutaway in the sill extending southwards. An east-facing window may be indicated by a single mortice for a jetty bracket on the underside of a joist roughly midway between the central transverse beam and the north end of the room.

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Figure 14: Guildhall GF- original N end, extension to R (CAL).

First Floor

46. The first-floor rooms were probably open to the roof, which originally consisted of six bays, later extended to eight (figure 15). The six bays include one long bay (third from the south), which includes the internal stair. The roof is of crown-post form, with octagonal crown-posts rising from arch-braced tie-beams and two-way braced to the collar-purlin. The tie-beams have a reverse-ogee moulding and the more slender arch-braces have a cavetto and soffit-roll.



Figure 15: Guildhall 1F crown-post roof from NE (CAL).

47. Though these forms are stylistically credible for the likely date of the Guildhall, there is evidence that this roof and the accompanying cornice replace an earlier arrangement. Peg evidence on the upper edge of the transverse ceiling beam of Walker's cross-frame F indicates close-

studding at first-floor level for which there is no corresponding evidence on the tie-beam.²⁸

48. One might also note the clumsiness of the relationship between the moulded arch-braces and the chamfered but otherwise flat-fronted principal posts. Its interpretation is complicated by structural movement and consequent repairs. The roof was not observed above the ceiling at collar level.
49. Walker finds slight variations in the form of tie-beams F and G, consistent with them belonging to a later phase, but no corresponding break in the collar-purlin was identified (closer examination of roof timbers might resolve this). Walker also identifies a door position in the centre of the north cross-frame; however, given the position of the axial beams it is unclear how this was confirmed. The spacing of the visible pegs is consistent with another centred on, but concealed by, the axial beams. The alternative and perhaps likelier explanation is that the roof was added in a single phase on completion of the extension, probably not very long after the first construction of the Guildhall. The expense of a wholly new roof might be justified by the desire for a large room of consistent appearance.
50. No original partitions can be identified in the roof, but it is clear that the first floor was divided at the former internal stair rising from the ground floor, giving a large room of substantially four roof bays to the north, and a smaller two-bay room south of the stair. Two wall-posts mark the north side of the stair; although cut back, the east post retains a double-pegged mortice for a head-beam forming the top of a partition rising to a little above head-height. It was presumably close-studded. There is a partition on the south side of the stair dividing the two southernmost bays from the remainder, but this consists of lapped and nailed studs and must be a later insertion.
51. Original window positions can be identified in the east wall. Four form two pairs, each flanking a post (Posts C and E). A smaller single window lit the stair. On the west side the pattern was probably broadly similar but there was no stair window, and the extent of timber replacement has obscured the evidence for most of the others. No window positions can be identified in the southern two bays.

²⁸ Walker, 7.

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Guildhall Extension

52. The Guildhall extension corresponds to the two northernmost roof bays. The junction between the two phases has been lost on the ground floor walls owing to underbuilding in brick, though there is a clear break in the ground-floor ceiling. On the first floor it is masked by the cornices and the creation of a later ceiling. The crown-post roof continues across the full length of the extended Guildhall with little or no variation in character. The evidence for the extension therefore depends on the documentary reference to the size of the plot granted in 1449 and the identification by Walker of a first-floor doorway, in turn implying an external stair, in the original north end of the building.



Figure 16: Guildhall 1F showing south elevation of Market Hall (2F) (CAL).

53. On the ground floor, a single axial beam bridges the whole length of the extension as far as the first-floor jetty bressummer of the Market Hall (figure 16). The beam is chamfered and morticed into the beam forming the original north end; the joists are laid flat and plain. The absence of a decorative treatment of the ceiling joists, in contrast to the chamfered and moulded joists in the next bays to the south, suggests that the brick end wall was retained and that the extension provided a single additional room. This was lit from the east, possibly by a large roughly central window between two joists with mortices for jetty brackets in their soffits.



Figure 17: Guildhall extension GF- junction with Market Hall (CAL).

54. An entrance was provided at the north end of the west wall, reached via the passage passing through the west end of the Market Hall (figure 17). The doorway was elaborately moulded (two cavettos flanking a roll) and had a notched-in and double-pegged arched head, now lost. It is possible that the passage at the west end of the Market Hall was partitioned off at the same time.
55. The west wall of the extension is in early brickwork: thin, irregular bricks, laid in an irregular bond with thick mortar joints. It incorporates a splay respecting the doorway emerging from the stair block.
56. On the first floor the walls were of timber to both east and west. Access to the first floor was via the stair block, entering through a wide doorway with a cranked lintel and arch-braces composing a depressed four-centred arch (figure 18). The east and west walls are otherwise close-studded. Light was not available from the west, owing to the adjoining stair block; instead, three windows occupied much of the east wall. One of these retains vestiges of tracery, a stylistic similarity suggesting a date not far distant from those of the Guildhall and Market Hall.

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Figure 18: Guildhall 1F showing jetty and stair doorway (CAL).

Market Hall

57. The present Market Hall has been linked to a 1451 document and is understood to have been built abutting the east end of the earlier market house and almshouses. The ground floor of the Market Hall was described in 1496 as containing two butchers' shops, priests' chambers and a wool house.²⁹
58. The Market Hall (figure 19) is a timber-framed building of three storeys, the eastern portion now reduced to two storeys. It was jettied on the first and second floors to north and south, though on the south side the jetties are now mostly concealed externally by later additions.



Figure 19: Market Hall from NW (CAL).

59. Two dragon-posts enclosed within a later extension at the east end indicate that the building was jettied to the east as well, at least on the first floor (figure 20). At the west end the unjettied cross-frame is open on the ground floor, indicating that it abutted an existing building (the former Market House), but closed on the second floor, presumably because it was taller than the Market House. The first-floor framing at this end is concealed. The evidence of the building fabric contradicts the impression given by a 1928 painting by George Fiske, described as based on a photograph of 1880, taken before the storm damage that led to the demolition of the Market House (appendix 3). This shows a low building, apparently of one or one-and-a-half storeys, in the position of the former Market House, but separated from the Market Hall by a short interval. The discrepancy can be explained in one of two ways: either the Market House was rebuilt between 1451 and (from stylistic indications) about 1700, leaving the gap where none had existed previously, or the painting misinterpreted the photograph.³⁰ The 1836 map of Hadleigh shows no gap.³¹
60. The close-studded framing is exposed and largely intact on the north elevation and, now internally,

²⁹ Timeline, citing Sue Andrews, 'Hadleigh market & its associated buildings: a chronology' (2022).

³⁰ Painting by G. Fiske (1928) in the Town Clerks office, based on a photograph of 1880 by J. Chisholm.

³¹ HA Safe 4: 'A Map of the Town of Hadleigh, 1836', commissioned by Archdeacon William Lyall.

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on the south. Bracing is confined to long, down-swinging stud-braces on the second floor.



Figure 20: Market Hall GF- SE dragon post (CAL).

61. The westernmost principal post on the second floor incorporates a downstand at the jetty plate, indicating that the building terminated here; the absence of closure under the first-floor transverse beam at this end, with the exception of a central post supporting one end of a long axial ceiling beam, confirms that the Market Hall was built abutting an existing building (the earlier Market House).
62. On the ground and first floors of both elevations the principal posts and the studs framing doorways and windows have attached shafts, carved capitals, and curved brackets rising to the underside of the jetties above (figure 21).³²
63. On the ground and second floors of the north elevation, the original fenestration consisted of three-light mullioned windows, the heads of which retain vestiges of carved tracery, and

the sills of which were double-pegged at the adjacent studs; the remaining second-floor windows have been altered to contain two lights. Within that part of the south elevation that was later enclosed by the Guildhall extension, there were two ground-floor windows forming a pair and a single three-light second-floor window has been reinstated since 1990 as a borrowed light (mullions renewed).



Figure 21: Market Hall 1F tracery (CAL).



Figure 22: Market Hall 1F former oriel from N

64. On the first floor, facing north, similarly traceried two-light windows (grouped in pairs with a central dividing stud) alternated with larger oriel windows, evidenced by the deep, triple-pegged sills and the absence of pegs in the jetty plate for intervening studs (figure 22). These large openings have since been narrowed to contain replica three-light windows. The south-facing fenestration of the first floor is overlaid by plaster.

³² On the lowered eastern portion of the Market Hall, the attached shafts have been removed, presumably to facilitate a smooth plastered exterior when the assembly room was established in 1792. Vestiges of the shafts are still identifiable. The brackets to the removed second-floor jetty were also removed, leaving exposed mortices.

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65. On plan, the Market Hall consisted of a series of rooms on the ground floor and at least two larger rooms on the first floor. The first and second floors were originally reached via a stair opening off the south side of the building at its south-west corner (see Stair Block below).

Ground Floor

66. The eastern half of the ground floor provided two shops facing each other across the passage linking the marketplace with the churchyard, as discussed above. A path proceeded northwards from the passage to a former porch, awkwardly placed against the fifth and sixth bays from the east on the south aisle of the church, used for gild processions (figure 23). The passage front of the west shop survives intact. The openings are chamfered to the passage face and plain internally, and they consist of a central doorway with a four-centred arched head and flanking wide windows uninterrupted by mullions (a type generally diagnostic of shop use) beneath heads which are roughly three-centred (figure 24). These windows were supplemented by a pair facing south into the marketplace. The smaller east shop seems to have been similarly lit from the south and from the passage. No windows in these two rooms overlooked the churchyard to the north.



Figure 23: Eighteenth-century view of church showing gild porch - hung in Market Hall.



Figure 24: Market Hall GF - west shop front from NE (CAL).

67. Original axial beams spanning the passage and west shop are chamfered and stopped in association with the timber cross-frames, but not at the stack to the west, which has evidently truncated the beam. The joists are underdrawn in lath and plaster.
68. West of the two shops there appears to have been a single large ground-floor room with a pair of windows to the south and a single window to the north. This room is spanned by a chamfered axial beam which is stopped at the west end of the building and at a transverse beam corresponding to the west face of the later stack. There may have been a partition under this transverse beam (as in the corresponding position on the second floor and presumably the first, though the beam is chamfered, and no stud positions are identifiable. The joists are exposed here and are plain and laid flat.
69. A close-studded cross-passage was later partitioned off at the west end of this room. That it is an insertion is suggested by the way it deviates markedly from a 90-degree angle to the flank walls, by the way the studs rise between two joists rather than being tenoned into one of them, and by the fact that the chamfers of the axial ceiling beam are not stopped in association with it. The studs are relatively irregular (waney), and do not match the quality of the original timbers. Though the partition is secondary, there are original opposed doorways at this end of the room.

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70. The north entrance retains peg evidence for a former arched head, and there is similar evidence for a depressed, probably four-centred arched head to the south doorway. The insertion of the partition may have coincided with the extension of the Guildhall and the consequent mingling of functions formerly segregated in either the Guildhall or the Market Hall.

Upper Floors

71. The first floor has been very substantially altered and most of the surviving timber framing is concealed internally. No pre-eighteenth-century features are apparent in the former assembly room. This is divided from the remainder of the first floor by a seventeenth-century brick stack, on the other side of which the original long, axial ceiling beam is exposed but the joists are underdrawn.
72. The remaining portion of the second floor has exposed timber framing internally and retains much of its original crown-post roof, except where broken through by the stack. The cross-frame at the west end was closed, as indicated by a series of pegs in the tie-beam, implying that the Market Hall rose above its neighbour on this side, the Market House, which the documentary evidence suggests was two-storeyed. To the east, a second closed cross-frame coincides with the west face of the later stack and is indicated by a series of stud mortices in the tie-beam soffit (figure 25). Two stud-braces descended from the centre of the tie-beam and were halved over the studs, two of which remain *in situ* framing the fireplace. There is a gap in the mortices at the south end, indicating a doorway. The second floor ends to the east at an open truss, now infilled, forming a very short bay.
73. Three bays of the crown-post roof survive, forming a two-bay room and the first bay of the next room to the east, now largely occupied by the inserted stack (figure 26). The cross-frames are characterised by slender, very slightly cranked tie-beams resting on posts with jowled heads. The two open trusses each have curved braces rising from post to tie-beam and a chamfered crown-post four-way-braced to the collar-purlin and collar. The close-studded closed frames have braces up to the collar-purlin only. The cross-frame corresponding to the west face of the stack has lost its crown-post and associated braces. The south wall-plate incorporates an edge-halved and bridled scarf joint.



Figure 25: Market Hall 2F – inserted stack (CAL).



Figure 26: Market Hall 2F- crown-post roof from SW (CAL).

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Stair Block



Figure 27: Stair block from SW (CAL).

74. The roughly square-plan stair block occupies the re-entrant angle on the west side of the Guildhall extension where it meets the Market Hall (figure 27). The placing of the stair at the south-west corner of the Market Hall, extending west of it, suggests that it was designed to serve the Market House as well, and that the use of the two buildings was therefore integrated. The position of its east wall appears to be defined by the 1449 grant of land (see Guildhall above).

75. The stair block is a timber-framed range on three storeys, the upper levels both jettied to the south and west (the brackets for the west first-floor jetty are exposed within the ground floor of the later caretaker's house.³³ It is close-studded with long downward braces. The external characteristics of the timber frame resemble those of the Market House, with dragon-posts and some studs (those acting as window jambs) having attached shafts rising to moulded caps from which jetty brackets spring. A dragon-

beam is visible in the first floor and another is concealed in the floor above.



Figure 28: Market Hall GF- original S door to stair block (CAL).

76. A further reason for linking the stair with the Market Hall is that it is served by what appear to be original doorways in the south wall of the latter on the ground, first and second floors. If it were added one would expect to find a series of inserted doorways.
77. On the ground floor, the doorway had a shallower arched head and has its moulded face to the north, facing into the Market Hall, suggesting that this was a doorway leading from the Market Hall into another space adjoining, not an external doorway as might be expected if the stair block were not built at this time (figure 28). It is not rebated on the south face and does not appear to have been fitted with a door.
78. A second original doorway immediately to the east has been blocked. It is indicated by a surviving stud forming the west side of the opening with evidence for a notched-in door-head, and a double-pegged mortice for a former stud serving as the east side (figure 29). The west stud appears to be moulded or chamfered to the south, suggesting that this is an external doorway. It may have been protected by a porch,

³³ The west wall is plastered and pargeted with a combed woolskein design.

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judging by a mortice in the south side of the jetty plate. The provision of a second ground-floor doorway immediately alongside the first indicates that a wall dividing the stair block from the Guildhall extension was in existence when the Market Hall was built.



Figure 29: Market Hall GF- blocked doorway, possible evidence for porch (CAL).

79. The first-floor doorway corresponding in position to the first of the ground-floor doorways just described originally had a deep door-head, notched into the jambs and tenoned with three pegs per side, suggesting an arched head ill-suited to a loading doorway.
80. The second-floor doorway in the corresponding position has a head similar to that on the ground floor.
81. No internal stair position is identifiable in the ground-floor ceiling of the Market Hall, though the short bay now occupied by the stack cannot be ruled out as a stair compartment.
82. The stair is a rare survival, though fragmentary, and not certainly original to the stair block. It is circular on plan, diameter about 2m internally, and constructed of timber (figure 30). A central newel has presumably been lost along with the treads but portions of the perimeter survive. It rose within a compartment occupying

the northern third of the range. Within this compartment the stair is placed off-centre towards the east. The stair block also provided a room on each floor lit from the south and west.



Figure 30: Stair block- perimeter of stair (CAL).

83. The evidence presented by the stair block is complex and incomplete. More detailed investigation is required to elucidate its development fully. If not contemporary with the Market Hall, it must date from relatively soon afterwards.

Detached kitchen

84. Listed since 1972 as the Old Bakehouse, this is a detached, brick-built kitchen standing about 15m west of the Guildhall (figure 31).³⁴ It is now a consolidated ruin within the Guildhall garden, the north, south and east walls standing to a height of about 2.5m, roughly corresponding to the original eaves level. The east wall has been rebuilt towards its south end and the leaning south wall is restrained by two later buttresses; the west wall, bordering a public footpath, survives only at its north end.

³⁴ The list description states: 'Probably C16 or earlier, 1 storey, rectangular, red brick with various ovens at north end and repaired wall at south end. Tile roof. Wood mullion louvred opening. Hewn roof tie. Timber framed crosswall above cambered beam' (National Heritage List for England: [OLD BAKEHOUSE IN GROUNDS OF GUILDHALL TO SOUTHWEST, Hadleigh - 1036821 | Historic England](#)).

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85. The kitchen was recorded in 1977, when the remains of an arch and evidence for an associated four-light, diamond-mullioned window at the north end of the east wall were noted as evidence for a contemporary continuation. This interpretation is corroborated by the 1884 Ordnance Survey map, which shows the building extending further towards the north. A rebuilt north gable was still standing in 1977 and parts of a roof had only recently collapsed; the structure appears to have been consolidated shortly afterwards (figure 32).³⁵



Figure 31: Kitchen interior from W (CAL).

86. Detached kitchens reduced the fire risk associated with cooking hearths. The 1977 report calls it a 'feast kitchen', reflecting the custom of annual gild feasts which it may have been built to serve.

87. The walls, which have been extensively patched, are a brick and a half thick and formed of thin, irregular bricks. The south wall is bonded irregularly, but parts of the east wall, facing the Guildhall, are identifiably laid in English bond. A low brick plinth is exposed at the base of the east wall. On the internal wall faces the bond is irregular but mostly consists of headers.

88. The brickwork immediately to the south was entirely rebuilt to create a wide opening beneath a segmental arch in the eighteenth or nineteenth century. This may have swept away an original doorway. Another was identified at the south end of the west wall in 1977, potentially signalling the other end of a cross-passage.

89. A large hearth occupied the full width of the building at its north end. The original timbers spanning the hearth, including the bressummer, described as cambered in 1977, were removed and set aside in the consolidation works. The bressummer has been exposed to the weather for several decades and is now badly rotted and mossed, but a continuous series of single-pegged mortices can still be identified in the upper surface, and the remains of a mortice for a connecting axial beam which the 1977 survey identified. The soffit appears to be clean of mortices. The evidence suggests that the hearth was within a smoke bay, that is to say, a large space, unconstrained by a tapering hood or chimney, open to the roof, in which the smoke rose to what may have been a louvred outlet at ridge-level. The panels between the studs were identifiably filled with wattle and daub in 1977, and the daub was described as carried over the studs, but not the bressummer and tie-beam, on the south (room) face.

90. What is now a window towards the north end of the east wall has a depressed four-centred arch in brick, consistent with a later fifteenth or early sixteenth-century date. The arch is chamfered externally but the jambs are plain. Internally, the opening is rebated for a door and the present window-sill is clearly marked as an insertion by straight joints. Externally, no corresponding joints are apparent. The opening, which is immediately adjacent to the hearth, is oddly placed for a doorway and there is no indication of hinge pins in the rebates, where some internal plaster survives. A serving hatch is another possible interpretation, though the opening is narrower than such features in large houses, and a position more nearly opposite the Guildhall cross-passage would be more convenient.

