June 2024

The Hadleigh Society

A NOTE FROM YOUR CHAIRMAN, RICHARD FLETCHER

My first year as Chairman is almost over, but what a busy year it has been and the Society's 42nd AGM is nearly upon us on 26 June 2024.

At the AGM we have a full session, with the meeting followed by the presentation of two of the Society's Noel Turner Awards and a short talk by Matthew Hodges, Manager at Benton End, updating us on the progress that is being made at bringing it back to life as a horticultural and art centre.

Since the last Newsletter the Society has been heavily involved in conserving and improving the quality of Bacon Lane, a medieval holloway, by coordinating a Tree Council Grant for the planting of new hedgerow along part of the lane. The full story of the history of the Lane was provided in

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the 2023 November Newsletter and this newsletter briefly describes the landscaping work undertaken by local residents and volunteers from H.E.A.T. What has been so pleasing is that the residents, unbeknown to us, nominated The Hadleigh Society to the Suffolk Preservation Society for a Heritage Champion Award for the heritage and landscape work undertaken in seeking to protect and preserve the special character of the Lane. The Award will be presented to the Society on the 18 July at Heveningham Hall.

With regard to the Noel Turner Awards, which are presented in recognition of outstanding improvements to, or conservation of, Hadleigh's buildings or environment, the two projects involved could not be more different, one concerns the sympathetic restoration of a medieval town house at 25/27 George Street, whilst the other involves the imaginative adaptation of a Victorian stable cum Folly in the Hadleigh Conservation Area and its incorporation as accommodation as part of a new, modern, cuboid, 1 and part 2 storey dwelling set on the eastern bank of the River Brett. Descriptions of both projects are set out in this newsletter.

Finally, back to the AGM. Good news, we believe we can retain the membership fees unaltered for another year due to good management of our funds by our Treasurer. More importantly would you like to participate in choosing speakers and Society visits for 2026, or how about becoming involved in planning matters affecting the town, or what about reviewing and updating records on listed and local list properties. Interested? Then do put yourself forward to join the Executive Committee, nomination forms are contained in this Newsletter.

I look forward to seeing you at the AGM.

THE 42ND AGM

of the Hadleigh Society will be held on Wednesday 26 June 2024 in the Guildroom at 8 pm

The Minutes of the 41st AGM, 2023 can be found on our website at https://hadsoc.org.uk/agm/

AGENDA

1. Minutes of the 41st AGM
2. Treasurer's Report
3. History Group Report
4. Chair's Review
6. Election of Officers and Executive Committee Members. See below for details of posts and candidates for election.

The AGM will be followed by;-

A. - **Presentation** of Noel Turner Awards **to:-**

1. Mr& Mrs Hyman for restoration of 25/27 George Street, and
2. Mr & Mrs Panton for conversion of a Victorian Folly and new Dwelling, Cross Folly Maltings.

B. - An update on Benton End activities

A short report and update to be given by Matthew Hodges on activities at Benton End.

ITEM 6 - Election of Officers and Executive Committee Members

Jan Byrne remains President.

The following are standing for re-election. The description in brackets indicate the principal activities the Committee Member undertakes for the Society.

Richard Fletcher	Chair and Honorary Secretary
Chris Drake	Honorary Treasurer
Graham Panton	Member [Webmaster]
Martin Looker	Member [Publicity]
Sue Angland	Member [History Group]
Mark Lawrence	Member [Local List]

Society members are invited to make nominations for service on the Society's Executive Committee for the year following the Annual General Meeting in the following capacities: Chair, Vice-Chair, Treasurer, Secretary, or as one of our committee members. All posts are honorary.

There is a nomination form at the end of this newsletter. to be received not later than 11 June 2024.

