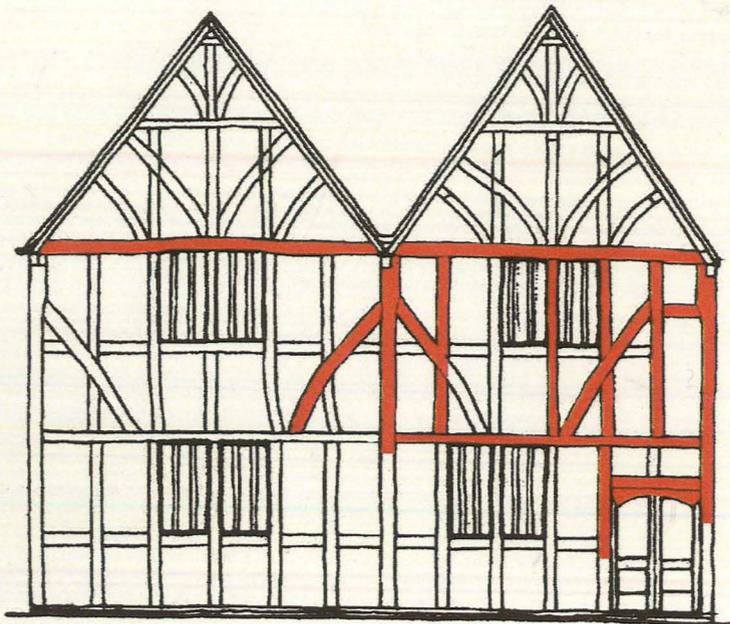




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Project Report 270f.1

Timber Survey, Pescod Hall
 Boston



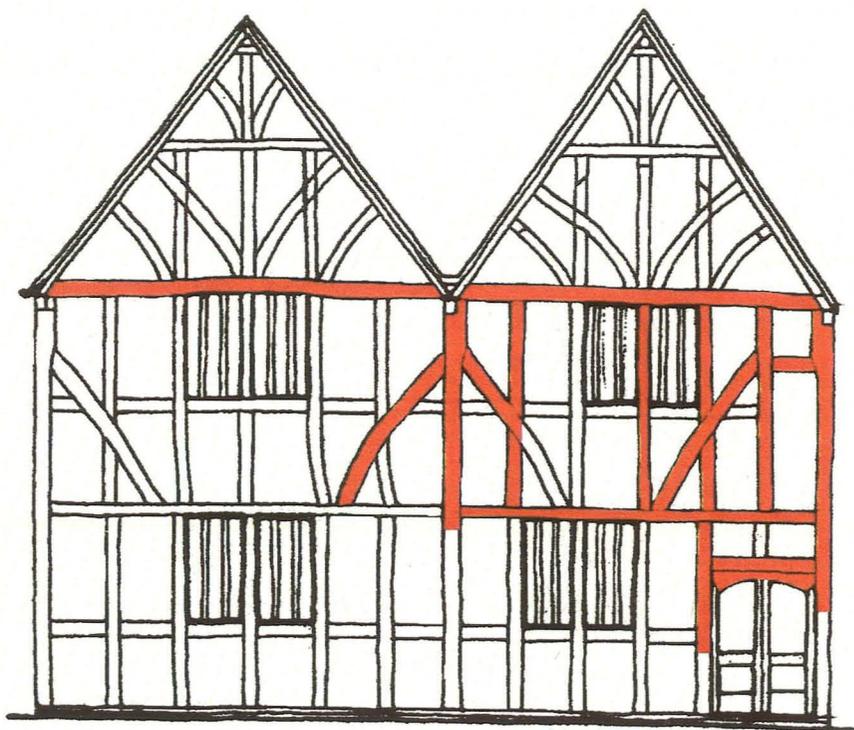
NORTH ELEVATION
 1:100 ORIGINAL TIMBER MARKED IN RED

December 2001

By J Clark, FAS

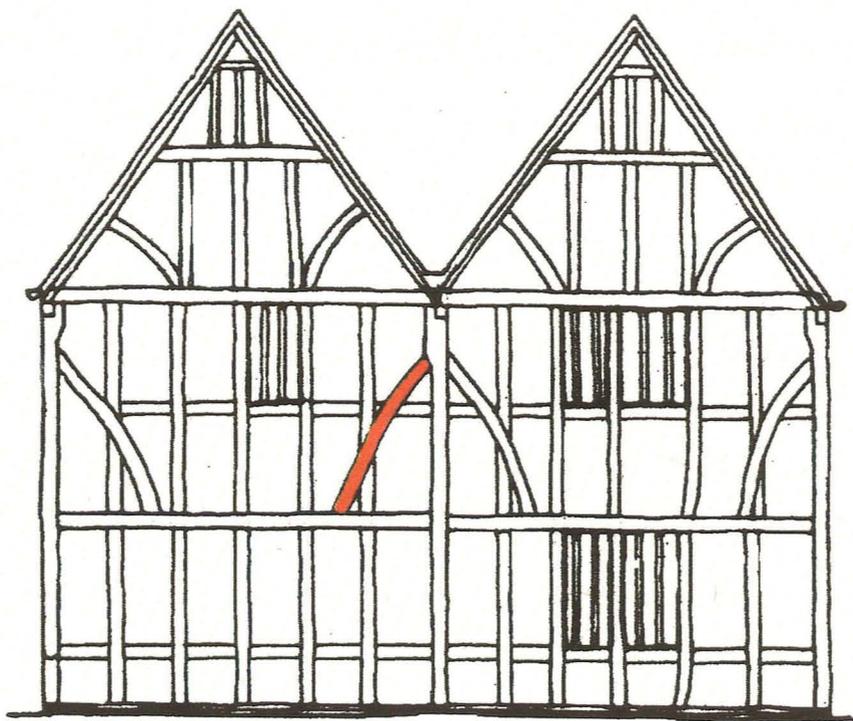
Prepared by Field Archaeology Services, on behalf of ARCUS
 Prepared for:

BDP
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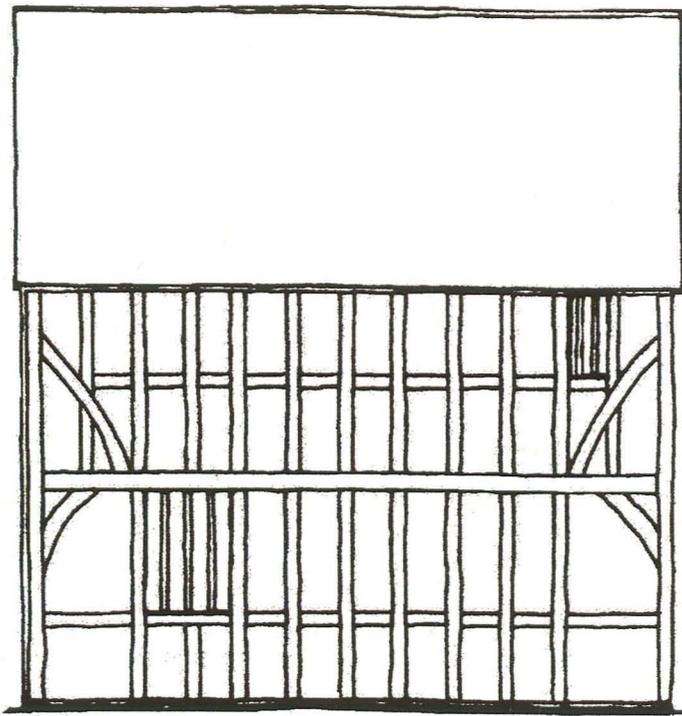


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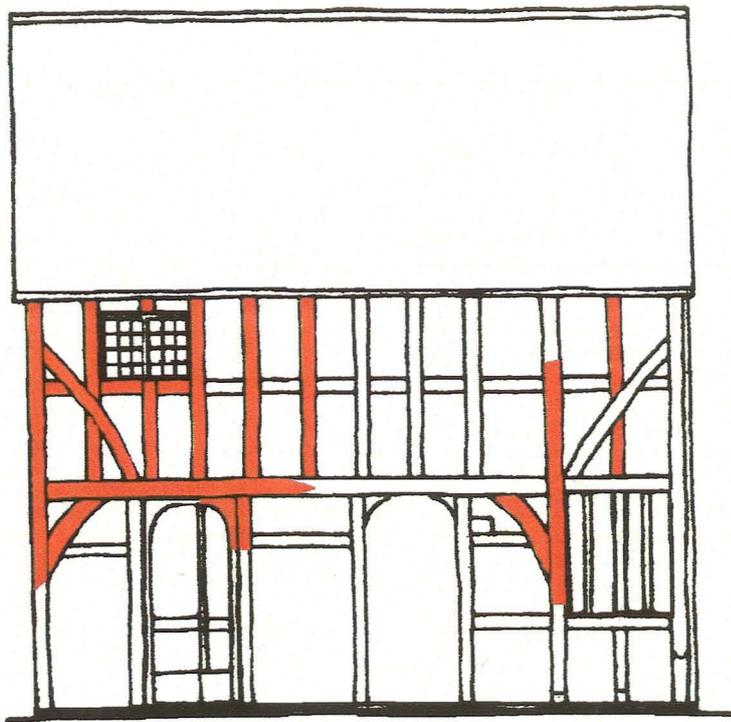


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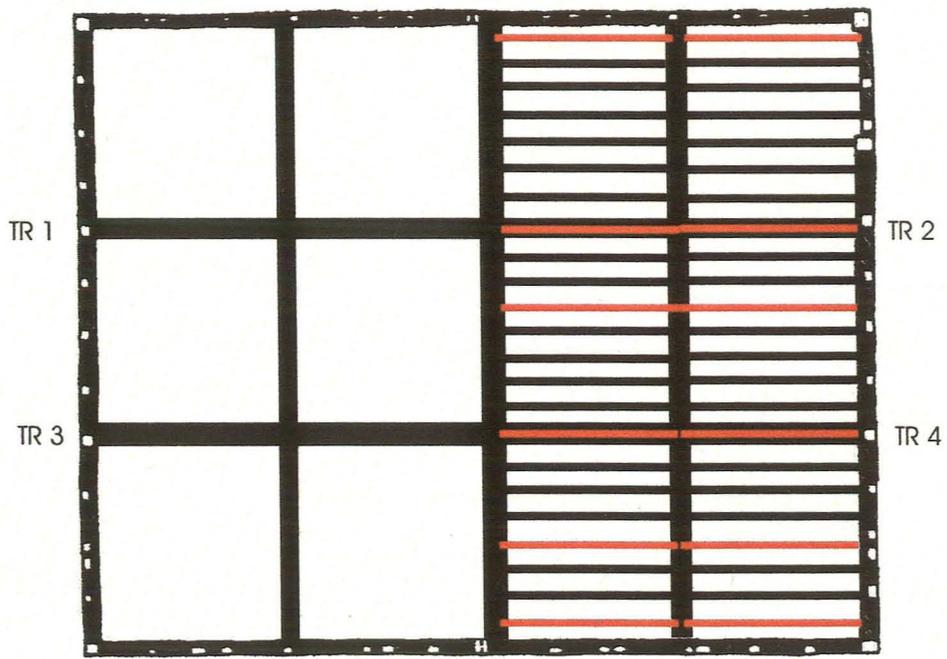