91. Two further windows are apparent, one in the east wall and one in the south. Both have been considerably altered but both retain timber lintels with diamond-set mullion mortices. The south window has mortices indicating five narrow lights and looks *in situ*, despite the addition of a later window frame. The east window has larger mortices for a window of four lights and retains morticed and pegged timber jambs and sill. The opening here is probably original, but internally it has been remodelled,

³⁵ J. Bloomfield, E. Davies, G. Hoyte and J. Preston, 'Former Feast Kitchen, Hadleigh Guildhall', Suffolk Buildings Recording Group report, 1977; copy kindly supplied by Dr James Weir. The single-page typescript was supplemented by a set of drawings at 1:96, comprising a ground-floor plan, elevations and sections.

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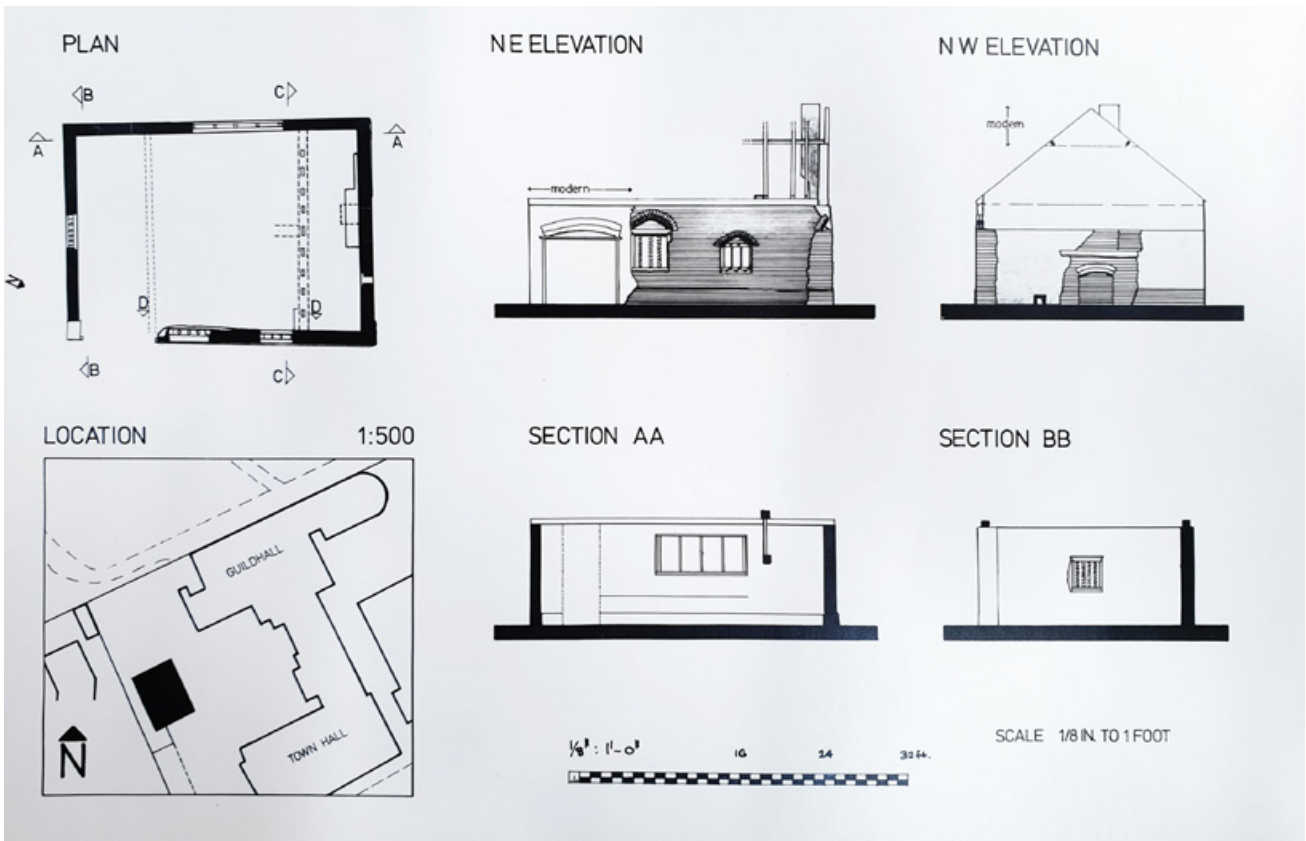


Figure 32: 1977 drawings Hadleigh (Suffolk Buildings Recording Group).

with a semi-elliptical rear arch and a recessed panel on the north side, which may have been mirrored to the south and may have been for fold-away internal shutters.³⁶

92. The consolidation of the fabric involved replacing the surviving bressummer, tie-beam and intervening studs, capping the walls in edge-laid brick and laying a brick floor.

Later developments

93. The conservation management of the Guildhall complex since the late nineteenth century has favoured the retention of medieval fabric and the sacrifice of later phases of work. Little survives that bears directly on the varied uses – workhouse, town hall, school, corset factory – to which the ranges were put from the late sixteenth to the early twentieth century, except that the eighteenth-century assembly room has survived largely intact.

Inserted chimneys

94. Four substantial chimneys have been inserted in the medieval fabric, of which three survive, two lateral stacks on the west wall of the Guildhall and one axial stack within the Market Hall. All three are seventeenth-century and have had their upper stage rebuilt. The two Guildhall stacks share several characteristics. Both are shouldered three times – at first-floor, eaves and above eaves level – and both are in red brick with Flemish bond chequerwork in burnt headers. This cannot be earlier than the 1620s. The south stack also has some diapering in burnt headers, a motif that rapidly falls from favour after the middle years of the century, so they probably date from the second or third quarter of the century. Each appears to incorporate three flues, probably two for the large ground-floor fireplace and one for a smaller one on the first floor (the north ground-floor fireplace has been reduced in size, but the south has two flues divided by a brick feather). Both ground-floor fireplaces were wide openings spanned by chamfered oak

³⁶ One of the 1977 drawings gives the impression that it retained an external four-centred arch at that date, but it may represent something closer to the modern, roughly segmental external arch.

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Figure 33: Market Hall 2F- dated fireplace lintel (CAL).

lintels, the south lintel having a cambered form. The chimney breast above each lintel is in English bond.

95. The third chimney occupies a short bay in the Market Hall. It serves back-to-back fireplaces on the ground and first floors and another in its north face on the second floor. On the ground floor both fireplaces have chamfered timber lintels similar to those in the Guildhall. On the first floor the original openings are concealed by eighteenth-century timber chimneypieces. On the second floor, the plain, awkwardly sited fireplace has a slender timber lintel, the inscription on which appears to read: 'noMBeR 2 RW 1669 * IW'. 'Nomber' may be for a contraction of November; RW and IW are clearly personal initials, perhaps of the same family; 1669 is plausibly the date of the stack (figure 33).³⁷ No references have come to light to works in 1669, but the Governor of the workhouse between 1664 and 1673 is recorded as Robert Whale, and it is possible that the inscription commemorates his work.³⁸

96. The fourth stack, of uncertain date, was positioned on the west elevation of the Guildhall immediately south of the ground-floor entrance. It is documented in Fiske's 1928 painting (based on an 1880 photograph) and in a mid-twentieth-century photograph but was subsequently demolished (see appendices 4 and 5). Its position accounts for an interval of replaced jetty bressummer, three replaced joists and some brick patching of the ground-floor wall. The painting exaggerates its bulk and shows diapering, suggesting an early date, but the diapering is not apparent in the photograph,

which shows a flatter, probably nineteenth-century stack, apparently containing two flues. An unusual feature, appearing on the photograph but not the painting, is the segmental-headed window piercing the stack on the ground floor. While the evidence could indicate an earlier stack rebuilt after 1880, it is likely, given the other similarities in representation, that Fiske disguised the later date of the stack to render it more picturesque.³⁹

97. A further chimney was added, based on Fiske's painting, on the north elevation of the Market Hall, towards the west end. It was later taken down, probably not long after 1880 (appendix 3).

Assembly Room and stair



Figure 34: Assembly Room and stair outshot from SE (CAL).

98. The east half of the Market Hall was radically altered to create an assembly room in 1792 (figure 34).⁴⁰ The top storey was removed, the

³⁷ There are other marks at the left extremity of the lintel, where they appear to be separate from the remainder of the inscription.

³⁸ Timeline, citing Market Feoffment Book, HA 004/A/01.

³⁹ The deep projection shown by Fiske is irreconcilable with the position of the stack relative to the oversailing eaves, suggesting that care must be taken not to read his details literally.

⁴⁰ Timeline, citing CC /WAB M/S p5, Market Charity Book, HA 04/G/01, and the *Ipswich Journal*, 7 July 1792.

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east end extended in brick and parts of the first-floor jetty underbuilt, to create an assembly room of the desired length, with a tall, covered ceiling so that the atmosphere did not become oppressive during heated dances.



Figure 35: Assembly Room from NW (CAL).

99. Assembly rooms, used primarily for dancing, have their origins in the second half of the seventeenth century when they were commonly called long rooms. In the eighteenth century, under the influence of leading spas and social centres such as Bath and York, they proliferated as the focus of convivial entertainments, embracing a range of other activities such as tea-drinking and card-playing. Some were financed by subscription from local elites, others were built speculatively by entrepreneurs, including innkeepers. Many formed part of town halls or the wider municipal estate. By the end of the eighteenth century even small market towns expected to share in the fashion. Hadleigh's is a late example but no less interesting for its modest scale and almost vernacular qualities.
100. Much of the interior of the assembly room survives (figure 35). The extension provided a five-sided apsidal end. The room was lit mainly by a series of mullion-and-transom casements and heated by a fireplace in the seventeenth-century stack at the west end of the room, fitted with a lugged timber chimneypiece and set between flanking internal porches. The grate appears to survive from the 1790s. A musicians' gallery projected overhead on a plastered cove and was ornamented with a fretwork fascia and an openwork balustrade reminiscent of Chinese Chippendale patterns. All these details, with the exception of the grate, suggest a date in the third quarter of the eighteenth century rather than the

1790s, so that it is worth querying whether the recorded opening of the assembly rooms in 1792 benefited from an earlier scheme of alterations. It is notable that the windows in the polygonal east end are fitted with sashes, which are more in keeping with a conversion of 1792.

101. The assembly room was reached conveniently using a stair rising in an added timber, lath and plaster outshot in the angle where the east side of the Guildhall met the Market Hall. The addition had its own external entrance, meaning that assemblies did not disrupt other uses of the building. The stair and its landing occupy most of the interior. The stair has evidently been rebuilt, but some of the elements – a ramped handrail and a number of re-set turned column balusters – are consistent with an 18th-century date, though again, stylistic dating would favour a date before the 1790s (figure 36). It rises to a doorway with an eighteenth-century moulded architrave and is lit by a vernacular-looking three-light casement window.



Figure 36: Assembly Room stair (CAL).

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5. The Town Hall

1. This chapter will consider the range to the south of the complex which extends westwards. It is known as the Town Hall and constitutes the primary spaces of the Grand Hall on the first floor and the Dining Room and Bar on the ground floor.
2. This range was listed separately to Hadleigh Guildhall on 22nd May 1972 (List Entry Number: 1194514), with a Grade II designation. It is situated within the Hadleigh Conservation Area.



Figure 37: Photograph of the Town Hall (CAL).

Description

3. The Town Hall of Hadleigh Guildhall is a two storey, six-bay structure. The first floor is considerably taller than the ground floor. It has rusticated stone quoins and is constructed of Suffolk white brick for the ground floor and eaves and red brick for the first floor, beneath deeply oversailing bracketed eaves.
4. On the principal south elevation, the three windows on the first floor have semi-circular heads and stone surrounds. In the middle is a Venetian window.
5. Conversely, those on the ground floor are squat and rectangular, flanked by two doorways with semi-circular heads and rusticated voussoirs. The coat-of-arms of Hadleigh is displayed in the centre of this elevation. A dentilled cornice extends around the eaves, running below a roof of Welsh slate.
6. The Grand Hall fills the entire width and most of the length of the first floor. It has a coffered ceiling and wooden floor, with walls panelled up to sill level and painted green above.
7. Downstairs, the largest space is a bar/dining area, with a wooden floor bordered with carpet. Walls and ceiling are painted white. Cast-iron columns rise from floor to ceiling, an innovation of the late eighteenth century to improve fire resistance.

Nineteenth century

8. The Town Hall was erected in 1851 to designs by William Parkes Ribbans of Ipswich (1809-1871) for £840. The south end wall of the Guildhall range was rebuilt in association with these works, with the loss of the end cross-frame.
9. Ribbans' other works include the Ipswich and East Suffolk Hospital, the Ipswich Corn Exchange and the Temperance Hall (figures 39, 40 and 41). His work illustrates a fluency in the Palladian, Greek Revival, Baroque and Italianate – typical for this era of stylistic plurality. In addition to his architectural work, he was Town Surveyor of Ipswich and a member of the Ipswich Society of Professional and Amateur Artists.¹ His designs for the Town Hall were implemented by builder John Nunn of Whatfield.²
10. Originally, the south elevation had only two windows at first floor level, the central bay occupied with the Hadleigh coat-of-arms. Photographs from this century suggest these were blind, though it is not clear whether this was the case as-built (figure 38). These photos show a lantern lighting the first floor, since demolished. At this time, the range was shorter than at present, terminating prior to the stair block, though wider, with a ladies toilet to the northeast. This block was removed in the late twentieth century.



Figure 38: Photograph of the Town Hall from the late nineteenth century (Hadleigh Archives).

¹ <https://suffolkartists.co.uk/index.cgi?choice=painter&pid=3362>
² Information boards situated within the Guildhall.

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Figure 39: Ipswich and East Suffolk Hospital by William Parkes Ribbans (Suffolk Artists).



Figure 40: Ipswich Corn Exchange by William Parkes Ribbans (London Printing and Engraving Company, 1894).



Figure 41: Temperance Hall by William Parkes Ribbans (Suffolk Artists).

11. The ground floor also had only two windows at this time, flanking a doorway. This floor was intended to be used as a police station (with cells). However an alternative site on the corner of High Street and Duke Street was deemed more appropriate and another police station was erected here in 1855.³ By 1852 the ground floor was leased as offices and the ironwork for the

cells demolished.⁴ By 1872, the ground floor was let as a warehouse, at £10 per annum.⁵

12. A detailed understanding of the usage of the first floor requires further study. The 1851 Deed of Covenant specifies 'the building is for the purpose of a townhall etc', which would encompass a variety of purposes relating to

³ William White, *History, Gazetteer, and Directory of Suffolk* (Sheffield: William White, 1844) ; Kelly, *Kelly's Directory of Cambridge, Norfolk, and Suffolk* (London, 1908), 158.

⁴ 'Timeline for Hadleigh Guildhall Complex' (October 2022) citing SA Chr 1852, 90.

⁵ Timeline, citing HA 005/S/02 (lease).

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governance and administration, including public meetings and gatherings.⁶ Greater detail of this early usage could be established from oral histories and archival evidence, though this is beyond the scope of the present report.

Twentieth Century-Present

13. Between 1884 and 1902 (on map evidence), a stair block was added to the west of the range (figure 42 shows the extent of the range prior to this addition). This gave independent access to the first floor from the south, separating the then-caretakers' residence and the first floor events space. Events held around this time include the Hadleigh & District Troop of Baden Powell Boy Scouts' show, recorded in May 1911.⁷



Figure 42: Detail of OS map, Suffolk Sheet LXXIV.SW. Surveyed 1884, published 1884. Without stair block (Hadleigh Archives).

14. In circa 1925, the lantern atop the Town Hall was removed, a Venetian Window added to the centre of the first floor and the Hadleigh coat-of-arms relocated to lower on the south elevation.⁸ It is unclear why this change was made. It may be that the structural condition of the lantern necessitated the works, or the installation of a Venetian Window was desired as an enhancement of the street frontage.

15. During World War Two, a stage was erected on this floor, where it remained until 1986 (figure 43).⁹ There was a fire here in 1942 which

destroyed furniture — for which a claim was made against the military.¹⁰ This gives reason to doubt whether the panelling which surrounds the space at present is original.

16. After the war, £81 of improvements were made to the caretakers flat, including a new fireplace, repairs to the living room ceiling and the insertion of a concrete and breeze floor.¹¹

17. In 1954, an additional entrance was added to the north of the range at first floor level. This is accessed through double-doors which open to an outdoor staircase.¹² This entrance replaced an exit on the east side, near the former stage. In the following year, a list of works indicates the painting of this, along with the raising of the height of the stage at the request of the Amateur Dramatic Society.¹³

18. In 1969, the Town Hall was re-floored at first floor level in hardwood.¹⁴ This was carried out in conjunction with the dismantling of chimneys which possibly signifies the end of the residential use of the ground floor.

19. Three years later, the range was completely re-roofed at a cost of £2554.00.¹⁵ These works included a replacement of rainwater gutters and lead flashings, a removal of fascia boards, replacement and repair of soffit boarding and re-slating.

20. The first floor of the Town Hall continued to be used for events. In 1983, the cost for hiring it was £24 between September 1st and 30th April and £18 between 1st May and 31st August.¹⁶ Those using the space (and Hadleigh Guildhall as a whole) at this time include:

- Sudbury and Woodbridge Conservative Association
- The Hadleigh Society
- Hadleigh Amateur Dramatic Society

6 Timeline, 1851 entry.

7 RK Recorders Report.

8 Timeline, citing 037/L/01 Pevsner, p.275.

9 Timeline, citing HUDC Minutes Date / Ref?? Information from John Kersey. Had. Soc. Talk 1999

10 Timeline, citing HUDC Minutes Date / Ref?? Information from John Kersey. Had. Soc. Talk 1999

11 Timeline, citing 86/E/05

12 Timeline, citing 86/E/12

13 Timeline, citing 86/E/13

14 Timeline, citing 77/G/04

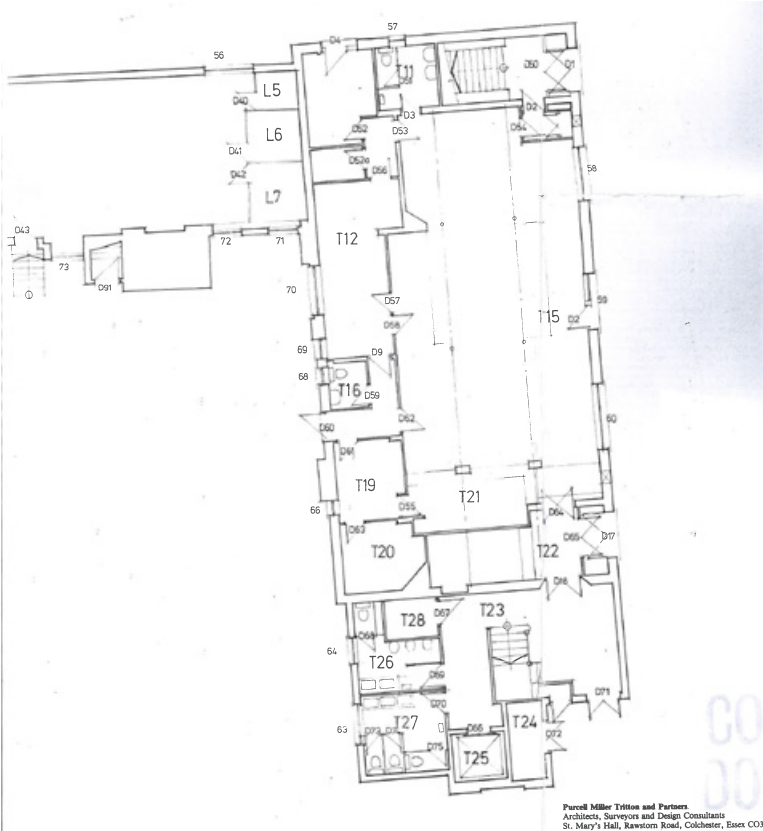
15 Timeline, citing 77/G/31

16 Timeline, citing 077/A/44

2B. UNDERSTANDING THE BUILDING



Figure 43 (above): Town Hall interior (first floor) from the mid-twentieth century. Shows ceiling prior to conservation works (HA).
Figure 44 (below): Ground floor layout plan from scheme of works for Hadleigh Guildhall by Purcell Miller Tritton and Partners (HA).