TOUR OF THE HOUSE & GROUNDS OF GLEMHAM HALL

STILL TICKETS AVAILABLE

The visit will be at 2.30pm on Tuesday 2nd JULY 2024. The fee for the tour is £25/person whether Member or Guest. Refreshments will be served at the end of the tour. The fee does NOT include transport to Glemham Hall. Please make your own travel arrangements and where possible car share. To secure a place on the tour the fee is required to be paid before 11th June 2024 This can be paid via a cheque or BACS transfer to the Society Treasurer. There is a form at the end of this newsletter with payment details.

With Glemham Hall now up for sale by the Cobbold family this may be one of the last times to visit the hall before it, its contents and garden statues are sold. Glemham Hall is found on the outskirts of the pretty village of Little Glemham, just outside Woodbridge, and stands surrounded in 300 acres of beautiful Suffolk parkland. A long, sweeping drive leads you directly to the 16th century country house. You will be guided around the majority of the Hall, from the ground floor right up to the largely untouched servant quarters in the attics, whilst learning about its vast history and stunning architecture, where elements of the Elizabethan era can still be seen.

The Gardens feature a beautiful walled rose-garden, with a summer house, lily-pond, classical urns as well as traditional English symmetry. The herbaceous garden offers a delightful contrast to the traditional rose garden; a haven of wild flowers, herbaceous borders, sculptures and the green house. There is also a commemorative Britten Garden, created and designed to mark the centenary of Benjamin Britten, a world-renowned composer from Suffolk and old friend of Major Hope-Cobbold.

MEMORIES OF GLEMHAM HALL

from Hilary Griffin

Hilary Griffin was a volunteer Guide at the Hall for many years, and her husband was rector there. Hilary has set out a few memories she has of the Hall and Lady Blanche. She writes:-

It was with many memories aroused as I read the invitation to the outing to Glemham Hall in July. Those members who remember me will, I expect, remember my late husband John, who with John Bloomfield started the Hadleigh Society after he retired back to Hadleigh in 1979, after being Rector of Little and

Great Glemham from 1973 – 1979. Many memories of Glemham Hall, lived in those days by Lady Blanche Cobbold, and her son Patrick. By this time John [Cobbold], chairman of Ipswich Football Club had moved, but I also remember Nanny.

First memory that springs to mind is the Panelled Hall and stairs, giving off an aroma, hard to describe, of pine. Second memory is of cleaning the brass, with Lady Blanche on Thursday afternoons, in the church – well worth a visit, with the large chapel housing the white marble figure of Lord North, who once owned Glemham Hall.

I spent many afternoons showing visitors round the Hall, tea being served in the old kitchens. Lady Blanche always made butter balls in separate bowls with some very old Butter Pats.

There was a set route for the tours of the house – including the attics where the nurseries were – very old toys, including Johnnie's Teddy bear – very moth eaten.

Such odd memories – Lady Blanche falling into the huge fireplace in the morning room, mercifully not badly hurt or burnt, just bruised and shaken.

In that same room was a large Photograph on a side table of John [Cobbold] and Patrick [Cobbold] standing by the same side table on which stood a huge silver cup, also a large black Labrador sitting looking very smug – visitors all thought the dog had won the cup - not so – it was the Football Association Cup which Ipswich had won.

Oh, how I wish I could be with you – enjoying the long drive up to the hall from the A12, meeting interesting visitors, including minor Royalty. We had, I admit, a difficult first few months there in 1973 – Lady Blanche was not involved in choosing the new rector, and so was not going to accept, as she put it, someone thrust on her – but after a short while we became very good friends, and Thursdays cleaning brass, in the Church, and there is an awful lot to be polished there, hearing the latest scandals of the area – Blanche knew everything that went on!!

Oh how I wish I could be with you, I know you will have a very interesting visit. Much love, Hilary (Griffin)

SOCIETY WINS HERITAGE CHAMPION AWARD

Chairman of Hadleigh Society admiring a finished section of planted hedgerow.