EAST ELEVATION

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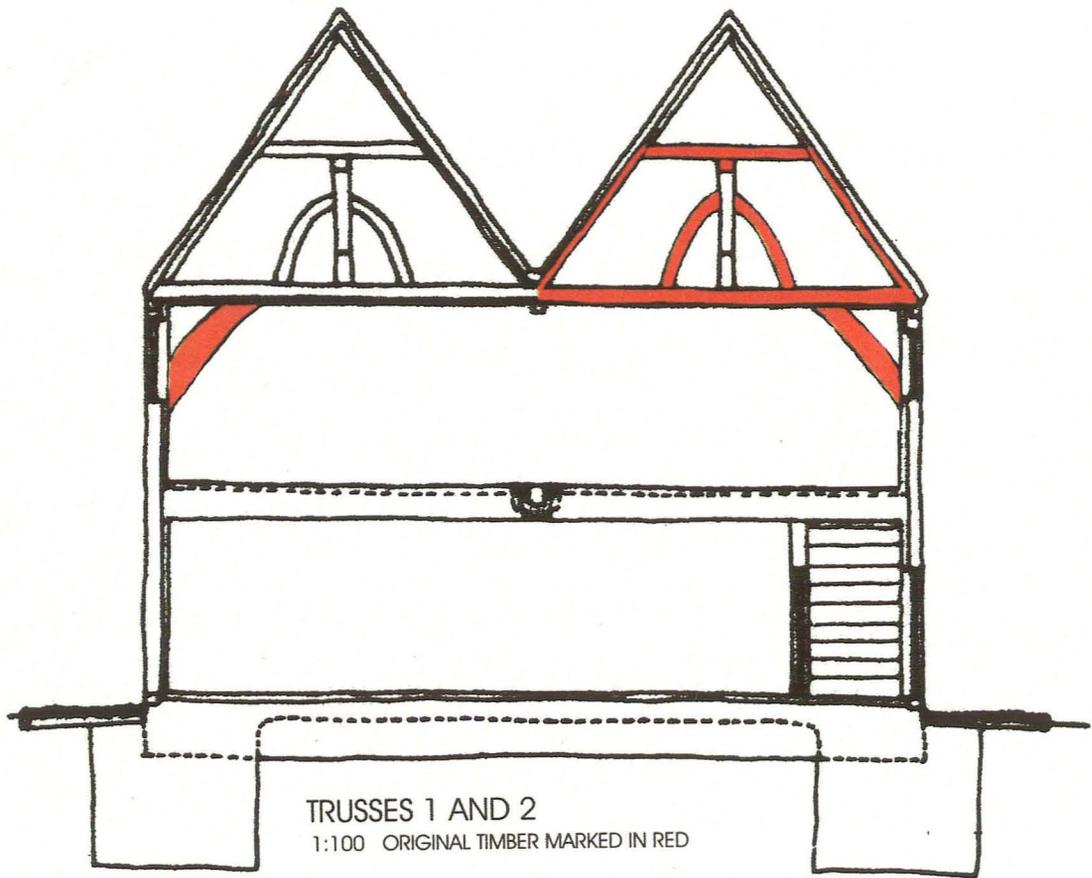


WEST ELEVATION
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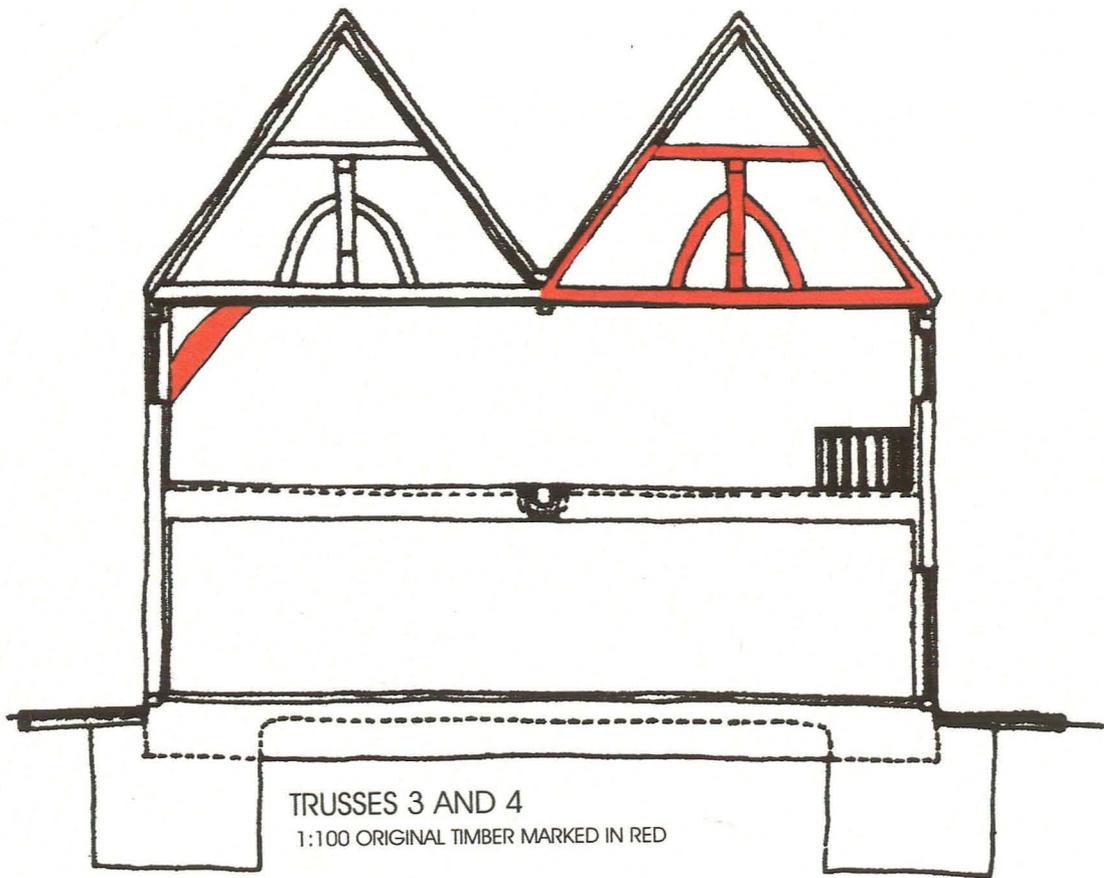
ORIGINAL COMMON RAFTERS MARKED IN RED
1:100





TRUSSES 1 AND 2

1:100 ORIGINAL TIMBER MARKED IN RED



APPLICATION FOR LISTED BUILDING CONSENT FOR:

DISMANTLING AND RELOCATION OF
PESCOD HALL, BOSTON

SUPPORTING INFORMATION

Prepared by:

BUILDING DESIGN PARTNERSHIP
38 Carver Street
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On Behalf of:

CENTROS MILLER LTD
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JULY 2001

PESCOD HALL

Originally constructed in late medieval times this timber framed hall house, now used as a shop, was re-erected in its current location in 1974. Since being rebuilt, the building has become Grade 2 Listed. It is an isolated structure, which does not relate to other buildings in the vicinity. There is surface parking to three sides of the building and immediately adjacent are the rear delivery bays of Marks & Spencer and Oldrid's Department Store. Pescod Hall is a two storey building with a pair of gabled ranges and built-in exposed timber framing and brick noggin. A more detailed account of the history and historic features of the building can be found in the Historic Building Report included with this application.