Purcell Miller Tritton and Partners
Architects, Surveyors and Design Consultants
St. Mary's Hall, Rawstorn Road, Colchester, Essex CO3

2B. UNDERSTANDING THE BUILDING

- Hadleigh Fur and Feather
- Boy Scouts
- Hadleigh Chamber of Commerce
- St John Ambulance
- The Women's Institute

21. In 1986, Hadleigh Guildhall closed, being deemed unsafe for public use in the fire-officer's report. A draft lease of the building to the Town Council was produced (dated 1988) but never agreed or signed. The then trustees could not raise the money for the repairs; this led to trusteeship of the Charity being transferred to Hadleigh Town Council.¹⁷

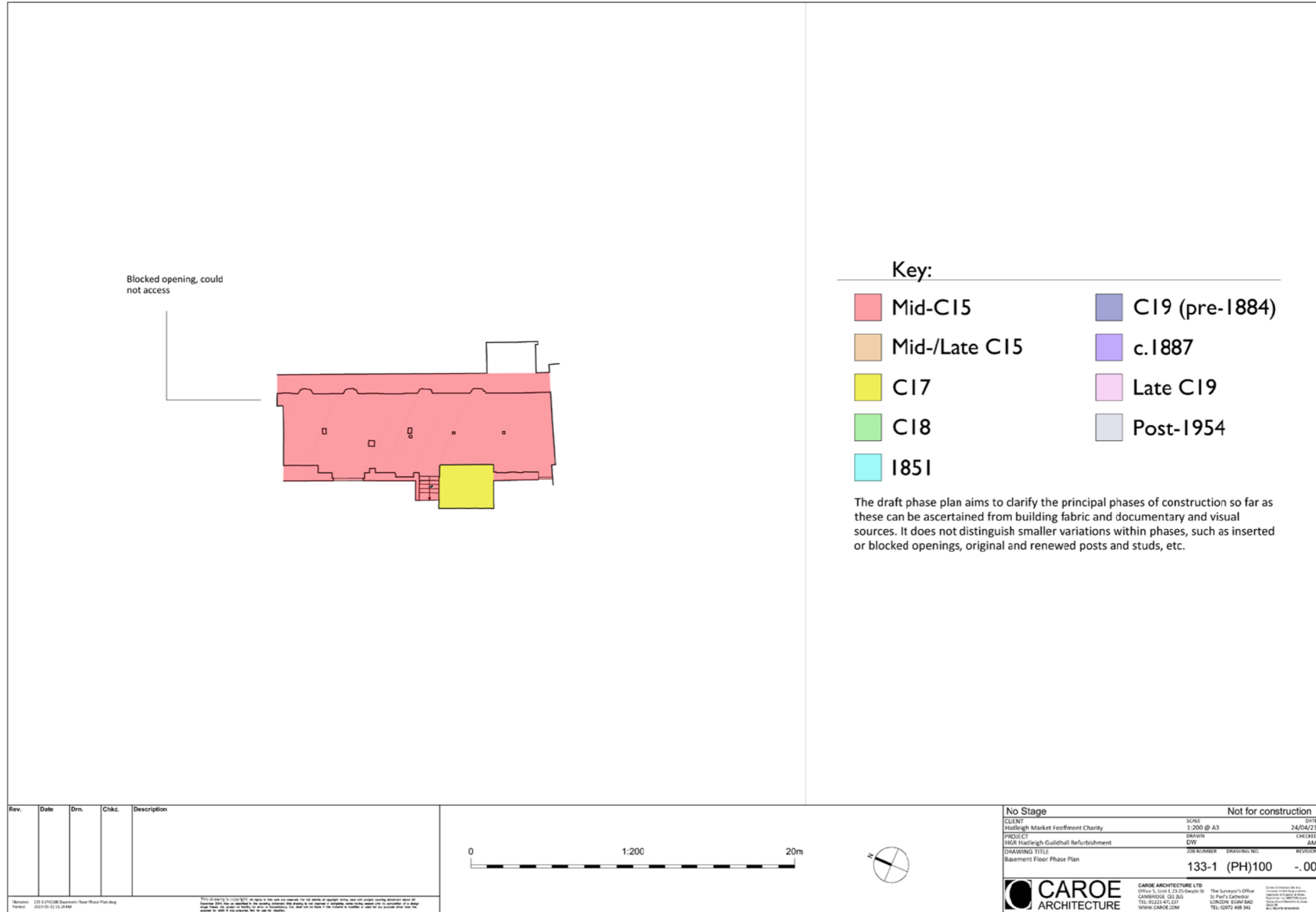
22. Between 1986 and 1994 a major scheme of works was undertaken to the Town Hall. This included: the enlargement of the stair block, increasing the toilet provision of the range; the installation of a lift to the east; and conservation works on the Grand Hall ceiling. Figure 43 indicates that these conservation works preserved the prior form of the coffered ceiling. Indeed, this is likely the original form as it shows the extents of the former lantern in its detailing. The total cost of the renovation was in the region of one million pounds, with a grant of £400,000 from Babergh District Council and a loan from the Public Works Board.¹⁸

23. In addition, the ground floor was completely renovated to accommodate a dining room, bar and commercial kitchen by Purcell Miller Tritton for Hadleigh Town Council (figure 44). This space was re-opened by the Lord Lieutenant of Suffolk on 1st March 1991.

¹⁷ Timeline, citing RK Recorders Report.

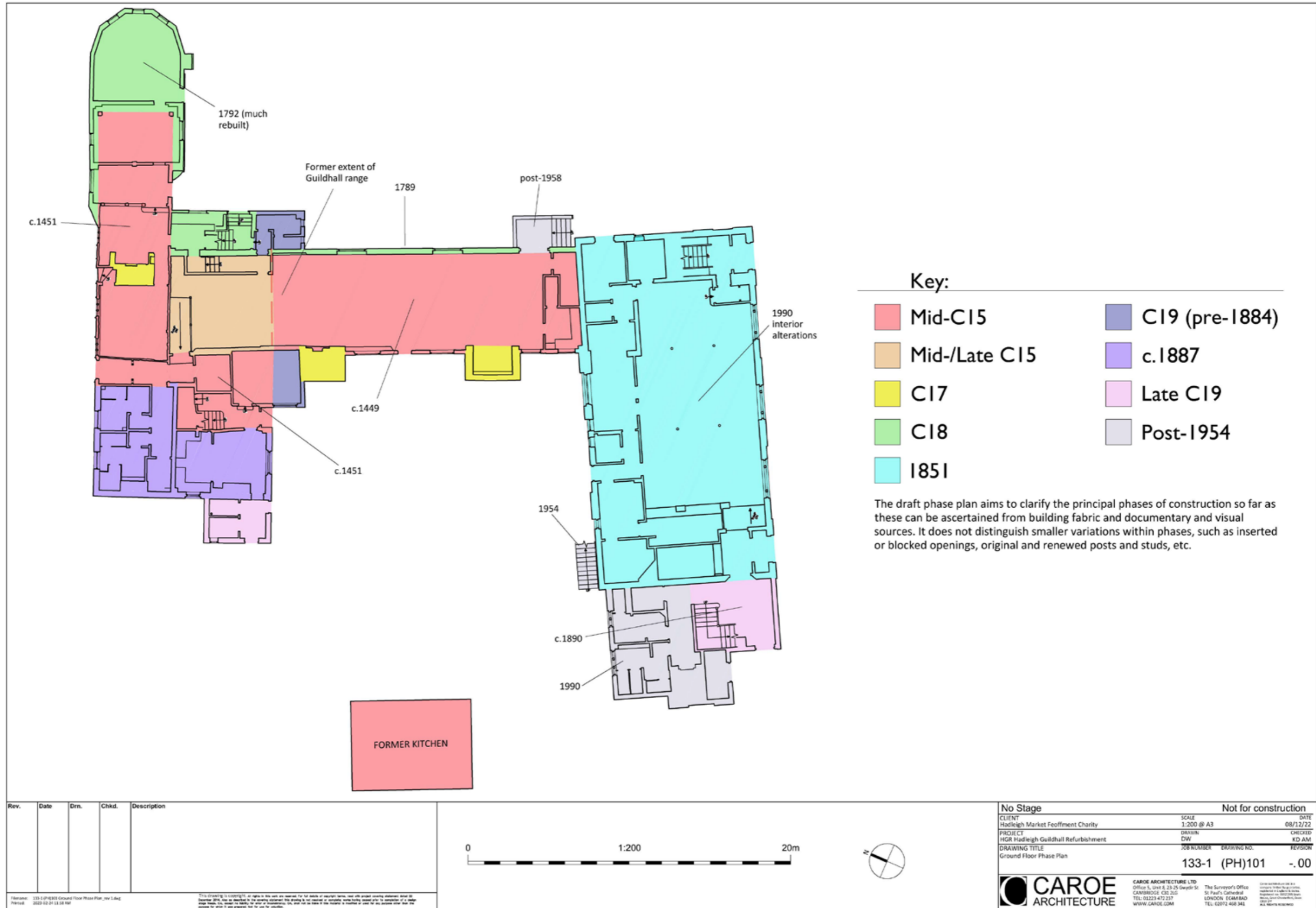
¹⁸ HTC Minutes and Letters. Box 23,HA.

2B. UNDERSTANDING THE BUILDING

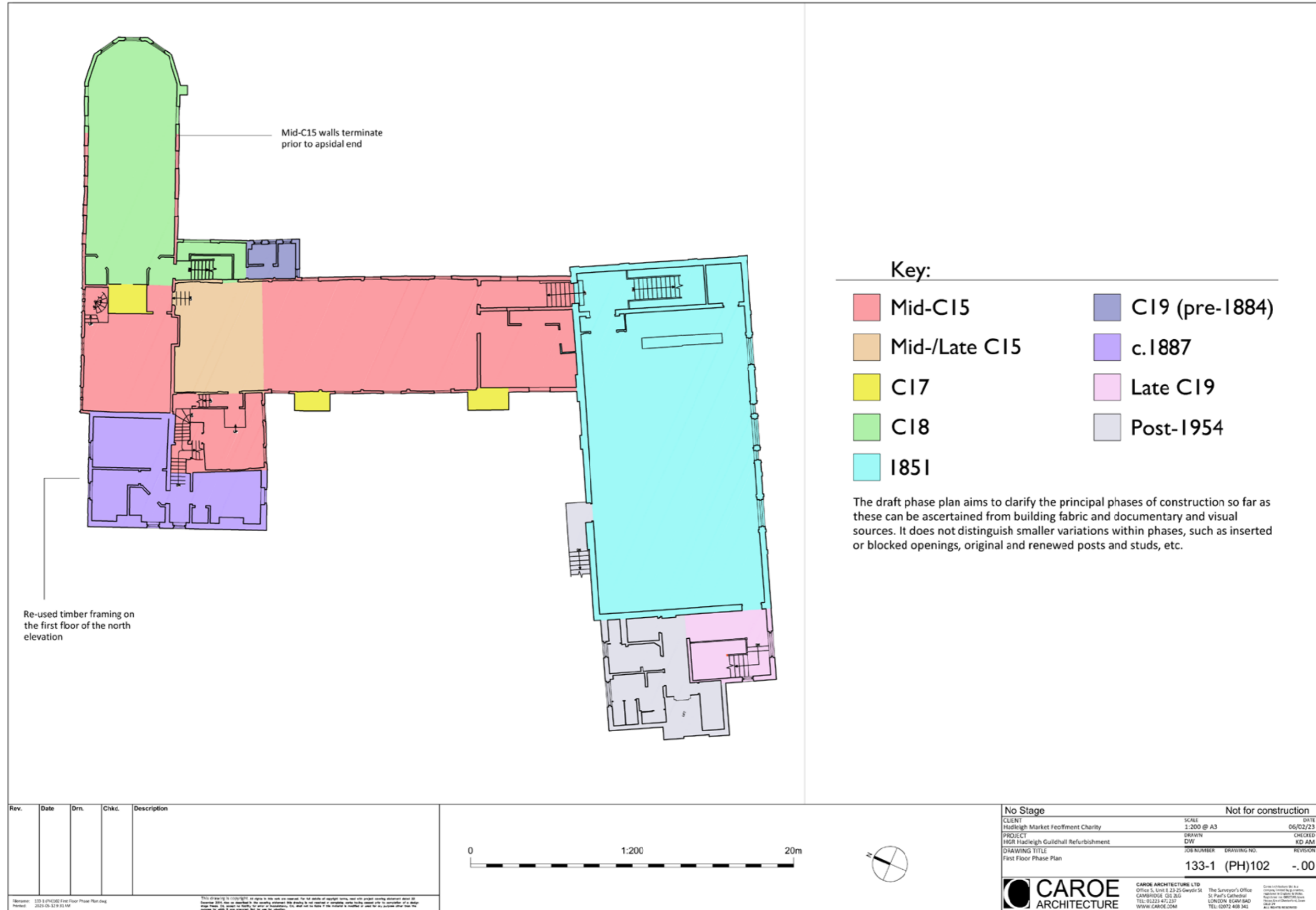


2B. UNDERSTANDING THE BUILDING

6. Phase Plans



2B. UNDERSTANDING THE BUILDING





3. SIGNIFICANCE

3. SIGNIFICANCE

1. Purpose and Basis of Assessment

1. In the preceding sections of this report, Hadleigh Guildhall has been carefully explored and its social and architectural history elucidated. In this section, we will indicate the implications of this in terms of 'significance', the established means by which this historical importance is evaluated and quantified.
2. The following assessment adopts the approach set out in Historic England's *Conservation Principles, Policy and Guidance* (2008) (paragraphs 30-60), with the basis of significance related to the family of heritage values set out in that document. This is related to conservation thinking outlined in the Australia ICOMOS *Charter for Places of Cultural Significance, the Burra Charter* (2013) and elsewhere.
3. The significance of Hadleigh Guildhall is therefore considered in terms of its evidential, historical, aesthetic and communal value, as outlined below:
 - Evidential value derives from the potential of the site to provide evidence of past human activity. The archaeological research and its potential capacity to respond to investigative analysis make a primary contribution to evidential value.
 - Historical value derives from the way in which historical figures, events and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things: rarity or survival, the extent of associated documentation, the ability to characterise a period and association with other monuments.
 - Aesthetic value derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, the experiential encounter with these, but also more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.
 - Communal value is made up of many layered meanings that a place may hold in contemporary society, and is vital to the significance. Commemorative and symbolic values are founded in collective memory and historic identity, and social value can also derive from the contemporary uses of a place.
4. The degree of significance of the building will be outlined according to the following scale:
 - Exceptional is used to define areas or aspects considered to be of international importance or value.
 - High is used to define areas or aspects considered to be of national importance or value.
 - Some is used to define areas or aspects considered to be of local importance or value or to have an element considered of potentially national interest.
 - Neutral is used to define areas or aspects considered to be neutral in value.
 - Detracting is used to define areas or aspects considered to have a negative value or which are intrusive to the significance of the whole.
5. The contribution that each element makes to the overall significance of the site is also considered and is presented on the plan below.
6. This significance assessment was tested on 21st April 2023 at an online meeting with statutory stakeholders. Those in attendance included Historic England, Historic Buildings and Places, the Victorian Society and Babergh Town Council. Their comments have been incorporated in the following assessment.

3. SIGNIFICANCE

2. Statement of Significance

1. Hadleigh Guildhall is a complex Grade I and Grade II multi-phase building consisting of three ranges. The oldest part of the present building is the Guildhall range, erected in or shortly after 1449, which was built at right angles to the churchyard boundary and was originally freestanding. The detached kitchen situated to the west may be contemporary. This range was extended northwards in the mid- to late fifteenth century. It is the interiors of this range which are of particular importance, especially their elaborate ceilings, and size – filling most of the range on both first and second floors.
2. The range adjacent, the Market Hall, was constructed in around 1451. Its north exterior elevation retains something of its original appearance, despite considerable alteration in 1792. Three stories in height, jettied, with close studding and fine carving, this demonstrates local building practices and the wealth accumulated through the wool trade.
3. An additional range was added in 1851 to the south of the Guildhall range – extending westwards: the Town Hall. This has had some notable alterations in the twentieth century, both to the exterior and interior, though the first floor events space retains its historic use. This range is of less significance than the rest of the building (and, indeed, is separately designated at Grade II), but still has value – particularly in its Italianate south elevation which is an attractive addition to the street.
4. The communal and historical values offer the greatest contribution to the overall significance of Hadleigh Guildhall. Decisions which would shape Hadleigh's history were made within its walls, hosting a number of guilds in the medieval period and, later, burgesses and councillors. Furthermore, Hadleigh Guildhall is emblematic of the medieval textile industry which drove the growth of Hadleigh and established its importance. This association arises particularly from the building's use as a Wool Hall, where textiles were displayed to be sold. In more recent years, Hadleigh Guildhall has been used by many local groups (listed below). Most importantly, it hosts Hadleigh's archive, further establishing it as a locus of memory and identity and adding to its communal value.
5. The context of the Guildhall contributes greatly to this significance. The view from the north incorporates St Mary's Church and the Deanery Tower. Both are captivating buildings, appearing largely as they did in the fifteenth century. It is extremely rare to find such a concentration of high-status medieval buildings so well-preserved. Not only does this elevate the aesthetic value of Hadleigh Guildhall, but, virtually self-contained, the churchyard preserves an undisturbed historical atmosphere – serving as a reminder of the affluence of Hadleigh in this period.
6. Conversely, the medieval setting to the south is less well preserved. The former marketplace is virtually imperceptible, making Hadleigh Guildhall all the more important as one of its few remaining traces. From this orientation, the Town Hall is presented alongside the Hadleigh Corn Exchange, constructed in 1813 and afterwards remodelled. Unlike the ecclesiastical view from the north, this is a scene of predominately commercial and civic character, reflecting a different era and encapsulating the development of the town. Together, both prospects speak to the rich and varied history of Hadleigh.