The Hadleigh Society has been awarded a Heritage Champion Award by the Suffolk Preservation Society for its work in protecting and researching the ancient landform or "Hollow way" of Bacon Lane in north Hadleigh. The Society was Nominated for the Award by Susan Clements on behalf of a group of residents. The local community felt that the Society is deserving of this award given the time expended by a really small team of volunteers.

Late last year Residents in north Hadleigh were becoming increasingly concerned that a small, attractive, rural bridleway was possibly under threat of damage or loss from local developer pressures. The residents contacted the Society for assistance to protect the bridleway, locally known as Bacon Lane.

With careful and detailed research of the Hadleigh Archive by members of the Society we were able to confirm that the lane was indeed an historic, late medieval, sunken trackway [known as a holloway]. Holloways, often referred to as sunken lanes, have a strong cultural heritage. They can reach dramatic depths where the passage of people, livestock and the draining of water has eroded the pathway over several centuries so that the land is higher on each side. Bacon Lane is one of many such ancient trackways, albeit of modest length, and which in this instance connected ancient town fields, allotments and livestock enclosures to the town and local market.

With this evidence the bridleway now has protected status as a 'non-designated heritage asset' in the town's Local List compiled by The Hadleigh Society, and it has also enabled Suffolk County Council to record it as an historic, archaeological monument within

Volunteers planting new hedgerow in somewhat unpleasant wet weather.

Suffolk's Historic Environment Record.

The protection of the lane developed further into a pan environmental community project to enhance the lane's hedgerows by filling in gaps. This work would restore the character of the lane, improve local biodiversity and help to safeguard protected species of Dormice, the Greater Stag beetle and Slow Worm which have lost habitat in the area due to ongoing development in Hadleigh. The project's environmental element also involved H.E.A.T. (Hadleigh Environmental Action Team) who provided volunteers who did a fantastic job in planting new hedgerows in rather wet and windy conditions, eased by the provision of plenty of bacon rolls and coffee provided by local residents.

With the local residents working closely with the Hadleigh Society and H.E.A.T, the project attracted great interest and important grant-aided support from the national Tree Council and its Head of Major Grants, Phil Paulo, for although a modest project, it involved a somewhat unique project in safeguarding an historic and environmentally important medieval sunken trackway. Thanks must also be given to Harry Hoblyn of Rymer Trees for supplying the hedgerow whips and his expert advice, Sara Eley of Place for Plants for the discounted delivery of Professional Tree Planting Compost, Market Field Grows for constructing a dead hedgerow to protect the newly planted hedge whips and Councillors Simon Dowling and Mick Fraser for their ongoing support.

THE NOEL TURNER AWARD

Noel Turner was a partner in Garrod, Turner & Son, Fine Art Auctioneers. He was an expert on antiques, and especially was a leading authority on Lowestoft porcelain. The Hadleigh Society Award was created in 1987. Noel Turner became chairman of the Society in 1989 but sadly died the following year.

In his memory the Award was renamed in 1991. Seventeen awards have been made over the past 30 years in recognition of outstanding improvements to, or conservation of, Hadleigh's buildings or environment. You can find details of these at https://hadsoc.org.uk/noel-turner-award-intro/

This year the Society's Committee has decided to make two awards:

- A sympathetic restoration of a medieval town house at 25/27 George Street.
- Conversion of Victorian stables and folly at Cross Maltings and its incorporation as ancillary accommodation to a new modern cuboid dwelling.

Detailed descriptions follow.

A SYMPATHETIC RESTORATION OF A MEDIEVAL TOWN HOUSE AT 25/27 GEORGE STREET

THE BUILDINGS

View of No 25, 27 & 29 George Street in 2019 prior to restoration.

25 and 27 George Street are part of what was probably once a single larger house now comprising 25, 27 and 29 George Street. The official Historic England listing describes the property as No 25 (Formerly listed as Thelwyn and No 27). The description however clearly also includes No. 29 as it refers to *"Modern Attic window light right"* and also it states, *"Former No 27 (three windows right) includes one window wing right formerly with oversailing first floor now underbuilt."* Both these descriptions clearly refer solely to features on 29 George Street.