As described within the Historic Building Report, this building underwent considerable 'renovation' during the rebuilding project. Photographs of the building before and after this rebuilding project are included within the Historic Building Report included with this application. The degree of change in the building form is dramatic. While existing materials have been reclaimed from those demolished and reused where possible, the rebuilt structure does include:

- foundations of mass concrete supporting a concrete ground floor slab.
- a base of 20th century engineering brick up to damp proof course level
- an internal concrete staircase.
- a concrete encased steel frame inserted to enable original internal obstructions to be removed.
- new timber framed doors and windows.
- replacement timber members to the exposed frame.

Having described the lack of authenticity that exists at a detailed level, and the major alterations that were carried out during the reconstruction, the current building remains a significant, local historic landmark. The proposals for which Listed Building Consent is now being sought require the dismantling and reconstruction of the building approximately 15 metres to the north placing it as the focus of a new public space central to the Pescod Square retail development.

The current proposals for this development have evolved over a number of years and seek to rejuvenate an area of the town centre, which has remained neglected. Early schemes for the site attempted to maintain Pescod Hall in its current location. However, this left the building immediately adjacent to a delivery bay at the rear of Marks & Spencer. The land to the south of the building and bounded by Mitre Lane is not of sufficient depth to permit sensible development. This resulted in a development of little benefit to Pescod Hall, which remained in the centre of a poorly defined area of land. It was only when relocation of Pescod Hall was considered that the overall development and the Hall's successful role within it became viable.

Through the closure of Silver Street, the Pescod Square development creates a pedestrianised crescent linking the main existing town centre retail areas of Market Place and Strait Bargate. Along this pedestrian route the street widens to form a new public space within which Pescod Hall will be reconstructed. The new buildings will be arranged in such a way as to create a sense of scale and enclosure to this public space. Quality building materials, surface treatment, planting and street furniture will combine to substantially improve the setting of Pescod Hall.

A method statement describing the manner in which this reconstruction will be executed is included with this application. A detailed record of the building including drawings and text will be compiled for archives prior to the commencement of the dismantling process.

Relocation of this building as part of the larger Pescod Square development will secure its long term use as a retail unit. The design and configuration of the scheme will place Pescod Hall as a landmark building at the heart of a new public space.

OUTLINE METHOD STATEMENT FOR DISMANTLING & RECONSTRUCTING PESCOD HALL

Pescod Hall was originally built around 1450. In 1972 the building was dismantled and then reconstructed on its present site by Oldrids, under the direction of Adrian Isaac. Pescod Hall will be moved as part of the Pescod Square Development. The method of dismantling and reconstruction will generally follow the procedure adopted in 1972 as follows:

1. Install piles and construct new reinforced concrete foundations and ground slab.
2. Construct new central steel portal frame encased in concrete. This includes columns from ground floor to the roof valley and floor beams at first and roof level. This central frame provides stability to the building and copies the structure used in 1972.
3. Carefully remove the clay roofing tiles and brick panels and set aside for reuse.
4. Number, measure and record each piece of timber as the frame is dismantled. Please note that no nails or screws have been used and wooden pegs connect all joints. Ward Cole have a copy of Adrian Isaac's reconstruction drawing numbers 1 to 8. These show all timber frame members with reference numbers.
5. Reconstruct Pescod Hall on new foundations and using the central portal frame for floor support and stability.
6. Demolish and remove existing foundations and central frame.



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Project Report 270d.1

Historic Building report on Pescod Hall in Boston, Lincolnshire:

July 2001

BY ANNA BADCOCK

Prepared For:

BDP
38 Carver Street, Sheffield S1 4FY

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1 INTRODUCTION

ARCUS were commissioned by BDP to undertake Historic Building Reports for four Listed properties in Boston, in connection with the proposed new Pescod Square development.

2 AIMS

The Historic Building Reports were compiled to provide a brief overview of the historic context of each building with reference to the development of the town. The work did not involve detailed building recording, which may be required at a later date.

3 METHODOLOGY

Historical documentation and information was gathered from the following sources:

- Lincolnshire Sites and Monuments Record (SMR)
- Lincoln Archives
- Boston Library
- Boston Planning Department (Lincolnshire County Council)
- Previous ARCUS reports and plans supplied by BDP
- Site visits

4 PREVIOUS WORK

The historical development of the town has been summarised in previous ARCUS reports, especially 'A Desk-based Assessment of land at Pescod Square, Boston' (Belford and Symonds 1996).

5 PESCOD HALL

5.1 Location, description and designations

Pescod Hall is located in Pescod Square, to the immediate east of Mitre Lane and Petticoat Lane, an area currently used as car parking behind the buildings that front onto Wide and Straight Bargate.

The building is almost square in plan, being an exposed timber-framed structure, with brick infill. The roof is a double ridge construction, with plain tiles. The building has been heavily restored, and is currently used as a clothing shop (**Plates 1 and 2**).

The building is Listed Grade II (716-1/7/126). It is recorded on the Lincolnshire SMR, No. 12651.

5.2 Historical development

Pescod Hall (also known as to as Pescod House) is referred to in both published and unpublished secondary sources as dating from c.1450, although the source of this information is not clear. The hall belonged to the Pescod family, a well-established family of wool merchants who were prominent figures in the life and prosperity of Boston (Leafe n.d.). Leafe writes that the original gardens for the house covered an area between Mitre Lane, Silver Street (then Thieves Lane) and Silver Street Court.