The overall significance of Hadleigh Guildhall is therefore EXCEPTIONAL (International).

3. SIGNIFICANCE

3. Hadleigh Guildhall: Heritage Values and Significance

Evidential value

1. Hadleigh Guildhall is a particularly fine example of a fifteenth-century timber-framed civic building. Its fabric carries evidence of medieval methods of construction, for instance demonstrating the use of edge-halved and bridled scarf joints and jettying. This structural evidence is highly legible in the Guildhall range, especially in the store room on the second floor, which is open to the roof.
2. This legibility also holds evidence of alteration. A timber frame carries traces of previous joints since lost, for instance in peg and mortice holes. Through this, one can derive knowledge about each phase of the building. This is particularly pertinent in the case of the Market Hall and Guildhall ranges, which have a multi-layered history revealed through such analysis. Features identified include lost oriel windows and traceried heads to individual window lights, surviving shop windows and structural evidence for jetties, and remains of the large stair which once served both ranges.
3. The basement at Hadleigh Guildhall also contributes to evidential value. It is a phase I survival — relatively little-altered — and carries important evidence of historic circulation routes through the original Guildhall.
4. That being said, this legibility is not demonstrated throughout Hadleigh Guildhall. Some spaces are so radically altered, it is hard to ascertain their original appearance. This is especially true at the east end of the north range, where eighteenth-century alterations including a lowered roof and addition of a brick extension to form an Assembly Room have vastly changed the appearance of the space.
5. Much of the town centre is designated within the Local Plan as an area of archaeological interest, including Hadleigh Guildhall.¹ The settlement has been occupied since at least the Anglo-

Saxon period and still retains traces of medieval occupation.² Thus, as part of the wider area of archaeological interest, Hadleigh Guildhall has archaeological potential. The contribution of this aspect of evidential value to the significance of the building would need to be clarified through further programmes of archaeological assessment and evaluation, which may include fieldwork.

Evidential value: High (National)

Historical value

6. Hadleigh Guildhall is an evocative reminder of the flourishing of the town in the medieval period, a demonstration of wealth and power both of the town and its leading residents. The Guildhall has been a focal point of civic life since the fifteenth century, a site of important decisions of governance and commerce, before and after incorporation — first by the gilds and burgesses and later by town councillors.
7. The inclusion of Hadleigh Guildhall on the processional route to St Mary's church illustrates this civic importance and serves as a reminder of the nexus of church and state in medieval society.³ Such a link is immortalised in the proximity of St Mary's across the churchyard and aesthetic continuities between the two — such as the replication of tracery motifs and displays of the town coat-of-arms.
8. The associations of Hadleigh Guildhall with the textile industry point to the basis upon which the town's importance was founded. The building's use as a Wool Hall, for the displaying of textiles to be sold, reflects the goods made and sold in Hadleigh.⁴ In addition, it is one of the last traces of the town marketplace, which has been rendered imperceptible by subsequent development within its boundaries.
9. The later usage of Hadleigh Guildhall also contributes to its historical value. For instance, the workhouse once located within its walls reflects the history of welfare support within Hadleigh, which is unusual and well-

1 Patrick Taylor (on behalf of Babergh District Council), *Hadleigh Conservation Area Appraisal* (Hadleigh: Babergh District Council, 2008), p. 7.

2 <https://heritage.suffolk.gov.uk/Monument/MSF14954> [accessed 8th December 2022]

3 Sue Andrews and Tony Springall, *Hadleigh and the Alabaster Family* (Hadleigh: Self Published, 2005), p. 15.

4 W. A. B. Jones, *Hadleigh Through the Ages* (Ipswich: East Anglian Magazine Ltd, 1977), p.48 ; Deed of Governance of the Wool Hall (1627): HA 003/C/03

3. SIGNIFICANCE

documented enough to have received detailed study.⁵ Likewise, the use of the building as a corset factory in the early twentieth century encapsulates changing fortunes for Hadleigh in this period, culminating in the construction of the branch railway in 1847.

10. Hadleigh Guildhall has strong associations with notable residents of Hadleigh, particularly in the medieval period. It has hosted landowners and merchants who played an important role in shaping the town, such as the Alabasters and Forths. Later, the erection of the Town Hall range by William Parkes Ribbans created another association of note. A successful local architect, Ribbans' other works include the Ipswich and East Sussex Hospital and the Ipswich Corn Exchange.

Historical value: Exceptional (International)

Aesthetic value

11. The fabric of Hadleigh Guildhall includes of a variety of attractive elements from different periods. Surrounding its medieval core, extensions from the eighteenth and nineteenth centuries have created a distinctive silhouette, immediately recognisable – particularly from the north. This view has a vertical emphasis, with close studding on each floor of the jettied range. A well-preserved feature, this is distinctive and emblematic of a once-common medieval decorative treatment in the region. The surrounding context to the north makes this a particularly significant view, incorporating three medieval buildings, each appearing as they would have in the fifteenth century and encapsulating medieval Hadleigh.
12. The south elevation is of a very different character, but similarly striking. Its Italianate design contrasts with the rest of the building and is an eye-catching addition to the street. Though it no longer appears as the architect intended, the alteration is harmonious and of aesthetic value in itself.
13. East and west elevations contribute less to the aesthetic value of Hadleigh Guildhall. They overlook a narrow street (east) or the private gardens of Hadleigh Guildhall and caretaker's house (west). The much-altered west elevation of

Hadleigh Guildhall presents a pleasing medley of fifteenth-century brick and timber framing, with the ruined kitchen occupying the foreground, forming an intimate, largely enclosed space.

14. Inside, a few spaces within Hadleigh Guildhall are well-preserved and impressive. Most of these are situated within the central north-south range, the ground floor of which (the Guild Room) fills most of the footprint and presents a panoply of medieval joists. Above, the first floor (the Old Town Hall) also has a large span, with a similarly impressive roof spanned by a moulded crown-post roof. Within the Town Hall, the first floor is of particular note; a wide, bright space, this has retained its original coffered ceiling (though this has since been restored).
15. Conversely, spaces within the northern east-west range are smaller and ancillary, sometimes modernised. Medieval timber framing appears unexpectedly in these areas, and is not perhaps immediately intelligible. The best interior is the second-floor store with its surviving crown-post roof. Similarly, though the Town Hall has retained its large room on the first floor with its coffered plaster ceiling, the ground floor has been heavily modified and its original nineteenth-century appearance is hard to ascertain.
16. There are many decorative details within Hadleigh Guildhall which, though often ex-situ, are of some aesthetic value. These include linenfold panelling, pargetting, moulded posts and decorative spandrels within timber door-heads. Together, they serve as a reminder of the age of the space even when modern interior schemes have altered them beyond recognition.

Aesthetic value: High (National)

Communal value

17. Hadleigh Guildhall is something of a symbol of Hadleigh. One of its most well-known buildings, there are few sites which are as closely linked to the economic and social histories which make the town what it is today. This connection between city and building is best expressed on the south elevation, which bears the Hadleigh coat-of-arms.

⁵ Marjorie Keniston McIntosh, *Poor Relief and Community in Hadleigh, Suffolk, 1547-1600* (Hatfield: University of Hertfordshire Press, 2013).

3. SIGNIFICANCE

18. It is notable that the usage of Hadleigh Guildhall has not changed greatly. When constructed, it was envisaged as a civic building and, though it has had a variety of uses since, remains in use by the local authority (Hadleigh Town Council care for the property as a trustee of the Market Feoffment Charity), who use it for administration and official events. Indeed, these events are held in the same rooms that the guilds would have used originally, demonstrating a continuity between residents of Hadleigh spanning centuries.
19. Hadleigh Guildhall has a rich tradition of hosting local groups. In the nineteenth century, these included: the Hadleigh amateur dramatic society, the Hadleigh Chamber of Commerce, the Women's Institute, St John Ambulance and the Scouts. Today, it is used by Hadleigh Society, Masons, Hadleigh Dramatic Society, Hadleigh WEA Study Days, Gardening Club, and playgroups — amongst others. In addition, it has become a popular site for weddings, with three of its rooms licensed for the solemnisation of marriages. These connections suggest a great deal of social value, particularly for residents of Hadleigh.
20. As well as featuring heavily in local histories, Hadleigh Guildhall is the site where traces of these can be found. Hosting the local archive and a group of dedicated archivists, there can be little doubt of the importance of the site in preserving the rich history of the town and encouraging research to better understand it.

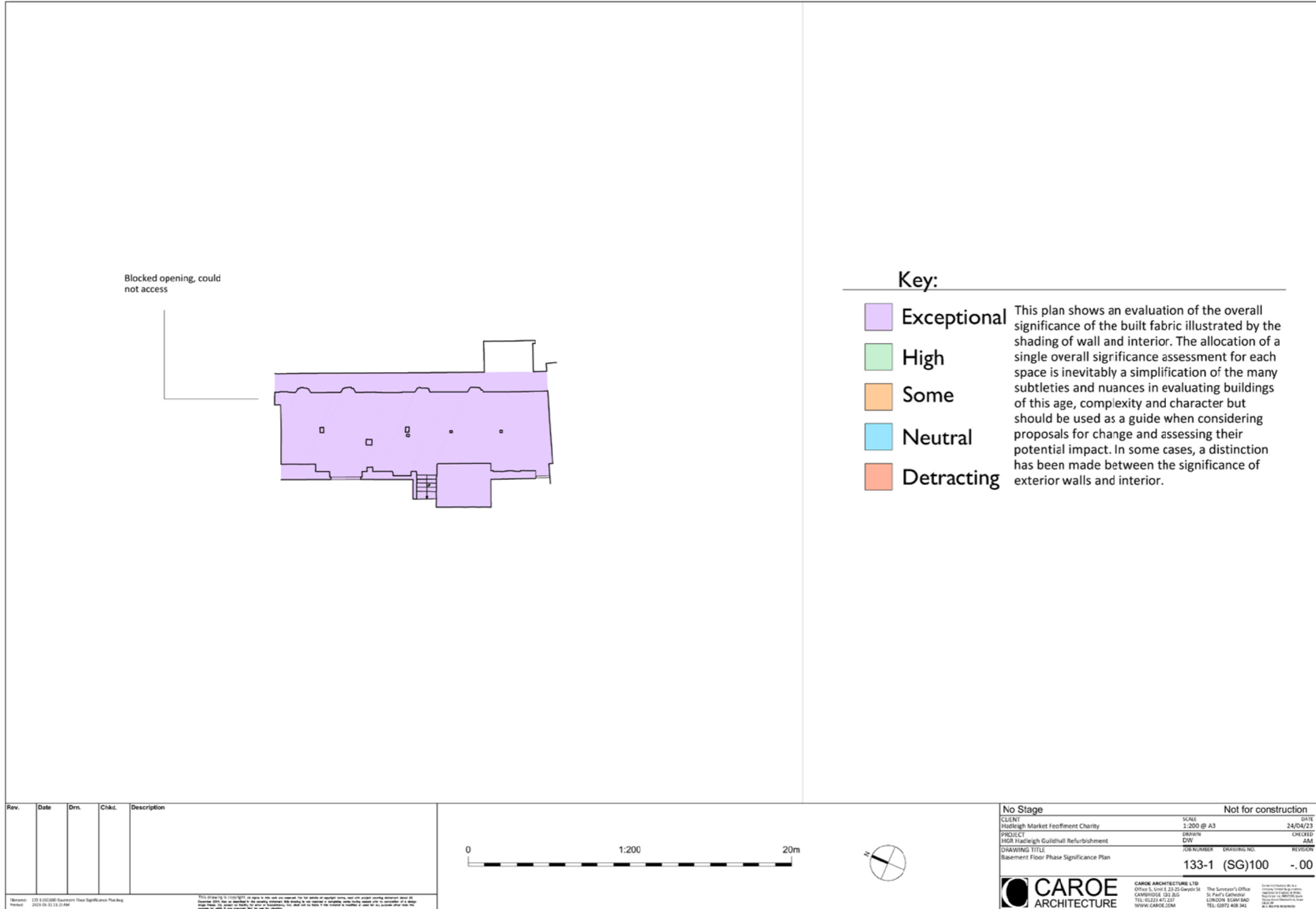
Communal value: Exceptional (International)

3. SIGNIFICANCE

4. Significance Plans

1. On the following pages, Significance Plans are provided for Hadleigh Guildhall.
2. The overall significance ratings shown are derived from the evidential, historical, aesthetic and communal heritage values of the Guildhall site. Thus this diagram must be viewed in conjunction with the written analyses of significance.
3. Significance for the purposes of these coloured diagrams is divided into the following categories as set out in the above section 3.1 *Purpose and Basis of Assessment*:
 - **Exceptional** is used to define areas or aspects considered to be of international importance or value.
 - **High** is used to define areas or aspects considered to be of national importance or value.
 - **Some** is used to define areas or aspects considered to be of local importance or value or to have an element considered of potentially national interest.
 - **Neutral** is used to define areas or aspects considered to be neutral in value.
 - **Detracting** is used to define areas or aspects considered to have a negative value or which are intrusive to the significance of the whole.
4. We have shown the overall significance of the built fabric illustrated by the wall colour on the plans that follow, and also provided a rating of significance for the interior spaces which comprise decorative schemes, historical architectural features, fixtures and fittings. The latter evaluation of significance is illustrated on the plan by the internal colour of each room/ space.
5. The allocation of a single overall significance assessment for each interior space in a graphic form is inevitably a simplification of the many subtleties and nuances in evaluating a building of this age, complexity and character but should be used as a guide when considering proposals for change and assessing their potential impact.