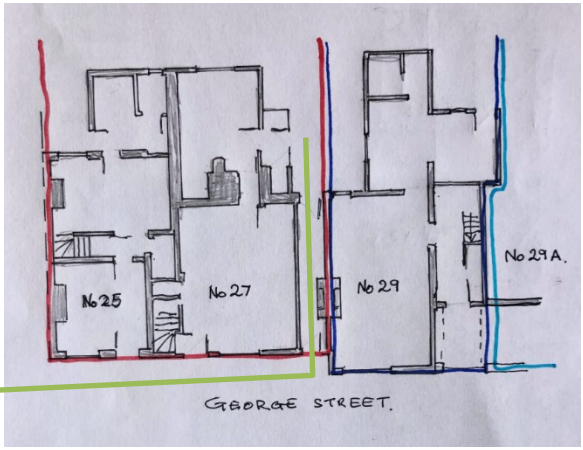
No 29 George Street is in separate ownership and not part of the scheme of works carried out to 25/27 George Street. No 29 is accessed via a later red brick Edwardian property attached to the eastern wall of the older part of No.29. As the entrance to No 29 George Street appears to be part of No 29A George Street and it is not surprising that the Historic England Inspectors believed that

29 George Street showing its entrance as part of the later Edwardian house attached to the eastern wall of the original C17 timber framed property.

it formed part of No. 27 rather than being a separate dwelling. The properties are about C17, timber framed, rendered and with two central chimney stacks and roofed with handmade red clay tiles.

By 2019 the three properties all had experienced considerable alterations with removal of front gables, insertion of modern plastic replacement windows, cement rendering repairs and different coloured rendering [white on 25, yellow on 27 and pink on 29].

The ground floor plan of the three dwellings shows how they were once a single property. Note the creation of a passageway through No. 27 which separates the fireplace from the original larger room of 27. Note also that No 29's fireplace backs onto the passageway fireplace indicating all parts of a single build. Also note that the only means of access to No. 29 and to its first floor and attic bedroom are now via a much later Edwardian building housing No 29A George Street.



Note the passage between 27 and 29 & shared chimney stack.

RESTORATION WORKS UNDERTAKEN

EXTERNAL WORKS

Re-rendering of George Street Elevation [No.27 only]

The existing render was cementitious and prejudicial to survival of the timber frame and there was also water ingress on the front plinth. The scheme removed the render and replaced it with new lathes, and lime render. The panel pargeting typical of the 1700s and found on the cement render was reproduced in the lime render. Finally, the render of Nos. 25 & 27 was painted throughout in a white colouring.

Replacement Windows and Doors to George Street [No. 27 only]

2022 After View of 25/27 and 29 George Street - showing unified colour scheme, panel pargeting and period timber sash windows throughout for 25/27 George Street.

The plastic windows and doors were late C20 replacements and totally out of keeping with the historical context of the property. New timber sliding sash windows, based upon the original sash window design found in an old photograph of the property, and solid painted timber doors, which are much more in keeping with the special architectural and historic character of the building, were installed.

INTERNAL WORKS

Side Wall

Much of the internal restoration was carried out under the instruction of Nigel Hynam. The side wall to the passageway had the boarding removed and replaced with a new insulated wall finished in plaster board and plastered. Note fireplace and original brick floor which continues into lounge of No. 27 shown in right hand photograph.

Left is original passageway whilst to the right is the passageway as cleaned, repaired and restored.