Pescod Hall would have originally been a much larger building. The original elements that remain formed the solar¹ of a large timber-framed hall, the rest of which was demolished at some point. The surviving portion was used as living accommodation until the mid-eighteenth century, when the structure was converted for use as a warehouse (Oldrids Leaflet, n.d.). Other extensions were added to the south and the east sides of the building after this time. It appears to have remained in use as a warehouse until it was restored in the mid 1970s (see section 5.2.4 below).

5.2.1 Eighteenth century

The earliest map on which the building appears clearly is Hall's map of Boston, dated 1741 (**Plate 23**), at the southern end of Mitre Lane, as it turns west into Petticoat Lane. The building on this map is much larger than the remaining structure today. Various unpublished sources state that the main part of the hall was demolished c.1600, suggesting that either the buildings shown on the 1741 (and subsequent) maps relate to later phases of building, or that the original timber-framed hall was not demolished until much later.

¹ The first floor room at the high status end of a medieval house, often in a cross wing. Used as a private room or bedchamber (Alcock et al. 1996)

5.2.2 *Nineteenth century*

By 1829 the footprint of the building had grown larger, showing extensions that may or may not have been part of single building on the site (**Plate 24**). The largest scale map available for the nineteenth century in the O.S. 25" first edition (1889, **Plate 25**); Pescod House is labelled clearly, although this appears to cover a large complex that was over twice the size of the building shown on the map of 1741. The 1889 map indicates a small extension/porch on the north side of the building, which is also represented in a watercolour thought to date from the 1895². The current door in the north wall was therefore originally internal, and the projecting extension also housed the stairway to the first floor (Oldrids leaflet).

The watercolour also indicates the use of the building as a warehouse, with large double doors being obvious on both ground and first floors. The painting also shows a blocked door and inserted windows, documenting the changes in internal space and usage of the building over time.

An etching from 1856 also shows the small extension on the north of the building (**Plate 4**).

5.2.3 *Twentieth century (pre-1972)*

Modifications to the building continued in the twentieth century - blocked doors, blocked and inserted windows, new/replaced brickwork, temporary roofing materials and a chimney are shown clearly on a photograph of 1972 (**Plate 6**). Comparisons with the nineteenth century watercolour demonstrates that the entire roof of the western side of the building was lowered, and probably rebuilt with new timbers, at some point in the twentieth century. By this time, the other (original) eastern roof was in a very poor condition. The additional buildings to the east and south are also clearly visible.

5.2.4 *Restoration and alterations (1972-4)*

In 1972, Oldrids, who owned the building, decided to restore it to its earlier appearance. This work was carried out under the direction of Adrian Isaac, the General Manager of the store. The timbers were recorded and numbered before the building was dismantled, and the whole building was reassembled on almost the same footprint. During the work it became clear that many of the timbers were badly decayed, and replacement oak sections were made. The timbers were pegged and jointed using traditional methods (Oldrids leaflet). The brick infill was replaced with bricks from a Georgian cottage that had been demolished nearby. Some of the tiles used on the roof were retained, cleaned and reused. Drawings, including elevations, plans and an isometric roof projection, were made to show the locations of the old and new timbers.

² The watercolour was labelled 1895 in the Boston Library collection has a pencil addition stating that the small gable was removed in 1895. It is not certain whether the painting also dates from this time.

Some features are still present to indicate the changing appearance of the hall through time; the location of the previous open hall attached to the west wall is evidenced by filled mortice joints on one of the posts (**Plate 3**). Brace mortice holes are also visible in some of the floor beams, indicating the position of large posts in the centre of the building – these have been removed and replaced with larger supporting beams (plastered) to increase the space and aid flow of movement around the shop (Oldrids leaflet).

The external appearance of the hall after restoration was markedly different from that before work began (**Plate 7**). The windows and door openings that were present in 1972 had been inserted at various stages over time – these were all removed during the renovation, and wooden mullion windows were installed, presumably in original locations identified by empty mullion sockets. The door frames and general glazing are not particularly in keeping with the character of the building, but are probably a result of security needs.

5.3 Summary

Pescod Hall is one of only a handful of medieval buildings to survive in Boston, albeit partial, heavily restored, and slightly moved from original location. It is thus important as an example of this type of building in the town, although its archaeological significance has been greatly reduced as a result of alterations since the 1970s.

6 ACKNOWLEDGEMENTS

Thanks are extended to the staff of Lincolnshire SMR, Lincoln Archives, Boston Library and the local Planning Department for help and advice, and to BDP for maps and plans.

APPENDIX 1 – SOURCES CONSULTED

Primary Sources

- 1741 Halls 'Plan of Boston'
- 1829 John Wood's 'Plan of Boston'
- 1889 O.S (1st Edition) 25":1 mile.
- 1905 O.S. 25":1 mile
- 1906 O.S. 6":1 mile

Secondary and Printed Sources

Alcock, N W et al (1996) *Recording Timber-framed Buildings: an illustrated glossary*. Practical Handbook in Archaeology 5 (Revised Edition). CBA, York.

Belford, P and Symonds, J (1996) *Desk-based assessment of land at Pescod Square, Boston*. ARCUS unpublished report 270.

Horton J G (1988) *Survey of the Inns of Boston*. Unpublished manuscript. [Boston Library].

Leafe, G (no date). *Pescod Hall*. [Boston Library. L.Bost 728, Pamphlet 33].

Lincolnshire History and Archaeology Vol. 30 1995

Lincolnshire History and Archaeology Vol. 31 1996

Listed Building Descriptions

Oldrids (no date). *Pescod Hall*. Leaflet produced by Oldrids department store.