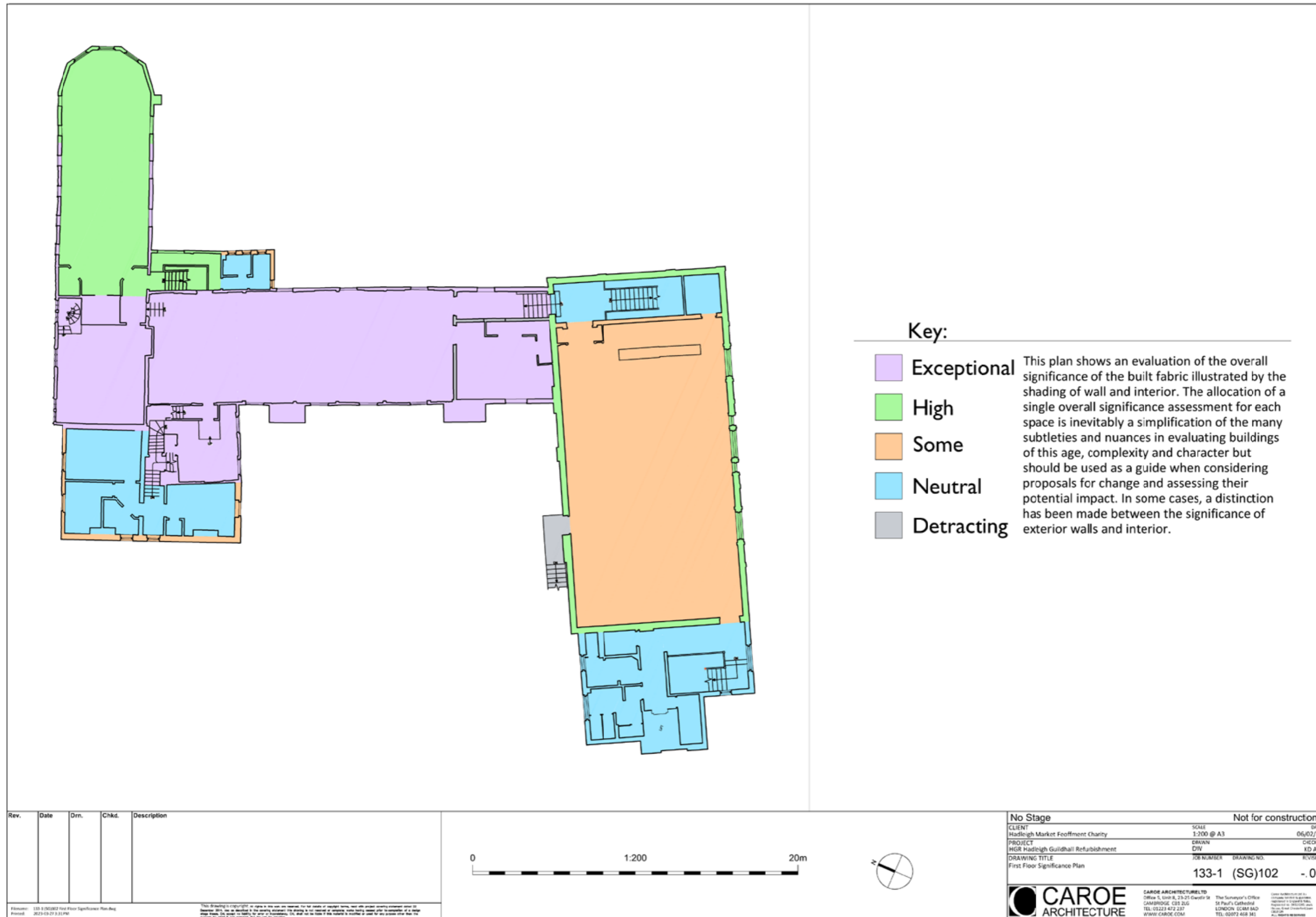
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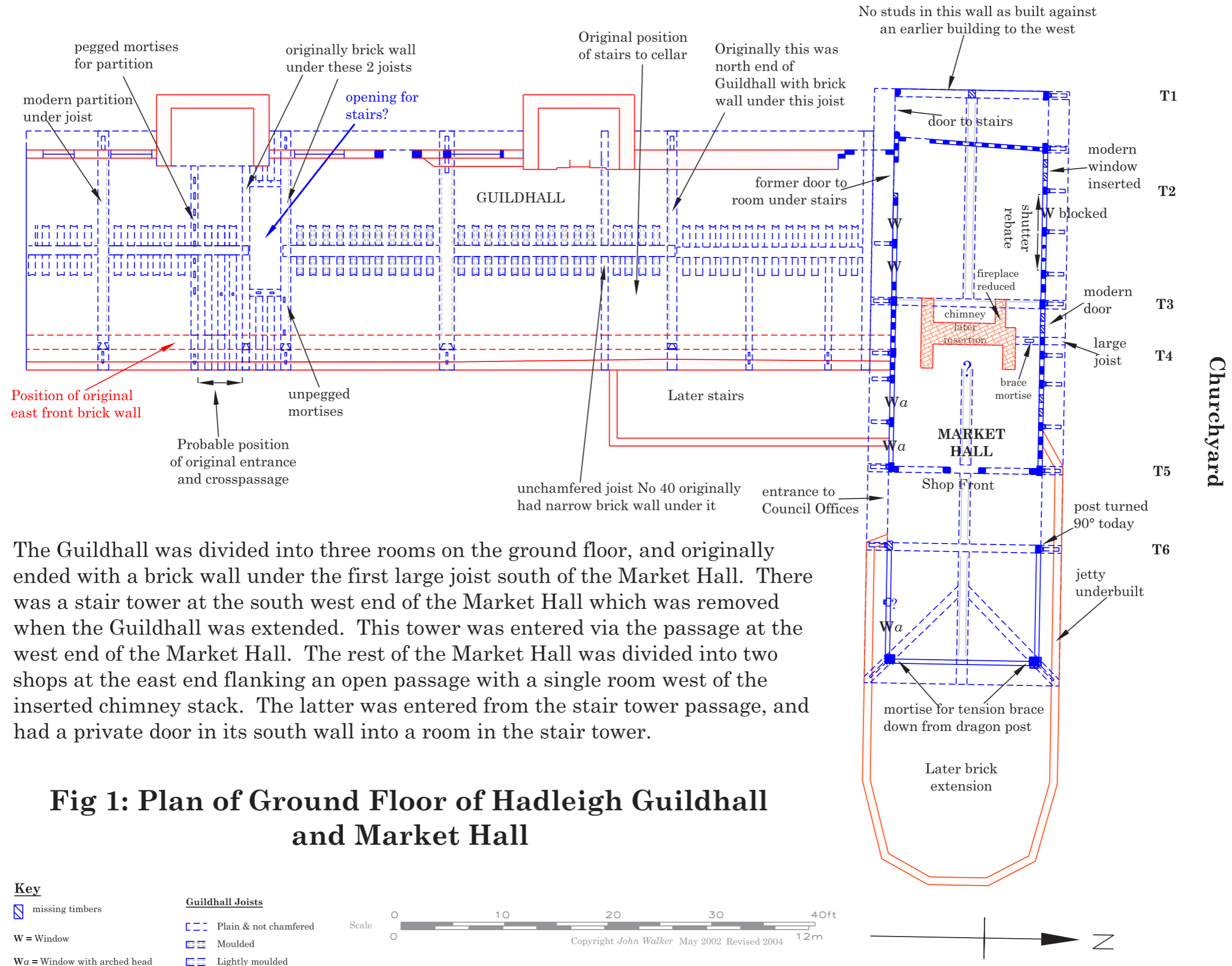
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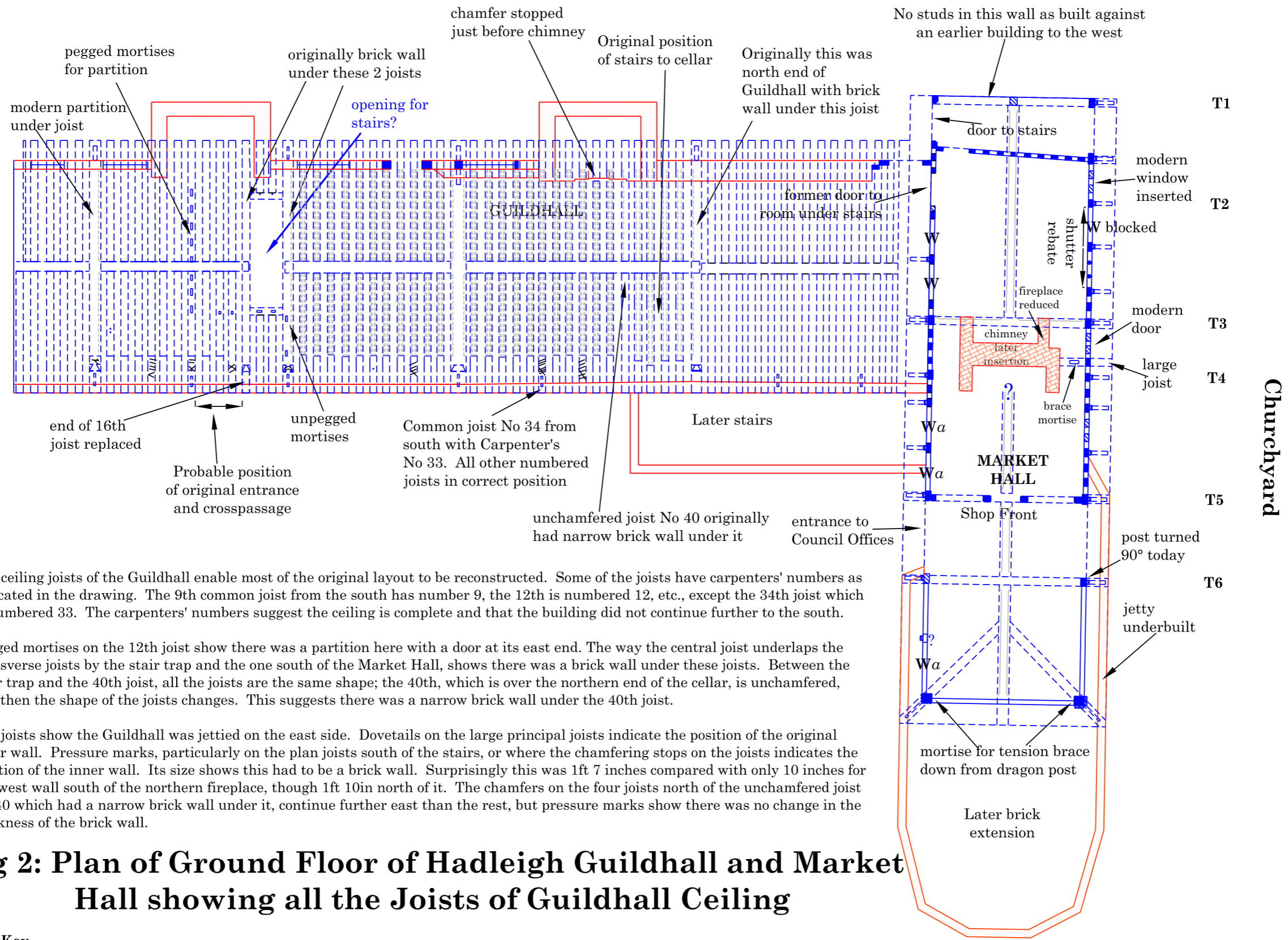
4. APPENDICES

Appendix 1: Plans, Sections and Elevations by John Walker



The Guildhall was divided into three rooms on the ground floor, and originally ended with a brick wall under the first large joist south of the Market Hall. There was a stair tower at the south west end of the Market Hall which was removed when the Guildhall was extended. This tower was entered via the passage at the west end of the Market Hall. The rest of the Market Hall was divided into two shops at the east end flanking an open passage with a single room west of the inserted chimney stack. The latter was entered from the stair tower passage, and had a private door in its south wall into a room in the stair tower.

Fig 1: Plan of Ground Floor of Hadleigh Guildhall and Market Hall



The ceiling joists of the Guildhall enable most of the original layout to be reconstructed. Some of the joists have carpenters' numbers as indicated in the drawing. The 9th common joist from the south has number 9, the 12th is numbered 12, etc., except the 34th joist which is numbered 33. The carpenters' numbers suggest the ceiling is complete and that the building did not continue further to the south.

Pegged mortises on the 12th joist show there was a partition here with a door at its east end. The way the central joist underlaps the transverse joists by the stair trap and the one south of the Market Hall, shows there was a brick wall under these joists. Between the stair trap and the 40th joist, all the joists are the same shape; the 40th, which is over the northern end of the cellar, is unchamfered, and then the shape of the joists changes. This suggests there was a narrow brick wall under the 40th joist.

The joists show the Guildhall was jettied on the east side. Dovetails on the large principal joists indicate the position of the original outer wall. Pressure marks, particularly on the plan joists south of the stairs, or where the chamfering stops on the joists indicates the position of the inner wall. Its size shows this had to be a brick wall. Surprisingly this was 1ft 7 inches compared with only 10 inches for the west wall south of the northern fireplace, though 1ft 10in north of it. The chamfers on the four joists north of the unchamfered joist No 40 which had a narrow brick wall under it, continue further east than the rest, but pressure marks show there was no change in the thickness of the brick wall.

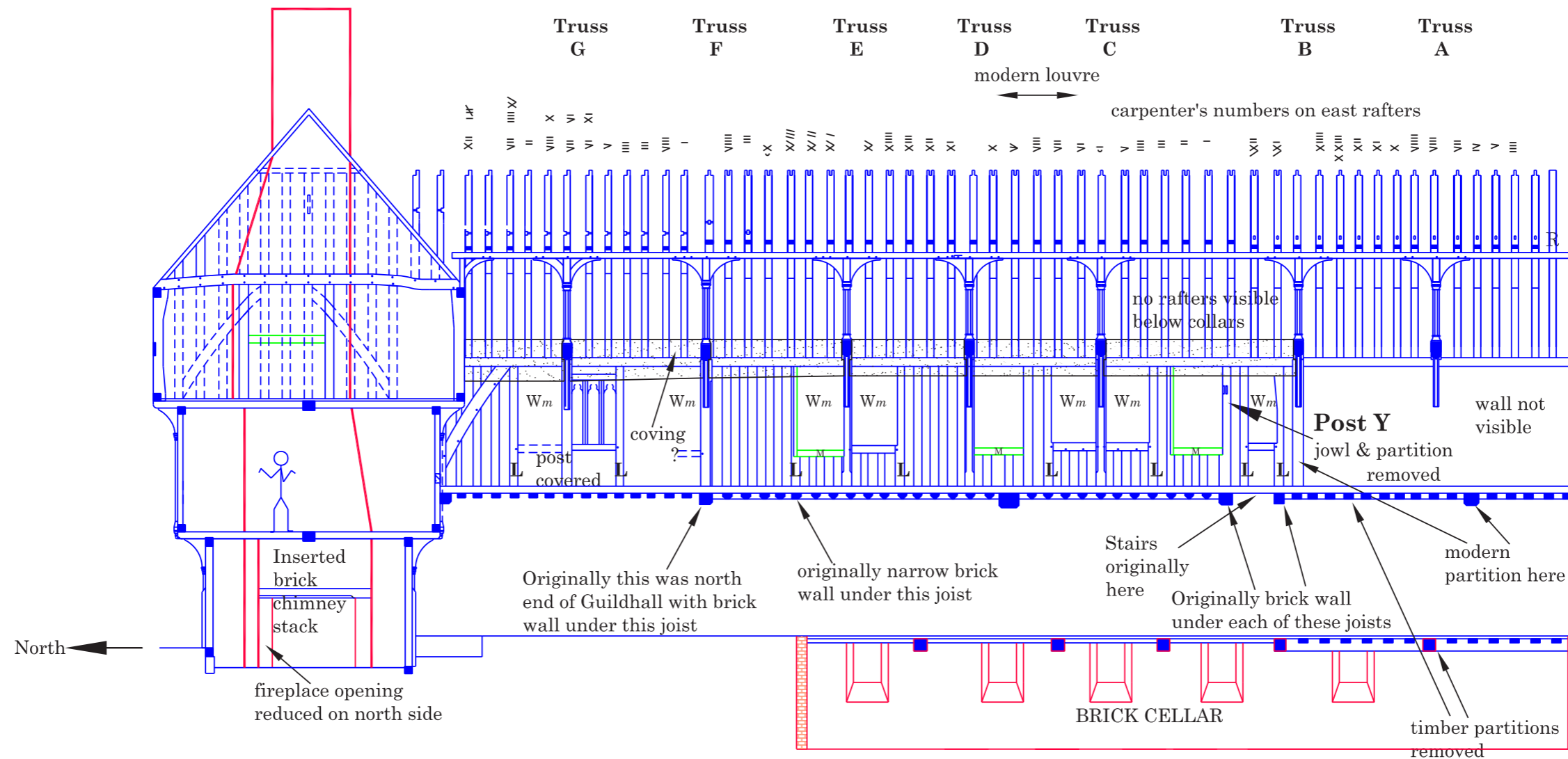
Fig 2: Plan of Ground Floor of Hadleigh Guildhall and Market Hall showing all the Joists of Guildhall Ceiling

Key

- missing timbers
- Guildhall Joists
- Plain & not chamfered
- Moulded
- Lightly moulded
- W = Window
- Wa = Window with arched head



Fig 3: Section through Hadleigh Guildhall & Market Hall Looking East



The original stair tower for the Market Hall was removed when the Guildhall was extended.

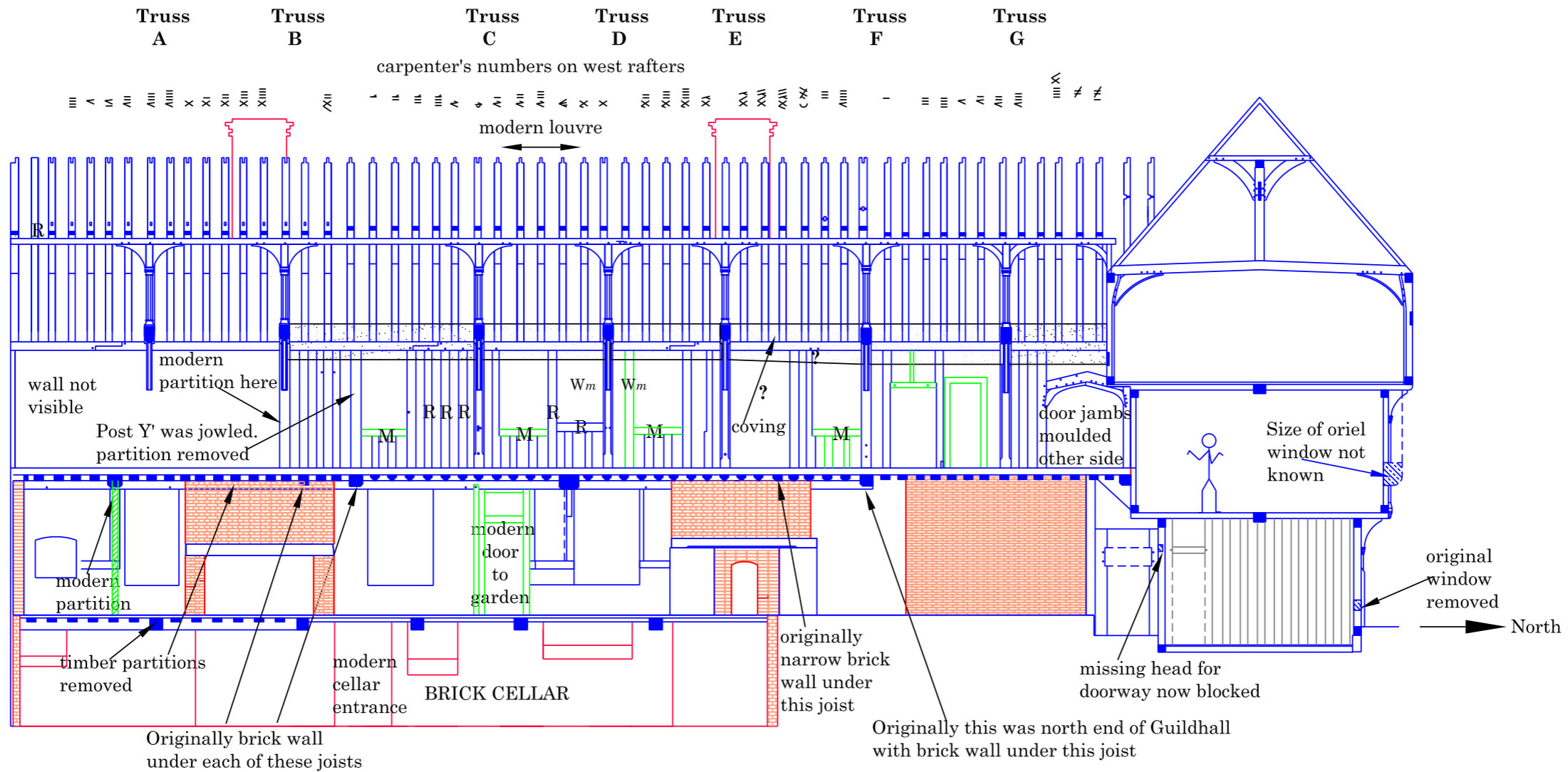
The original building finished on Truss F. The tiebeams on Trusses F & G differ from the rest, and there was originally a brick wall on the ground floor under the main joist of Truss E. The original part was divided into two rooms on the first floor by a wall at Post Y. This floor was reached via stairs which rose to the south of Post Y.



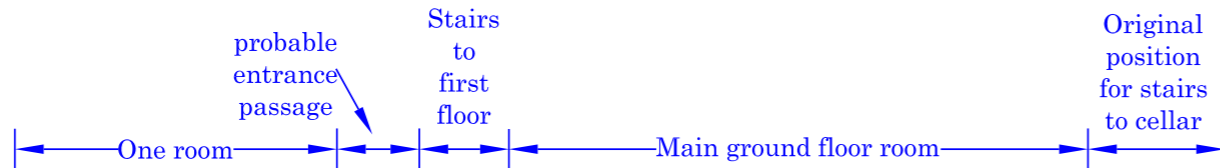
KEY
 R = replaced timber
 M = modern timber
 L = studs 1.5in thicker than common studs and formed window jambs
 Wm = position of medieval windows
 (Green lines) = Later timber



Fig 4: Section through Hadleigh Guildhall & Market Hall Looking West



Original layout of ground floor of Guildhall



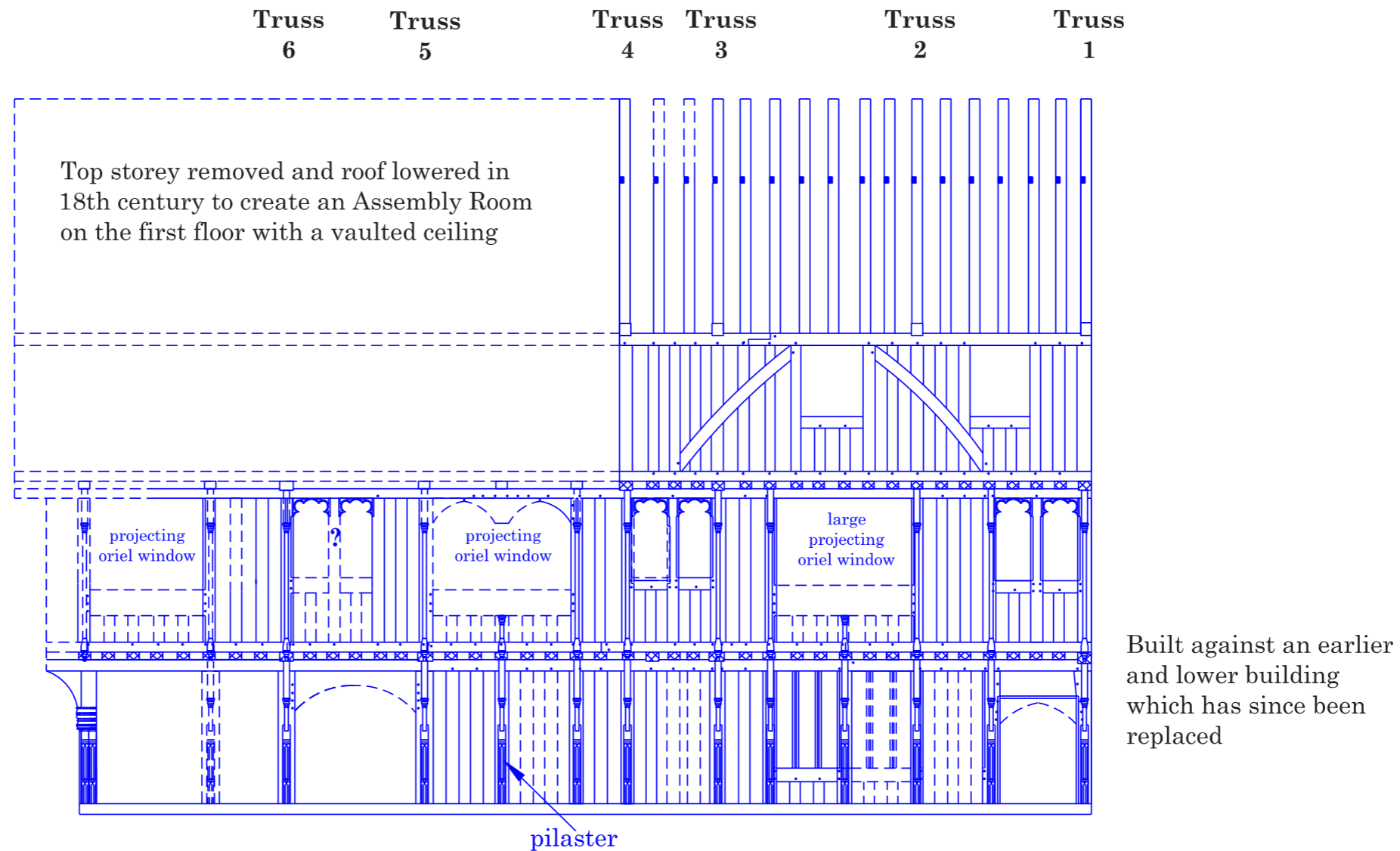
The chimney stacks are a later addition.