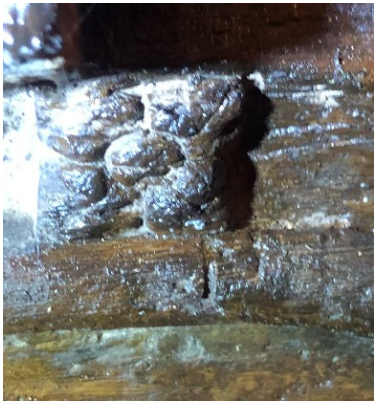
New Openings between No. 25 and 27 George Street

Two new openings in the party wall between Nos. 25 & 27 are formed, one in the front room of No. 27 to the dining area of No. 25, and one in the rear room of No. 27 into a similar area in No. 25. The opening positions were chosen carefully and whilst it required removal of some fabric this was only late 1800 brickwork of no particular significance to the building's historic character.

The reception room prior to restoration.

The works were to the existing chimney areas in No. 27. In the rear room of No. 27 the secondary stack was removed. This was a secondary feature of poor construction and no heritage value. In the front room the original bressummer beam over the fireplace is visible, with relief carving of leaf decoration. To the right it has been cut into to form the doorway to the rear. The door was removed and the doorway blocked. The chimneypiece is a crudely constructed feature of no particular interest. While the fabric removed was not without value, the benefit in terms of appreciation of the original form and character of the room justified the loss.

One of the several Tudor Roses carved in the Bressumer Beam.



The restored massive brick fireplace and revealing of substantial fluted first floor beams. All these features indicate a house of some considerable quality from the 16C. The large Oak Mantel beam revealed in the restoration of the original fireplace.

OTHER WORKS

Upgrading of rear lean-to structure's walls and roof.

The rear room's insulation was improved by dry-lining the external walls and adding a layer to the roof under the slates. The works also included retention of part of the original bread oven. The roof was built-up to increase insulation and a ventilation gap, and with a discreet ventilator system provided at the head of the sloping roof. The first-floor rooms were cleared and the walls relined., The old 16C floorboards were cleaned and retained as were several plaster wall figurines.

CONCLUSION

The scheme of restoration and repair has shown considerable care in the design and execution of the works which have removed wholly inappropriate external doors and windows and replaced cement render with lime plaster with a facsimile of the original 1800 panel pargeting. Finally, internally it has rejoined two of the possible three parts of the original C16 town house thereby greatly enhancing both its special character and historic context and well worthy of receiving the Society's Noel Turner Award in recognition of an outstanding improvement to, and conservation of one of Hadleigh's heritage buildings set in the Hadleigh Conservation Area.

[Note - Franklyn Nevard Associates Ltd kindly permitted publication of the many photographs they had provided to the Society showing before and after works to the property. Other photographs in the article were taken by the Society's Chairman].

No. 27 before restoration showing cracking cement render, plastic windows and poor replacement doors.

No. 27 after restoration with new lime render, timber sash windows and new painted timber doors

CONVERSION OF VICTORIAN STABLES AND FOLLY AT CROSS MALTINGS AND ITS INCORPORATION AS ANCILLARY ACCOMMODATION TO NEW MODERN CUBOID DWELLING

This development is considered to represent an interesting and imaginative architectural mix comprising the conversion of an old Victorian stable block, designed in part as a Folly, and its juxtaposition with a modernist 1 and 2 storey cuboid building to form a complete single residential unit hidden on the eastern bank of the River Brett near Tinkers Lane.

The whole development is set in the Hadleigh Conservation Area, next to the old Cross Maltings and at the rear of 2 Benton Street, both properties being non-designated heritage assets. The restored Folly is separately listed as a non-designated heritage asset in the Hadleigh Local List.