Images

Boston Choice 21.6.1983. [Boston Library picture collection. Boston Streets, Wide Bargate 1, BOS 456]

Watercolour of 'Small Gable, Peascod Hall' (1895?). [Boston Library picture collection. Boston Paintings – Drawings 9. BOS 1263]

Pescod Hall October 1972 (before renovation) [Boston Library picture collection. Boston Streets –Mitre Lane, Pescod Hall 2. BOS 364]

Pescod Hall October 1974 (Renovated) [Boston Library picture collection. Boston Streets – Mitre Lane, Pescod Hall 3. BOS 365]

Pescod Hall (line drawing, no date) [Boston Library picture collection. Boston Streets –Mitre Lane, Pescod Hall 4. BOS 366]

Pescod Hall (line drawing, 1856) [Lincoln Archives. L.Bost 942 WRI, Plate 22]

APPENDIX 2 – LIST DESCRIPTIONS

BOSTON

TF3244SE
716-1/7/126
14/02/75

MITRE LANE
(North Side)
Old Pescod Hall

II

Merchant's house, now shop. C15, rebuilt on present site in 1974. Exposed timber frame with brick infill, old plain tile roof. Double pile plan.

EXTERIOR: 2 storeys. Side front of 6 main bays with intermediate posts. Arch bracing to wall plates. Mid rail to both storeys. C20 timber mullioned windows and doorways. Roof timbers exposed internally with collar purlin and crown posts. One roof is original, the other has been made to match.

INTERIOR: not inspected.