The entrance to the first floor of the Guildhall was moved to the right hand end of the west wall after it was extended.



KEY
 R = replaced timber
 M = modern timber
 W_m = position of medieval windows
 Later timber





Right hand door was into a passage giving access to the rear stair tower from which stairs rose to the first floor. The room at the right hand (west) end on the ground floor was entered from a door on the left off the right hand passage. The left hand arched opening was an open passageway with a shop on either side and led from the Church to the market place. The right hand shop opening still survives. These shops had windows to the market place, but none in the north wall looking towards the Church.

Fig 5: Reconstruction of Original North Wall of Market Hall

Key
 Broken lines represent missing timbers
 ☒ joists chamfered on ends



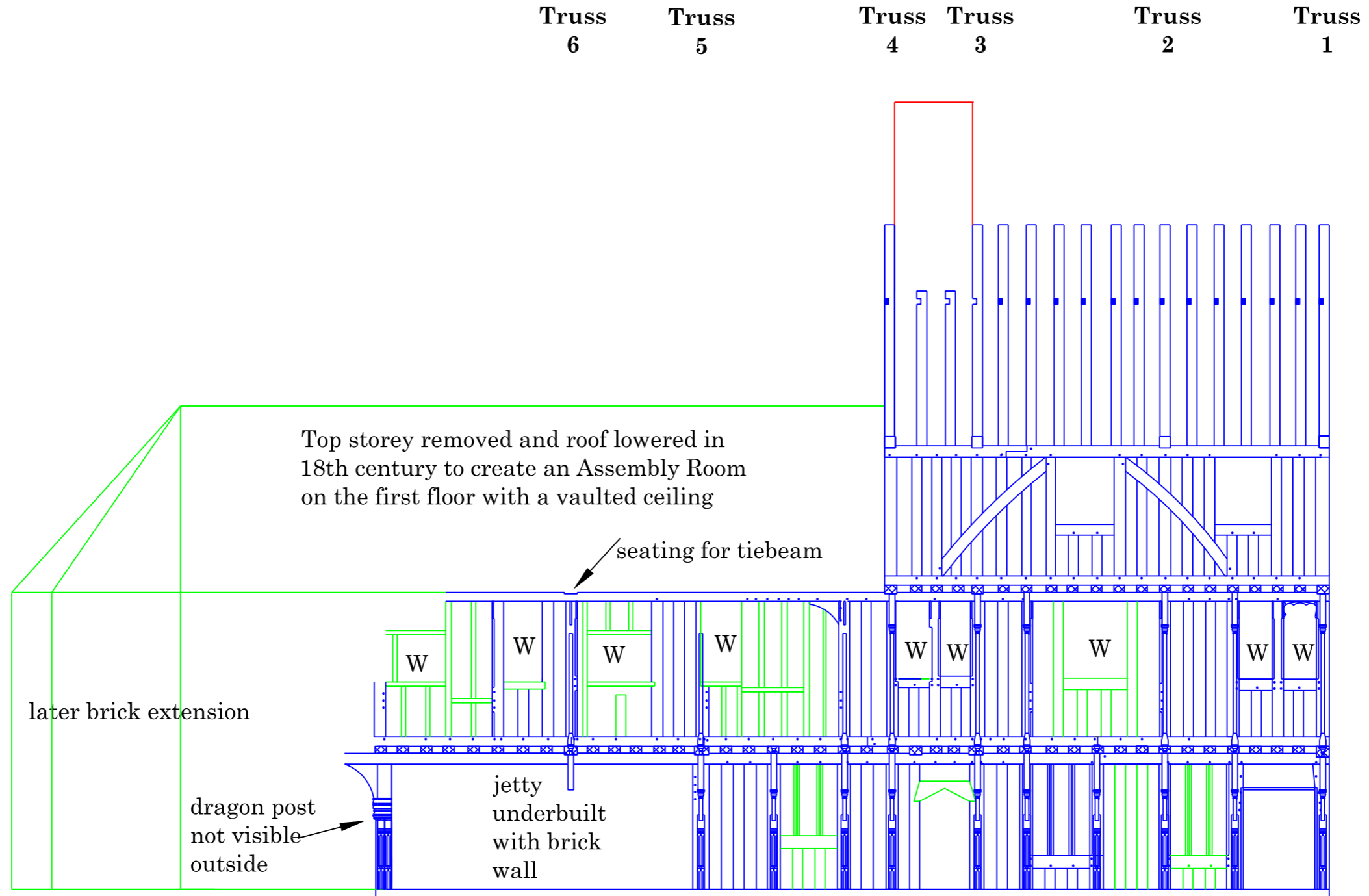
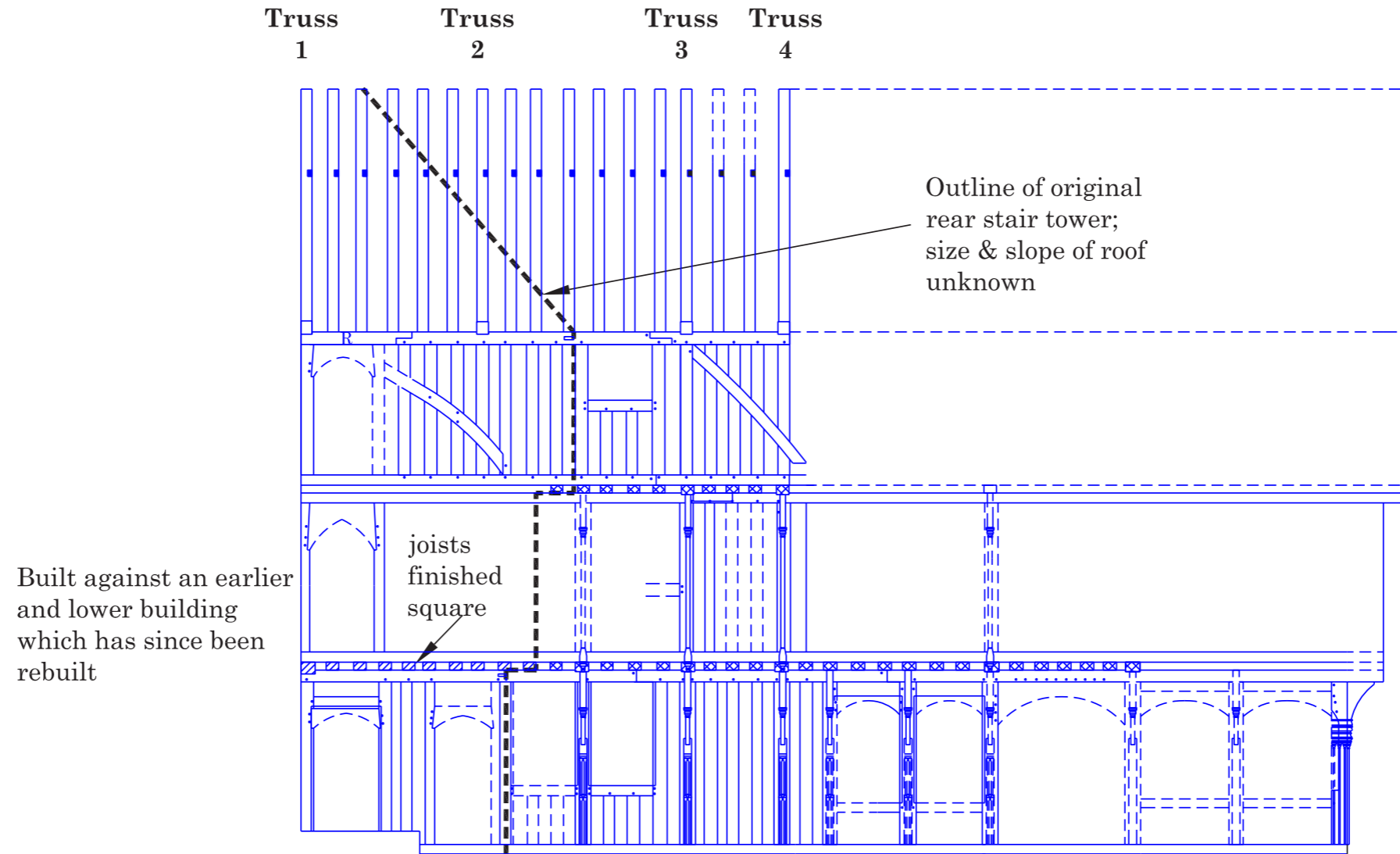


Fig 6: North Wall of Market Hall Today

Key
 Broken lines represent missing timbers
 X joists chamfered on ends
 Later timber



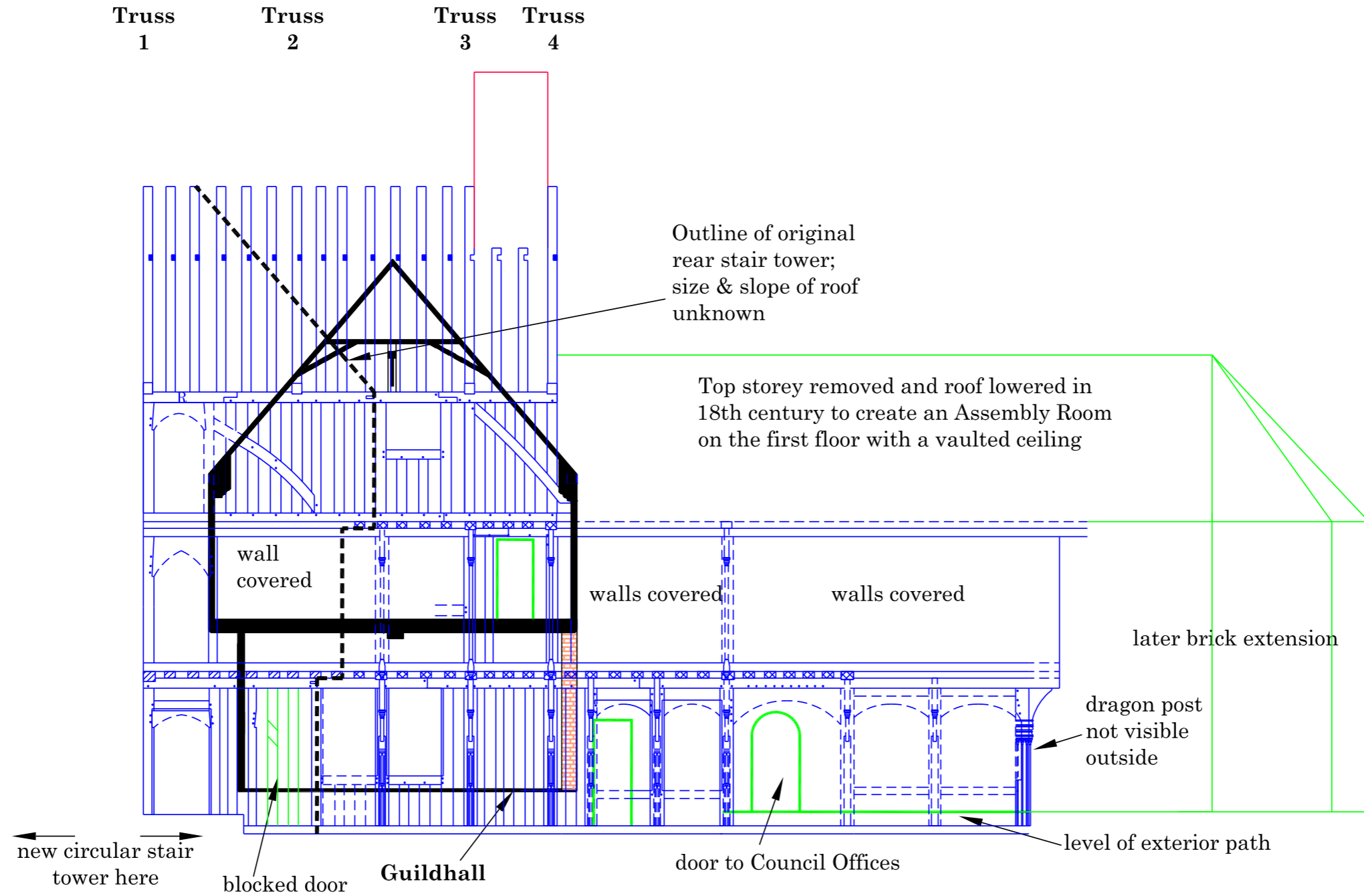


Originally there was a stair tower on the south side of the Market Hall which was entered from the passage on the far right. This was entered from the passage on the far right had a door opening into the stair tower. The second door from the left on the ground floor was the private entrance from the room at the left hand end of the Market Hall to the stairs. The left hand arched opening was an open passageway with a shop on either side and led from the market place to the Church. Each shop also had windows in the wall flanking the passageway.

Fig 7: Reconstruction of Original South Wall of Market Hall




Key
 Broken lines represent missing timbers
 ⊠ joists chamfered on ends
 □ joists square on ends

Scale 0 10 20 30 40
 12m
 Copyright John Walker May 2002 Revised 2004

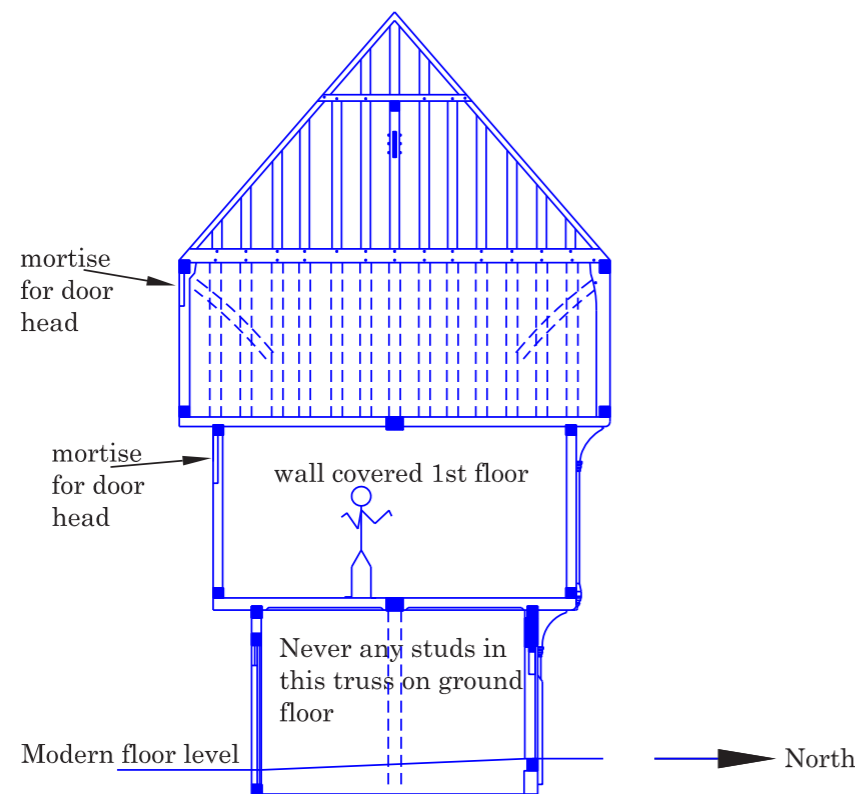


When the Guildhall was extended, a new stair tower which survives today was built in the south west corner between the Guildhall and the Market Hall.

