

**Penderel's Oak (0506)**  
**283 High Holborn, London, WC1V 7HP**

**Proposal:**  
**New glazed window in rear garden boundary wall, overlooking adjacent public open space.**



View across public open space, rear of Penderel's Oak.

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## **INTRODUCTION**

Design Venue Architects Limited are acting on behalf of JD Wetherspoon, in providing advice for the provision of a glazed window in the rear garden boundary wall, overlooking adjacent public open space. (Lincoln's Inn Fields).

This Design and Access Statement has been prepared to accompany a formal planning application for these proposals.

## **PROPERTY USE & LAYOUT**

The application site, as shown and highlighted on the Location Plan, is located on High Holborn, London.

The site is currently used as a public house under the management of JD Wetherspoon. The rear garden area backs onto Lincoln's Inn Fields.

The existing use of the property will not be changed as a result of these proposals.

## **SIGNIFICANCE**

### **LINCOLN'S INN FIELDS**

Lincoln's Inn Fields is the largest public square in London. It was laid out in the 1630s under the initiative of the speculative builder and contractor William Newton, the first in a long series of entrepreneurs who took a hand in developing London. The original plan for "laying out and planting" these fields, drawn by the hand of Inigo Jones, was said still to be seen in Lord Pembroke's collection at Wilton House in the 19th century, but is untraced. The grounds, which had remained private property, were acquired by London County Council in 1895.

It is today managed by the London Borough of Camden and forms part of the southern boundary of that borough with the City of Westminster.

Lincoln's Inn Fields takes its name from the adjacent Lincoln's Inn, of which the private gardens are separated from the Fields by a perimeter wall and a large gatehouse.

The grassed area in the centre of the Fields contains a court for tennis and netball and a bandstand. It was previously used for corporate events, which are no longer permitted. Cricket and other sports are thought to have been played here in the 18th century.

When originally laid out, Lincoln's Inn Fields was part of fashionable London. The completion of the houses that surrounded it proceeded at a leisurely pace, interrupted by the English Civil War: In 1659 James Cooper, Robert Henley, and Francis Finch and other owners of "certain parcels of ground in the fields, commonly called Lincoln's Inn Fields", were exempted from all forfeitures and penalties which they might incur in regard to any new buildings they might erect on three sides of the same fields, previously to the 1st of October in that year, provided that they paid for the public service one year's full value for every such house within one month of its erection; and provided that they should convey the 'residue of the said fields' to the Society of Lincoln's Inn, for laying the same into walks for common use and benefit, whereby the annoyances which formerly have been in the same fields will be taken away, and passengers there for the future better secured."

The oldest building from this early period is Lindsey House, 59–60 Lincoln's Inn Fields, which was built in 1640 and has been attributed to Inigo Jones. The builder may have been David Cunningham, 1st Baronet of Auchinhervie, a friend of the mason-sculptor Nicholas Stone, who also supervised the rebuilding of Berkhamsted Place for Charles I. It derives its name from a period of ownership in the 18th century by the Earls of Lindsey.

Another seventeenth century survival is now 66 Lincoln's Inn Fields, which was built for Lord Powis and known as Powis House. The charter of the Bank of England was sealed there on 27 July 1694. It was in 1705 acquired by the Duke of Newcastle (whereupon it became known as Newcastle House) who had it remodelled by Sir John Vanbrugh (following earlier work by Sir Christopher Wren after a fire in 1684). It remains substantially in its circa 1700 form, although a remodelling in 1930 by Sir Edwin Lutyens gives it a curiously pastiche appearance.

Up to the 17th century, cattle were grazed upon the fields. Turnstiles were placed around the square to enable pedestrians to enter without the animals escaping. Shops and other businesses developed along these footpaths and some of these alleys still exist – the Great and Little Turnstile.

As London fashion moved west, Lincoln's Inn Fields was left to rich lawyers who were attracted by its proximity to the Inns of Court. Thus, the former Newcastle House became in 1790 the premises of the solicitors Farrer & Co who are still there: their clients include much of the landed gentry and also Queen Elizabeth II.

The Lincoln's Inn Fields Theatre was located in the Fields from 1661 to 1848 when it was demolished. Originally called the Duke's Theatre, it was created by converting Lisle's Tennis Court, to become the Lincoln's Inn Fields Theatre in 1695. The theatre presented the first paid public performances of Purcell's *Dido and Aeneas* in 1700, John Gay's *The Beggar's Opera* in January 1728, and Handel's final two operas in 1740 and 1741.

Lincoln's Inn Fields was the site, in 1683, of the public beheading of Lord William Russell, son of the first Duke of Bedford, following his implication in the Rye House Plot for the attempted assassination of King Charles II.

Sometime after 1735 the Fields were enclosed within an iron railing, on account of the then Master of the Rolls, Sir Joseph Jekyll being ridden over by a horse. An alternative version of the story claims that Jekyll was attacked for his support of an Act of Parliament raising the price of gin.

From 1750 to 1992, the solicitors Frere Cholmeley were in premises on the north side of Lincoln's Inn Fields, after which their buildings were taken over by a leading set of commercial barristers' chambers, known as Essex Court Chambers after their own former premises at 4 Essex Court in the Temple. Essex Court Chambers now occupy five buildings, nos. 24–28 Lincoln's Inn Fields. Other barristers' chambers have since then also set up in Lincoln's Inn Fields, but solicitors' firms still outnumber them there.

In Charles Dickens' novel *Bleak House*, the sinister solicitor to the aristocracy, Mr Tulkinghorn, has his offices in Lincoln's Inn Fields, and one of its most dramatic scenes is set there. The

description of his building corresponds most closely to Lindsey House. After a spell as a patent agents, Lindsey House has become home to the leading civil liberties barristers' chambers, Garden Court Chambers, together with the neighbouring building at 57–58, which includes some features designed by Sir John Soane, including a geometric staircase.