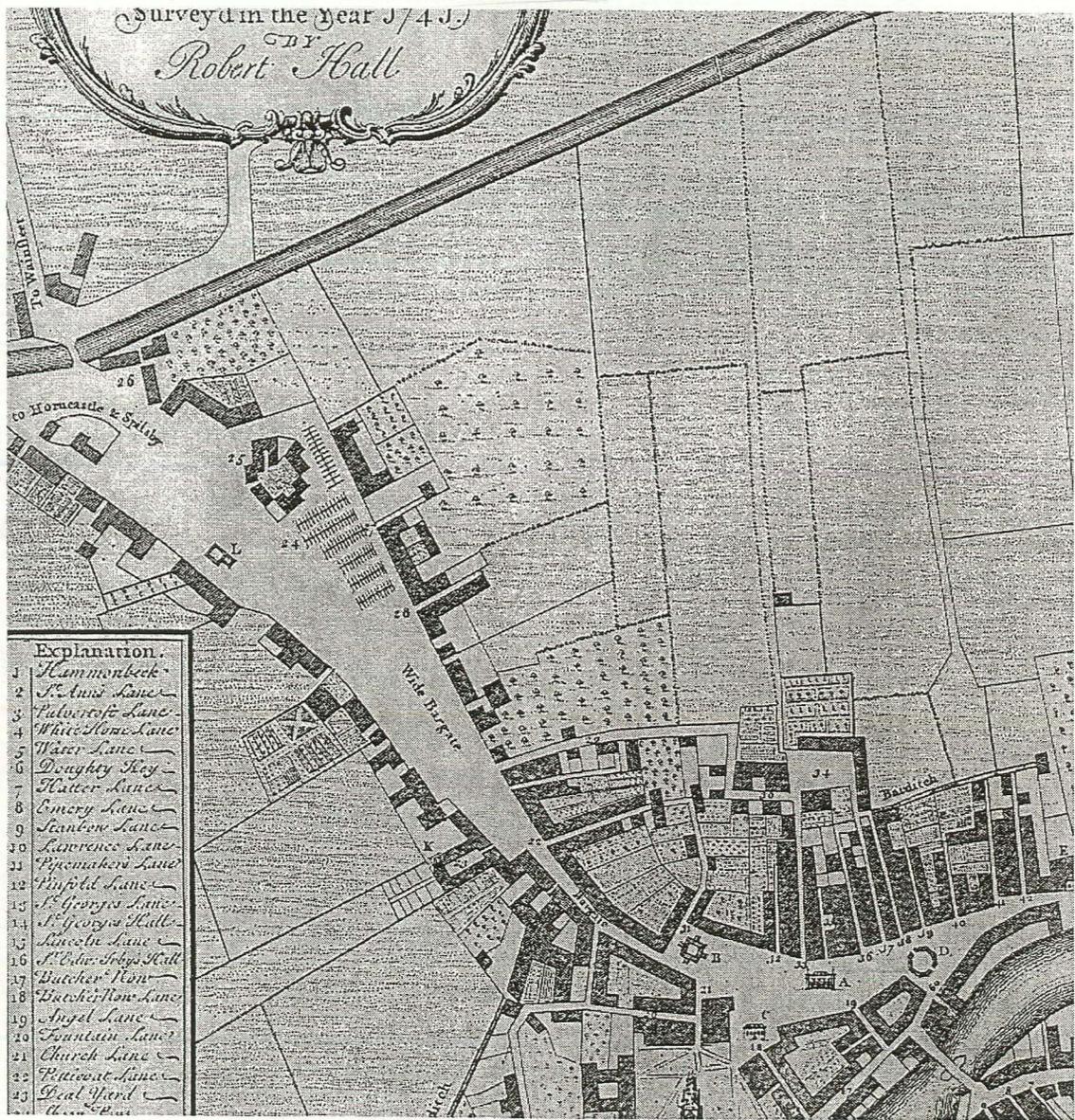


Plate 23 – Hall's Plan of Boston, 1741



Plate 24 – Wood's *Plan of Boston*, 1829

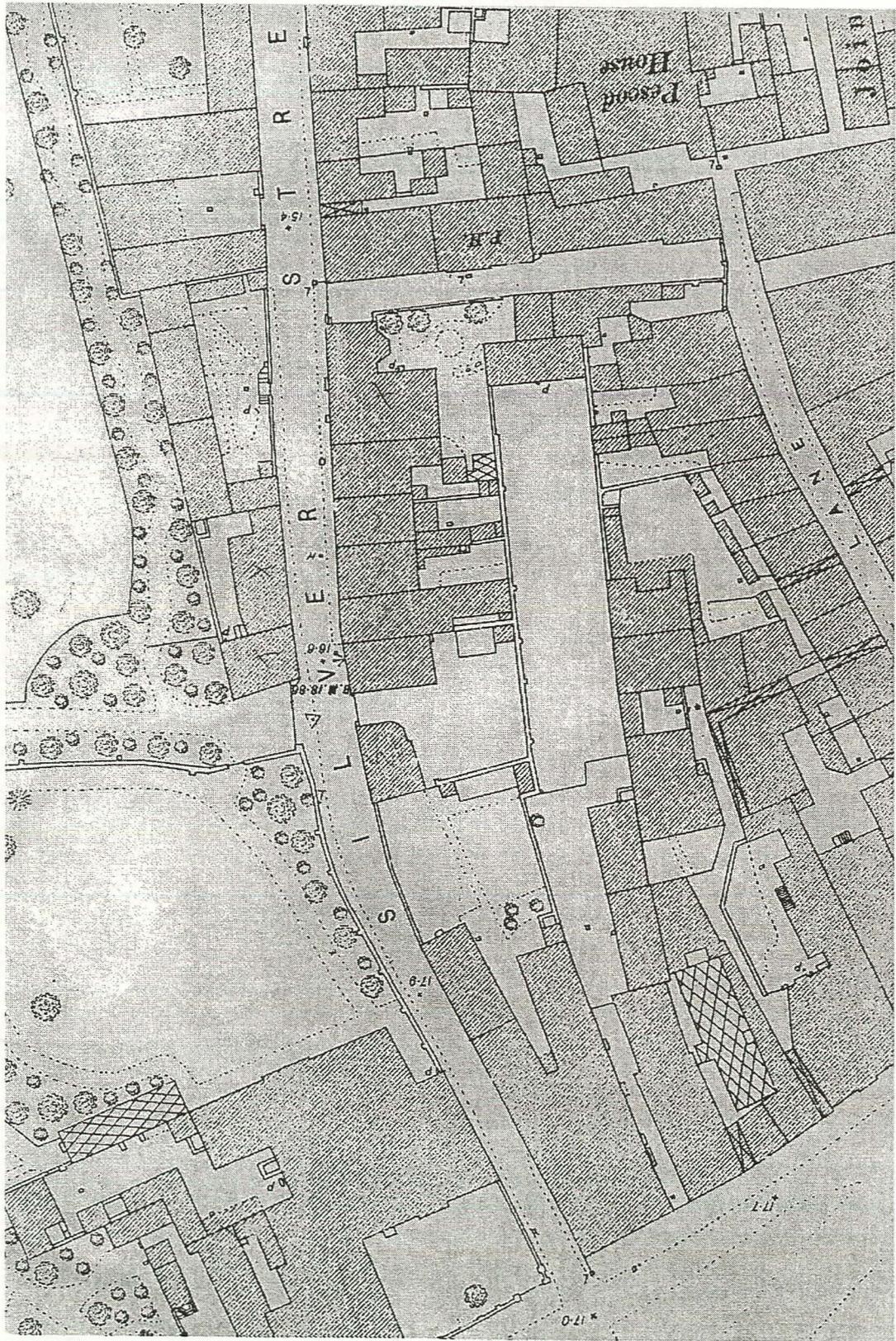


Plate 25 – O.S. map 1889. Wide Bargate, Silver Street and Pescod Hall

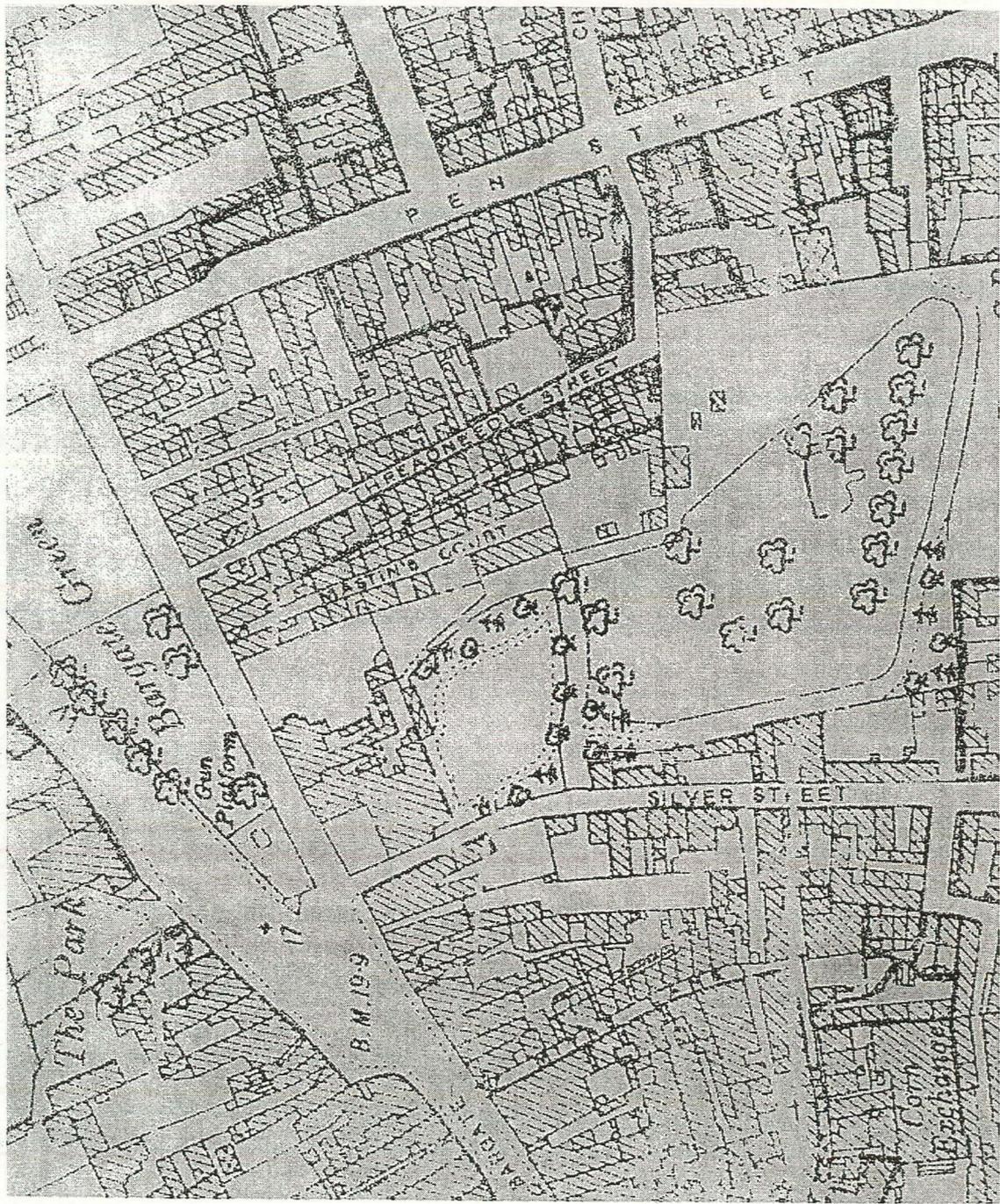


Plate 26 – O.S. Map 1889

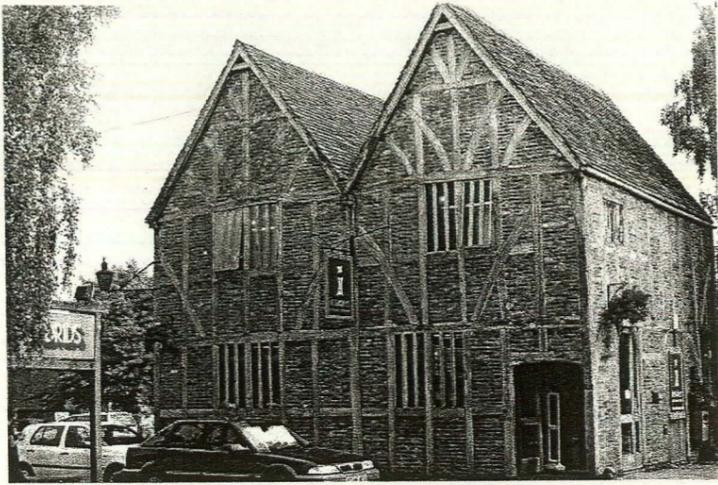


Plate 1 - Pescod Hall north face

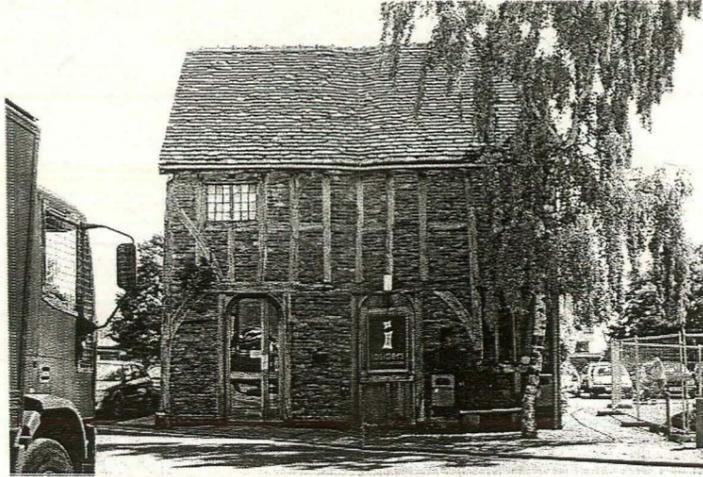