Fig 8: South Wall of Market Hall Today with outline of Guildhall

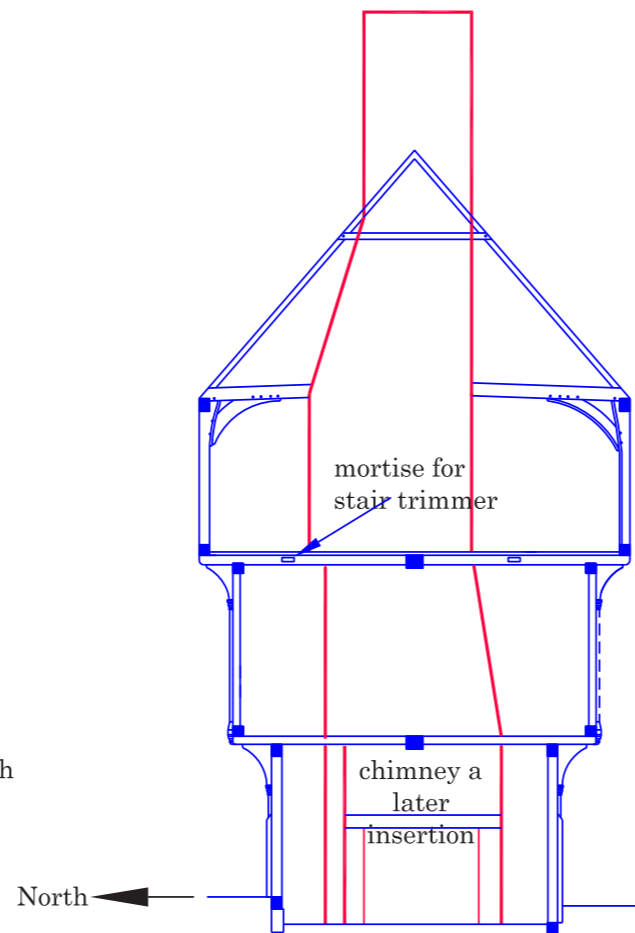
- Key**
 Broken lines represent missing timbers
 joists chamfered on ends
 joists square on ends
 Later timber





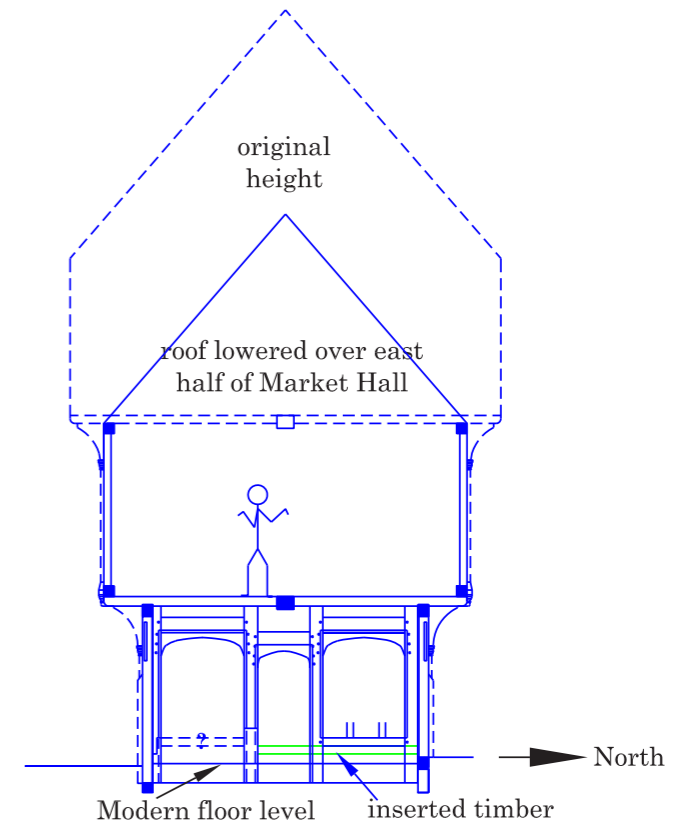
This has always been the western end of the Market Hall. This is because on the ground floor there are no studs in this wall indicating it was built against the wall of an earlier building to the west which has now gone. This earlier building was lower than the Market Hall because the Market Hall has a fully framed stud wall on the top floor, which would have been unnecessary if the building to the west was the same height as the Market Hall.

Truss T1



East of this truss, the roof was lowered in the 18th century. A chimney stack has been inserted between this truss and Truss 3 to the west. The new metal stairs inserted on the north side of the chimney have revealed mortises for a trimmer, suggesting originally there was a set of stairs rising from the first floor between these two trusses. These stairs rose from the Church side of the Market Hall and gave access to the surviving second floor room through a door at the south end of Truss 3. Truss 3 originally has a stud wall under the tiebeam on the second floor as shown in Figure 3, while Truss 4, shown above, was originally open to the lost room to the east.

Truss T4



There were two shops at the east end flanking an open passageway through to the Church. The front for the western shop, the smaller of the two, survives almost complete. On the back of the openings, the northern shop window has a rebate for a shutter and the central doorframe has a rebate for the door opening into the shop. There is no rebate on the rear of the southern shop window. On the back of each post there are two large pegs for later shelves.

Truss T5

Fig9: Sections Through Market Hall

Key
Broken lines represent missing timbers



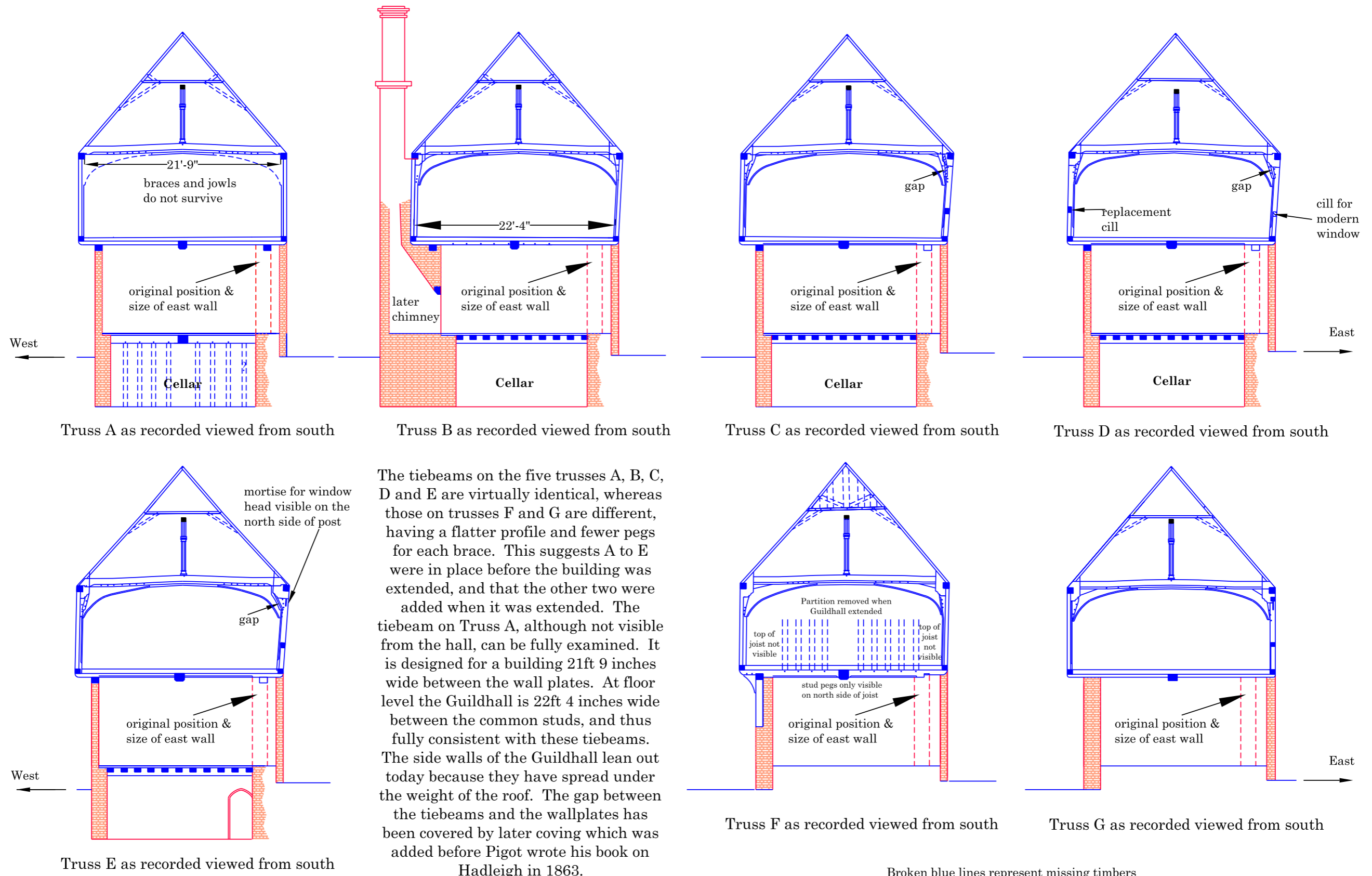
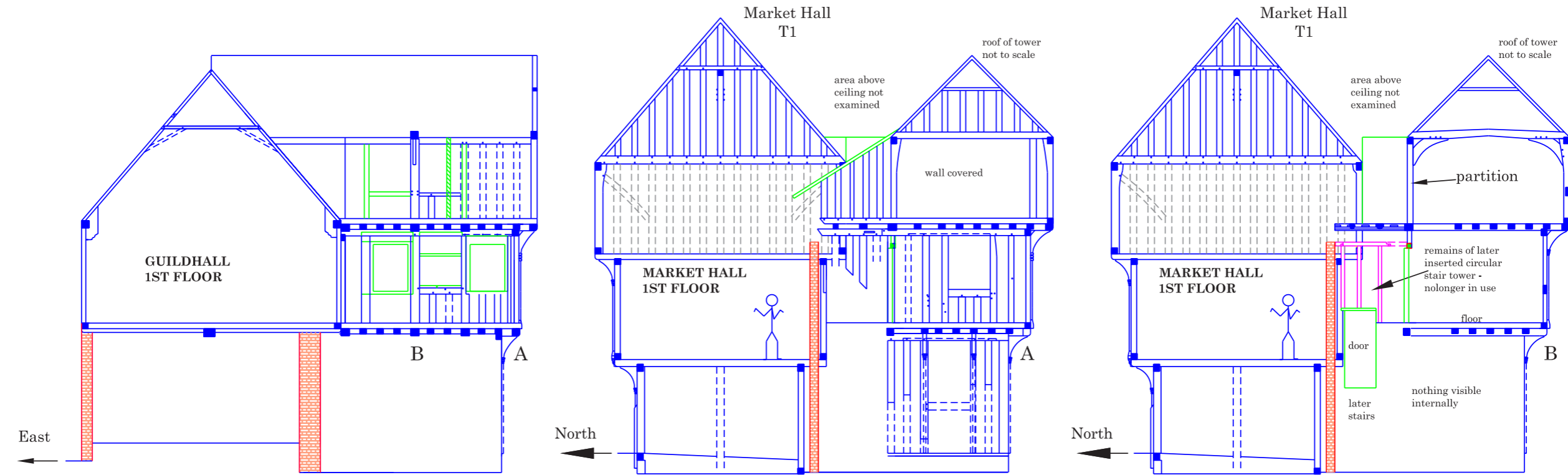


Fig 10: Cross Sections of the Guildhall



Scale 0 10 20 30 40ft
0 12m
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KEY
R = replaced timber
Ms = missing ceiling joists
Later timber

This stair tower was added when the Guildhall was extended. The stairs rose in north part of the tower, but their exact form is unclear.

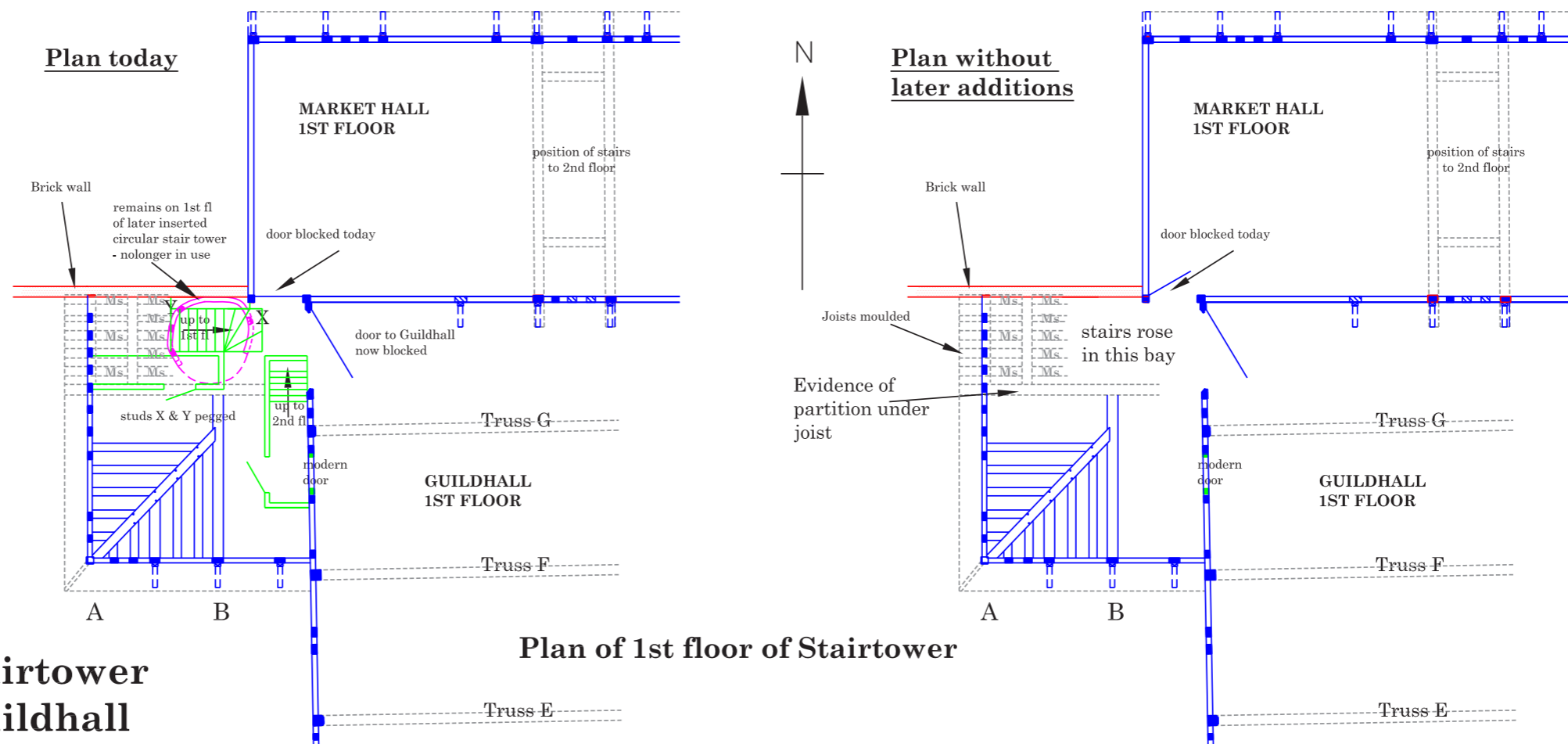


Fig 11:
South West Stairtower
at Hadleigh Guildhall

4. APPENDICES

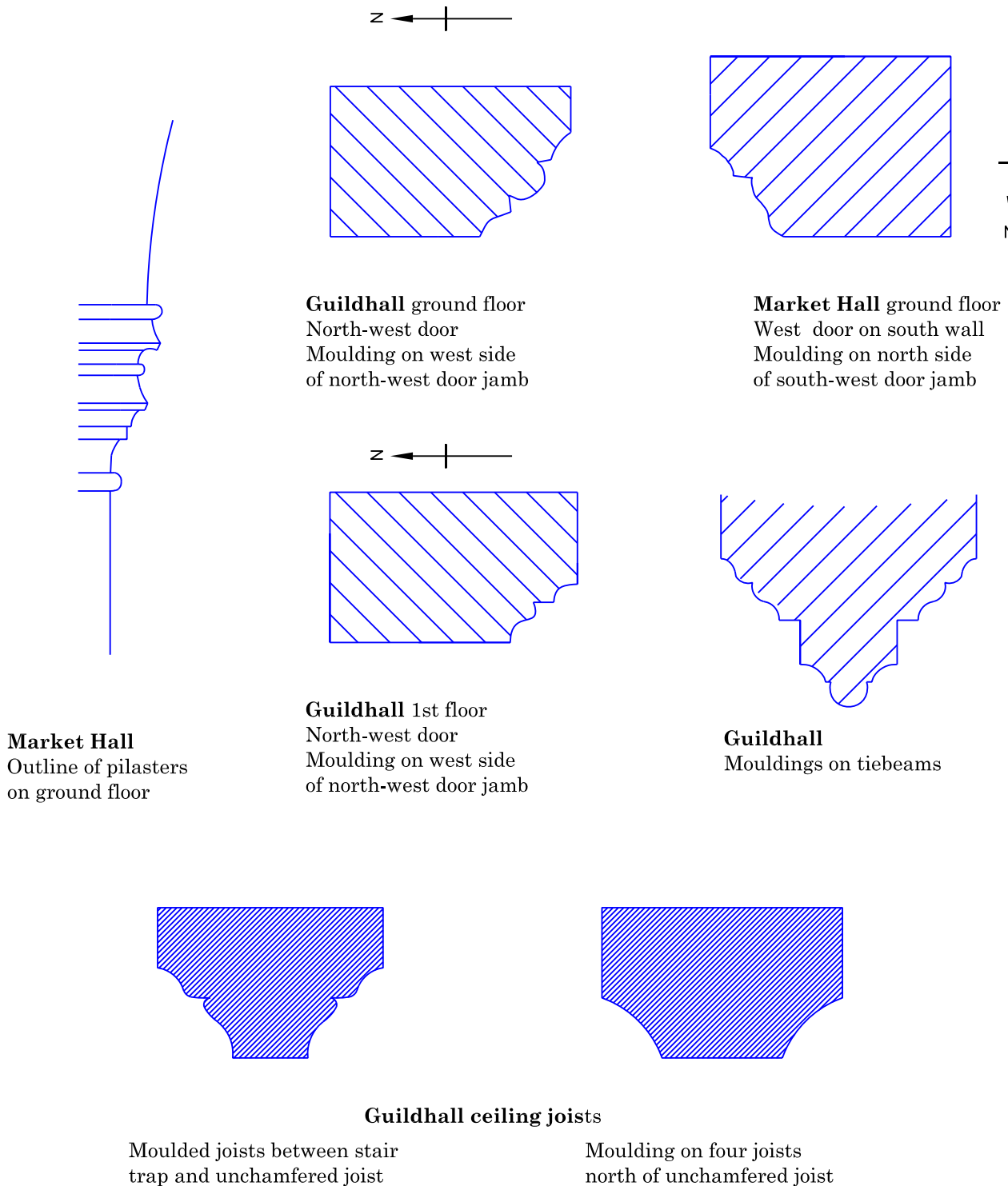


Fig 12: Mouldings in Hadleigh Guildhall and Market Hall

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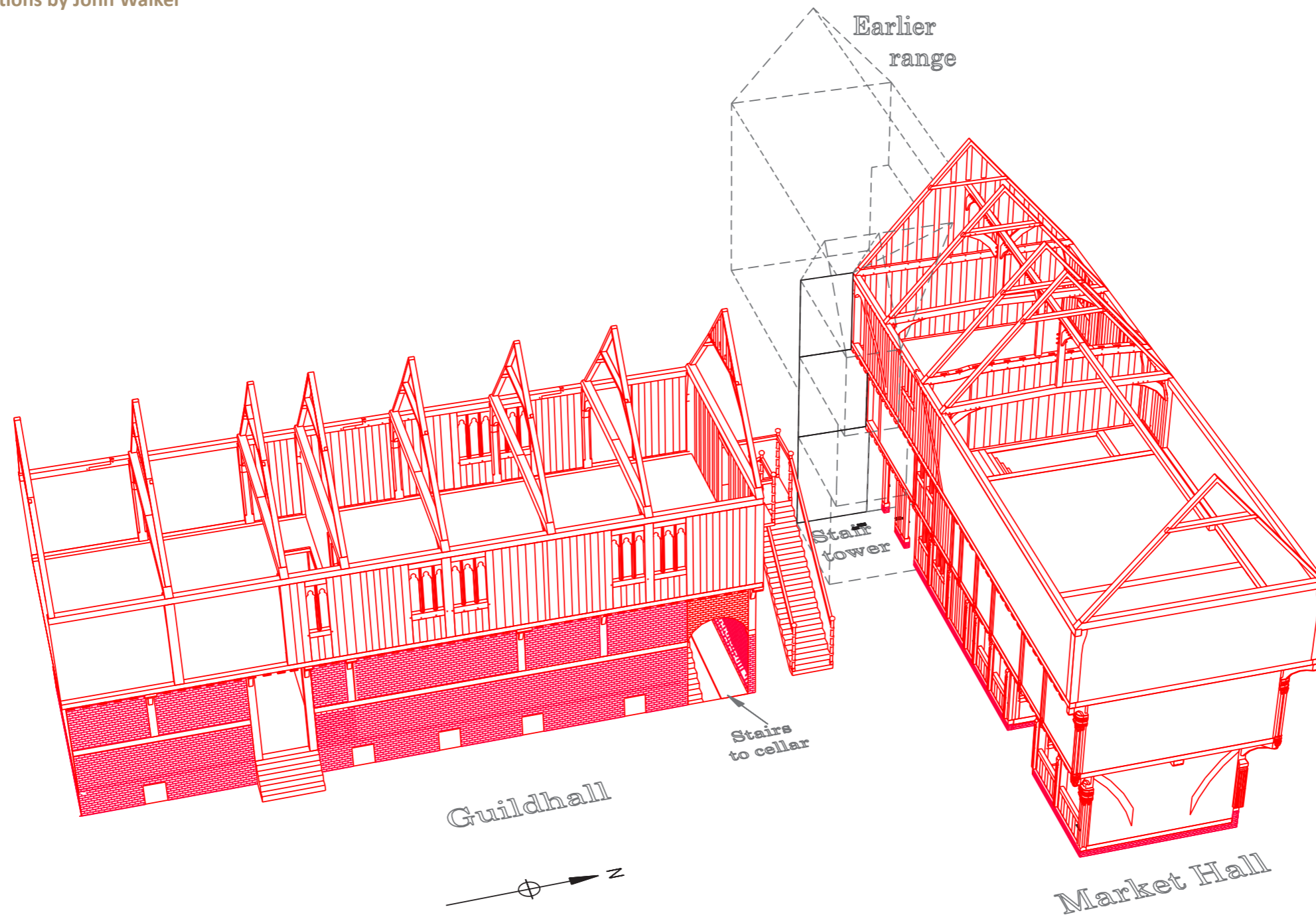