The London School of Economics and Political Science has recently moved onto the square, taking ownership of 50 Lincoln's Inn Fields, on the corner of Sardinia Street in 2003. At the end of 2008, both the Queen and the Duke of Edinburgh officially opened in Lincoln's Inn Fields a new £71 million state-of-the-art building housing the LSE's Departments of Law and Management, being the first time that LSE has re-located one of its major academic departments to actual frontage on the park. In 2009, the institution also took over ownership of Sardinia House, and in 2010 purchased the former Land Registry Building at 32 Lincoln's Inn Fields to house its Department of Economics and associated research centres. Most recently, it purchased the freehold of 44 Lincoln's Inn Fields, currently the home of Cancer Research, and 5 Lincoln's Inn Fields to further expand its portfolio of buildings to six on the square.

## HIGH HOLBORN

High Holborn is a street in Holborn, Central London, which forms a part of the A40 route from London to Fishguard. It starts in the west as a turn off Charing Cross Road, near St Giles Circus, and runs past the Kingsway and Southampton Row, becoming Holborn at its eastern junction with Gray's Inn Road.

The nearest London Underground stations are Tottenham Court Road, Holborn, and Chancery Lane, all on the Central line which runs beneath High Holborn.

Landmarks along High Holborn include the Cittie of Yorke, at no. 22, and the Embassy of Cuba, at no. 167. The street was a "Feature site" for the introduction of the Camden bench.

This pub occupies the ground-floor and cellar of Penderel House, named after Richard Penderel. At the end of the Civil War, in 1652, he helped King Charles II to escape from Cromwell's troops by hiding the royal fugitive in an oak tree on his country estate.

## RICHARD PENDEREL

Richard Penderel (c.1606 - 7 February 1672) was a Roman Catholic farmer, and a supporter of the Royalist cause during the English Civil War. He assisted with the escape of Charles II after the Battle of Worcester in September 1651.

Penderel was born in Tong, Shropshire, of yeoman stock, the third son of William Penderel. His family were Catholic, and were the tenants of the farm of Hobbal Grange in Tong. Their landlord was another Catholic, Basil Fitzherbert of Boscobel House, about 3 miles (4.8 km) away.

Richard Penderel was the life tenant of the farm by 1651, by which time it is assumed that his father had already died. Early in the morning of 4 September 1651, Penderel was summoned to meet the king, Charles II, at White Ladies Priory, in Shropshire, shortly after Charles had fled from the field of the Battle of Worcester. Penderel's second eldest brother John and youngest brother George were

servants at the priory, while another brother Humphrey ran the mill nearby. Richard Penderel was charged with protecting the king. He disguised Charles as a woodman, "William Jones", giving him a rough haircut and some of Penderel's own clothes, and hid Charles in a coppice while it rained during the rest of the day. He took Charles to his farmhouse that evening, before starting on the journey to Wales. In the morning, they sought shelter at Madeley from Francis Wolfe, another Catholic of Penderel's acquaintance, but finding the crossings of the River Severn were guarded by Oliver Cromwell's soldiers, they returned to Hobbal Grange on Saturday 5 September. Charles travelled on to Boscobel House, where Penderel's eldest brother William was caretaker. William Penderel provided Charles with a ladder to hide in the Royal Oak (sometimes known as "Penderel's Oak") and distracted the soldiers who were searching for him. On 12 September, the five Penderel brothers formed the bodyguard of the king on his overnight journey from Boscobel House to Moseley Hall near Wolverhampton, with the king riding on Humphrey's old mill horse.

Penderel was suspected of Royalist sympathies during the Commonwealth, but kept a low profile and was left unmolested. He was rewarded on the Restoration, welcomed at Charles II's court in June 1660. He was given a reward of £200 and an annuity of £100 for him and his heirs in April 1662.

Penderel contracted a fever and died of a while visiting London, and was buried at St Giles-in-the-Fields. He was survived by his other brothers, who all benefitted from royal patronage. They all received pensions, and royal exemption from prosecutions for recusancy after the Popish Plot.

## **SCALE**

The scale of development is fairly insignificant, installing a glazed window to afford views over Lincoln's Inn Fields from the pub garden.

## **LANDSCAPING & EXTERNAL WORKS**

There are no proposals for additional landscaping or external works.

All existing planting on the Lincoln's Inn Fields side of the wall will be protected for the duration of the works.

## **APPEARANCE**

The proposed new window will be dark Grey powder coated aluminium, with single clear glazing, with toughened safety glass to BS6206.

The window will be set into a newly created opening, which will be neatly hand cut by carefully removing brickwork by hand, with hand tools only, to maintain the character of the wall. New steel lintel will be Catnic CN50C inverted T section, designed to span. This will only be visible at the window head.

Reinstatement of jambs and head will be carefully carried out using reclaimed bricks from all previous cutting out to form opening. Mortar will be gauged to match original colour and texture.

Adjacent recent buildings have similar powder coated aluminium glazed frames.

## **ACCESS**

No alteration is proposed which may affect access to the building or rear garden area, for any persons with disabilities.

## **CONCLUSION**

The proposals will benefit customers within the pub garden, improving their enjoyment of the public open space adjacent the rear of the pub garden.

The proposals will not adversely affect the overall setting of Lincoln's Inn Fields, which has various buildings around its perimeter, some of which are fairly modern in design and character, which blend well with the more historic buildings.

It is our opinion that these works have no adverse impact on the character and appearance of the area.

392. DAS-1. Aug 2017