Plate 2 - Pescod Hall west face

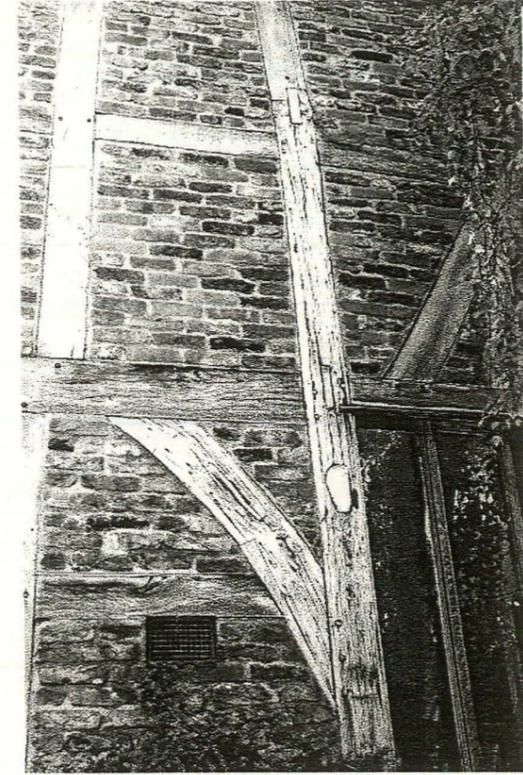


Plate 3 - Pescod Hall, blocked mortice joints on west wall



Plate 4 - Pescod Hall (left) in 1856, from Silver St. The building to the right bridges Mitre Lane.



Plate 5 - Pescod Hall (?)1895

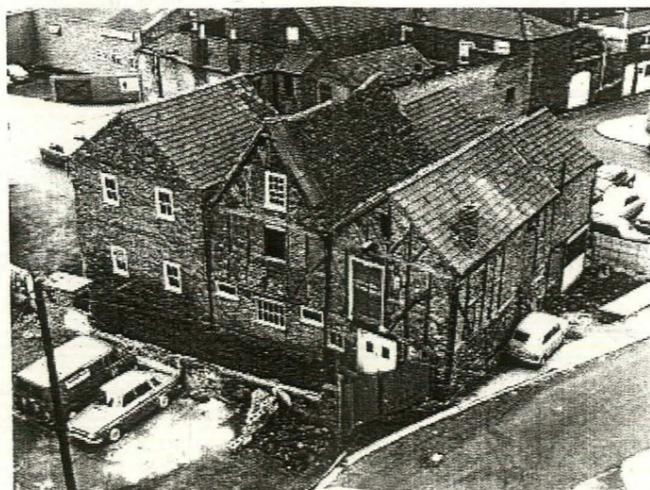


Plate 6 - Pescod Hall October 1972, before restoration



Plate 7 - Pescod Hall October 1974 after restoration