Fig 9: Reconstruction of Hadleigh Guildhall & Market Hall as first built viewed from the south east

No evidence survives for the ground floor windows in the east wall of the Guildhall or for the shape of the openings in the ground floor brick wall of the north bay which gave access to the cellar stairs. The size and form of the earlier range to the west of the Market Hall, the staitower and the external stairs are unknown.

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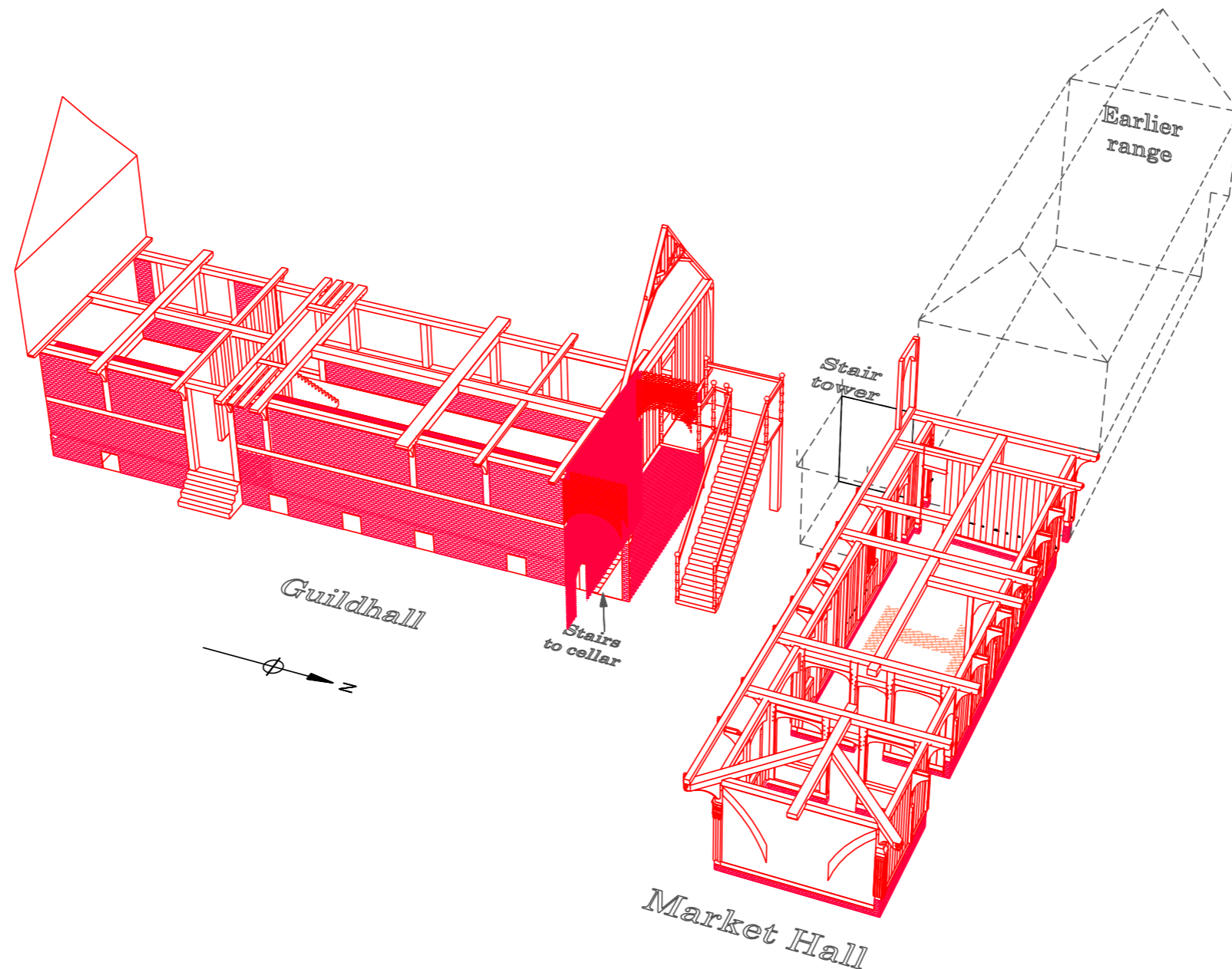


Fig 10: Reconstruction of the ground floor of Hadleigh Guildhall & Market Hall as first built viewed from the east north east

No evidence survives for the ground floor windows in the east wall of the Guildhall or for the shape of the openings in the ground floor brick wall of the north bay which gave access to the cellar stairs. The size and form of the earlier range to the west of the Market Hall, the stairtower and the external stairs are unknown.

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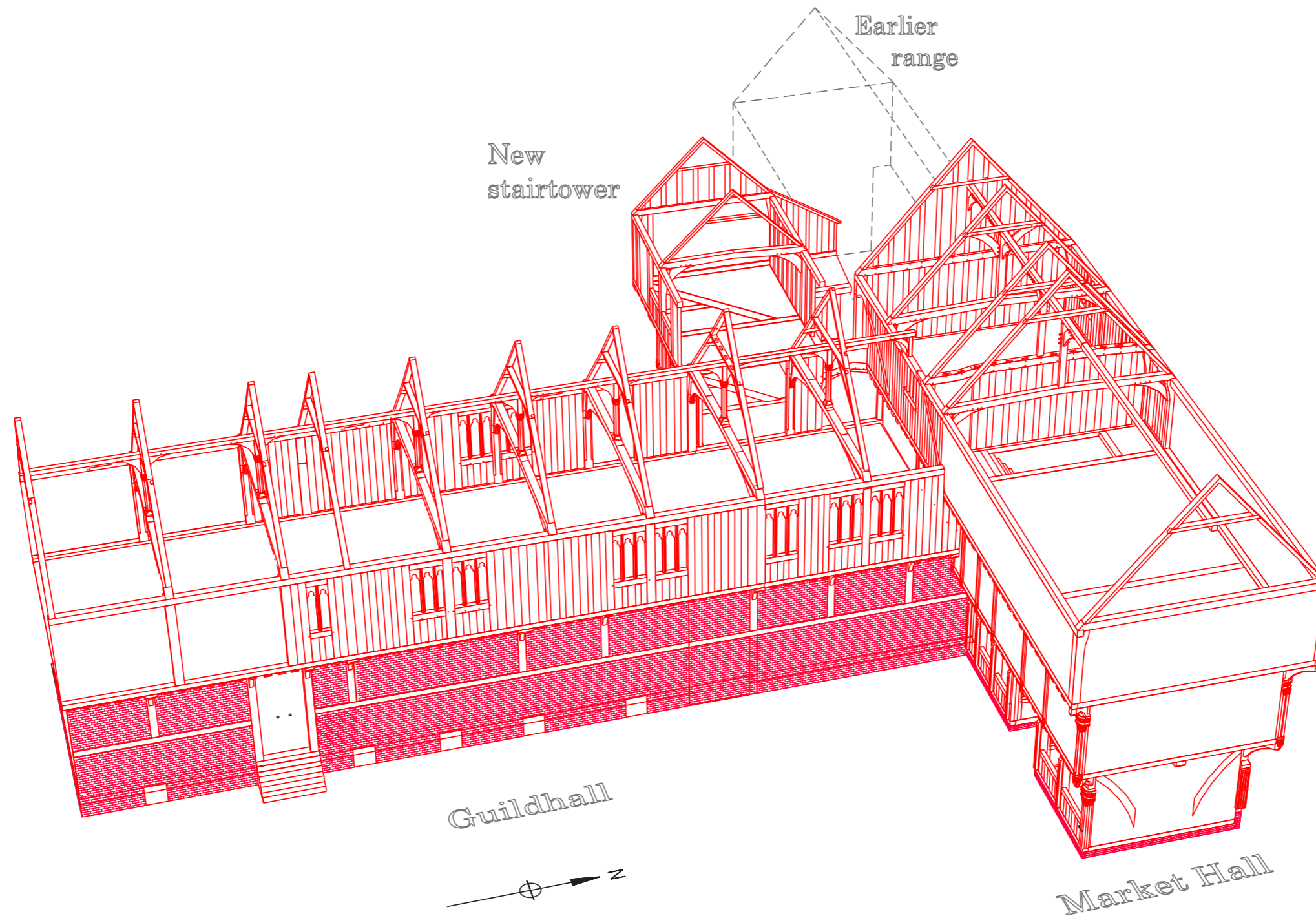


Fig 11: Reconstruction of Hadleigh Guildhall & Market Hall after northern extension to Guildhall viewed from the south east

Crownposts and new tiebeams were inserted into the Guildhall before it was extended

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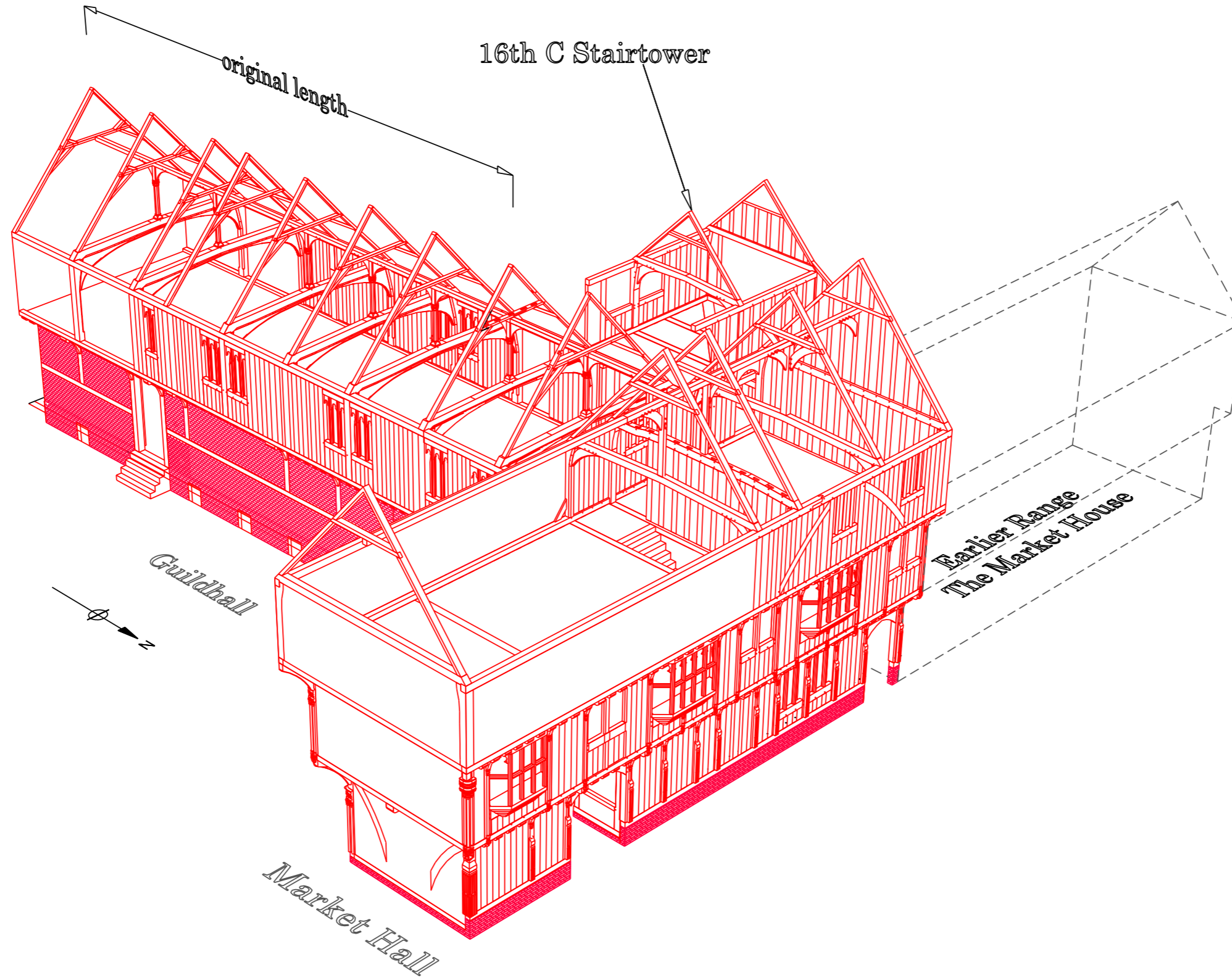
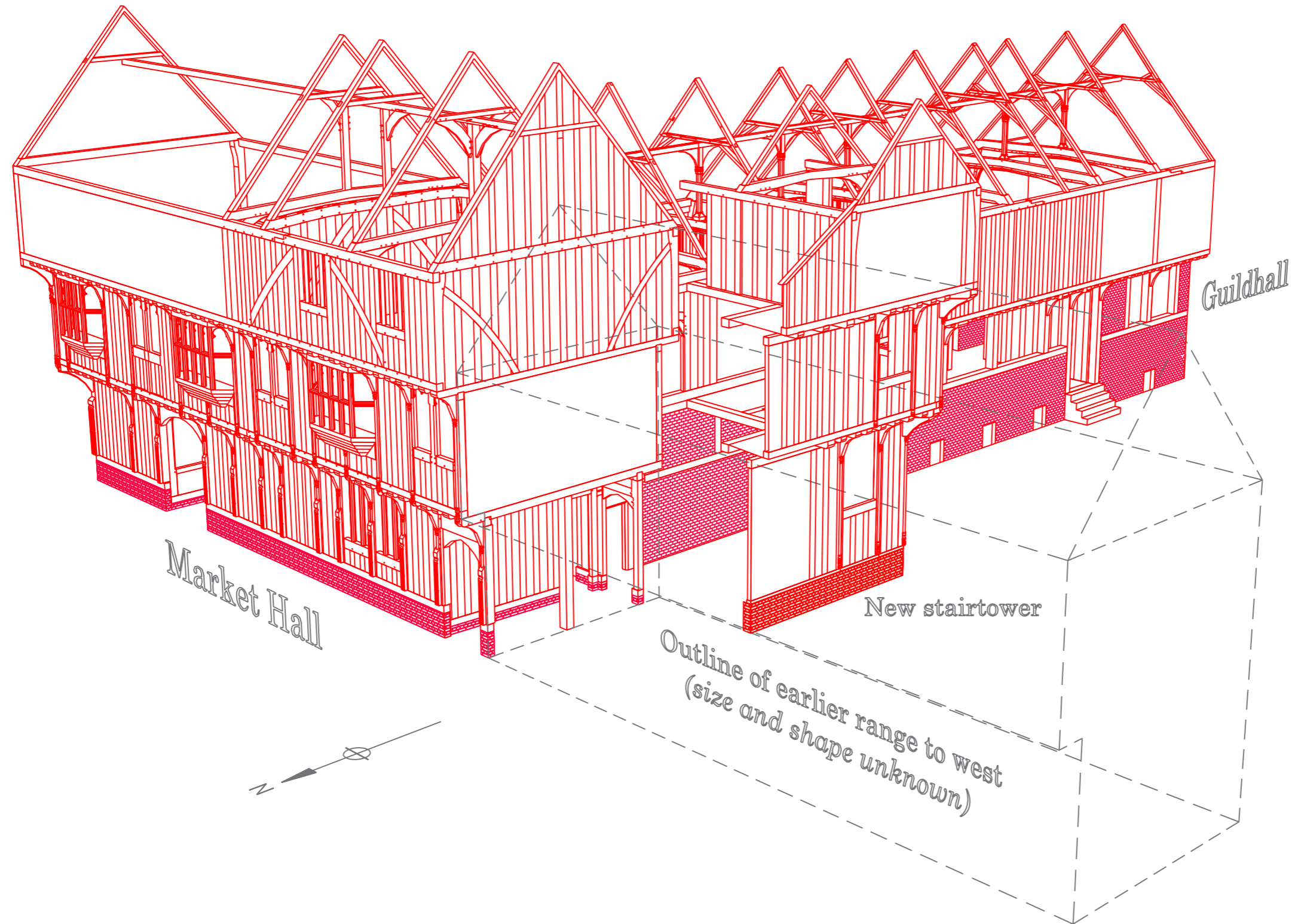


Fig 12: Reconstruction of Hadleigh Guildhall & Market Hall after northern extension to Guildhall viewed from the north east

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Reconstruction of Hadleigh Guildhall & Market Hall after northern extension to Guildhall viewed from the north west

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4. APPENDICES

Appendix 3: George Fiske painting 1928, made from a 1880 photograph



Appendix 4: Photograph (Hadleigh Archives) from the mid-twentieth century



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