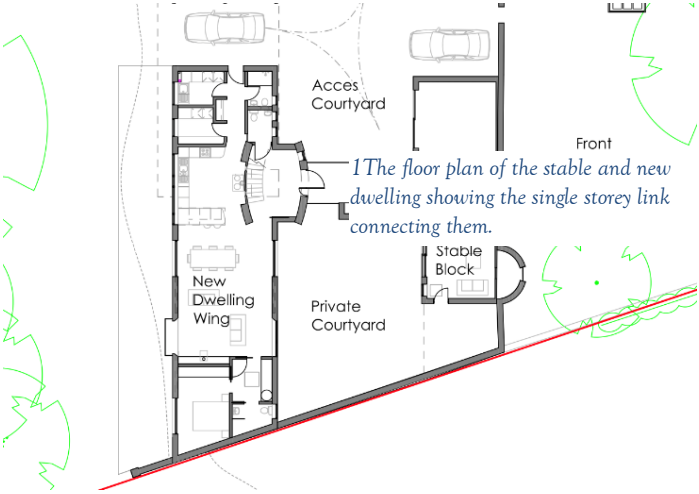
The development was commissioned by Graham and Lindsay Panton and the Architects were Modece. Planning permission was originally granted for the conversion of the stable block to a dwelling in 2014. However, following extensive examination of the stables structural integrity it was realised that the original proposed conversion would destroy the very distinctive character of the stable and the Folly. The Folly stable was built in the lower grounds of 2 Benton Street circa 1830 to 1840. It was built with the east facing elevation incorporated into a stable block, providing the appearance of a ruined church/castle tower to the occupiers of 2 Benton Street and to disguise its more utilitarian use as a place for the family's carriages and horses.

The Folly prior to Restoration and Conversion

and the stable block of which it is a facade

When the site was purchased in 2015 by the Pantons it was decided to move the main bulk of the residential accommodation away from the stable block in a contemporary solution that would complement and contrast with the old building. This solution allowed the retention of the stable and folly in their

entirety and ensured their new functional use as ancillary accommodation to the new dwelling.



1The floor plan of the stable and new dwelling showing the single storey link connecting them.

The principal residential accommodation is provided in a separate modular single and part first floor block. The siting and massing of the principal accommodation in this separate block was carefully sited to be sufficiently far from the stable block so that it complements and does not detract from the original stable block. The two buildings can therefore be read separately but relate well together being physically linked by a glazed entrance hall and corridor. The exterior material for the new build has its first floor softened by horizontal larch cladding with an applied thin natural lime wash to the timber allowing it to fade into the colour of the sky beyond, whilst the ground floor element of the new dwelling has lime rendered sections coloured charcoal grey to complete a palette of tonal greys that visually ties down the building into its surroundings. The building was completed in 2019.

The building has subsequently won two **RIBA** Awards. The first was a commendation for the Design of New Residential Development in which the assessing judge stated: - "*....this ambitious scheme is an advanced symbiosis of historic building with high performance low energy design. Set in a stunning location overlooking a former mill site, the building maximises views out over the river Brett.*"

The second award was for Craftsmanship, to the builders, M Chisnall & Sons Ltd, wherein the judge stated - "*What impressed me about this project was not only the architectural innovation but the quality of the workmanship, both internally and externally. I was particularly impressed with the integration of insulation into the fabric going a substantial way towards achieving Passive Haus status. The architect has carefully located the windows, particularly those on the first floor such that the owners catch glimpses of the garden, the river and the abundant wildlife. What has been created is a very pleasant place to live.* "

In conclusion, the Society's Executive Committee considered the development, which merges successfully into the surrounding landscape and involving the imaginative restoration and adaption of the stable building as a residential annex with its linking to a modern, dynamic, cuboid, and low energy, new dwelling, most deserving of a Noel Turner Award for its architectural quality and craftsmanship.

A view of the Folly restored, with the principal two storey dwelling unit set behind the Folly.

A view of the new dwelling from the garden on the eastern bank of the River Brett.

A view of the stable converted to ancillary accommodation where existing openings in the stable have been adapted and retained.

The internal courtyard created between the Stable Folly and a wing of the new house, rendered black, to reduce its visual impact.

MORE OF KEN'S DOORWAYS

In a previous newsletter we featured a few of Ken Nichol's Hadleigh doorways. He's drawn over 200 altogether. Ken drew these but didn't note the address. Can you find them? Answers to newsletter@hadsoc.org.uk

A doorway on High Street

A doorway in Market Place

A doorway in Duke Street

A doorway on High Street

AGM NOMINATION FORM

Society members are invited to make nominations for service on the Society's **Executive Committee** for the year following the Annual General Meeting in the following capacities:

Chair, Vice-Chair, Treasurer, Secretary or as one of our Committee members. All posts are honorary and seconded nominations must be sent to The Honorary Secretary, The Hadleigh Society, c/o 6 Lister Road, Hadleigh, Ipswich, IP7 5JN or by email to secretary@hadsoc.org.uk to be received not later than 12 June 2024.

I nominate the following for service on the Executive Committee of The Hadleigh Society for the year 2024/2025. In each case the nominee has agreed to stand.

Name	Position Nominated	Name of Seconder

Signed

Name Date

You may copy this form or write your own letter to The Honorary Secretary so long as you include the necessary details.

TOUR OF THE HOUSE & GROUNDS OF GLEMHAM HALL - BOOKING FORM

2.30pm on Tuesday 2nd JULY 2024

NAME…….

Nos. of places
required……

Amount being paid …….

To secure a place on the tour the fee of £25 per person is required. This can be paid via a cheque or BACS transfer.

The fee does **NOT** include transport to Glemham Hall - please make your own travel arrangements and where possible car share.

Fee paid by CHEQUE/BACS……[delete as applicable]

For BACS The Hadleigh Society details are
SORT CODE 20-44-51 ACCOUNT NO.00178519.
For BACS reference please give your surname.

Please return booking form [with cheque if applicable] to
The Treasurer, The Hadleigh Society 17 Lister Road, Hadleigh IP7 5JN,

OR

E-mail a copy to:- chrisdrake29@talktalk.net

NEXT EVENTS

Our next event is, of course, our AGM, for members, on Wednesday June 26th.

Our next public talk will be "Hadleigh Looks After Its Poor" when our own History Group will tell us how Hadleigh cared for its poor in past times. This will be on Wednesday August 14th.

All, as usual, in the Guildroom at 8pm.

THE HADLEIGH SOCIETY

Honorary Secretary

Richard Fletcher
6 Lister Road
Hadleigh
Ipswich
IP7 5JN
01473 827891
secretary@hadsoc.org.uk

All views expressed are those of the contributors and are not necessarily those of the Hadleigh Society

PROGRAMME OF EVENTS 2024/25

All are on Wednesdays at 8pm in the Guildroom. Entry is free for members, £3 for non-members.

Jun 26th	AGM followed by - Progress at Benton End Project	Matthew Hodges
Aug 14th	Hadleigh Looks After Its Poor	History Group
Oct 9th	Rural Rebellion - The Tithe War of the 1930's in Suffolk	Ashley Cooper
Dec 4th	Merry Olde Christmas - historical music group	Chanter's Jigge
Feb 5th	Cardinal Wolsey	Dr Phil Roberts
Mar 26th	Privies, Drains and Disinfection - glimpses of rural Suffolk from the Inspector of Nuisance	Dr J Belsey
May 14th	Matthew Hopkins, Witchfinder General	Robert Halliday
Jun 25th	AGM	

Other Contacts

Chairman	Richard Fletcher	chair@hadsoc.org.uk	01473 827891
History Group	Sue Angland	history@hadsoc.org.uk	01284 830034
Environment Group & Planning	Richard Fletcher	secretary@hadsoc.org.uk	01473 827891
Membership	Jessica Bailey	membership@hadsoc.org.uk	
Website & Editor	Graham Panton	webmaster@hadsoc.org.uk	07711 862625
Newsletter delivery	"	newsletter@hadsoc.org.uk	07711 862625

The **Hadleigh Society** website has past and present newsletters, etc at http://www.hadsoc.org.uk/