

Conservation Section, Planning & Property Development Department  
Civic Offices, Wood Quay, Dublin 8

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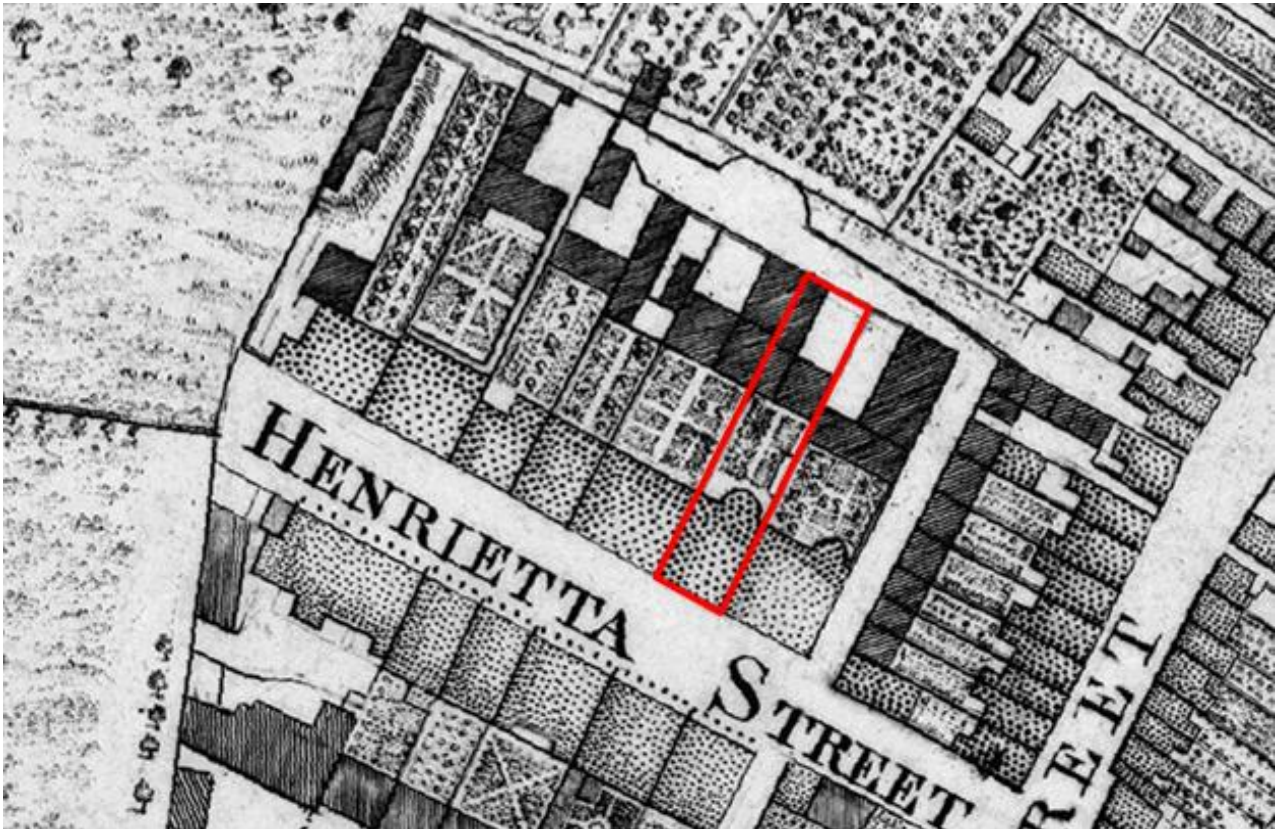
Date: 6<sup>th</sup> of December 2018

To the Chairperson and Members of the Central Area Committee

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**Amendment of existing entry on RPS for 4 Henrietta Street:  
Report on request for clarification of protection in relation to 4 Henrietta Street and 4A/4B  
Henrietta Street, Dublin 1 in accordance with Section 54 and 55 of the Planning and  
Development Act, 2000 (as amended).**

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**Introduction:**

It is proposed to initiate procedures under Section 55 of the Planning & Development Act 2000 (as amended) to amend the entry for 4 Henrietta Street, Dublin 1 to include the mews complex at the rear of 4 Henrietta Street and 4A/4B Henrietta Lane.

**Name and Address of Owner:**

4 Henrietta Street, garden and part of mews building is owned by Alice Hanratty, 4 Henrietta Street. There are two premises in the rear mews lane (4A & 4B Henrietta Lane which are in separate ownership). Owners are currently unknown. A legal search is being carried out to determine ownership.

**Request for Addition:**

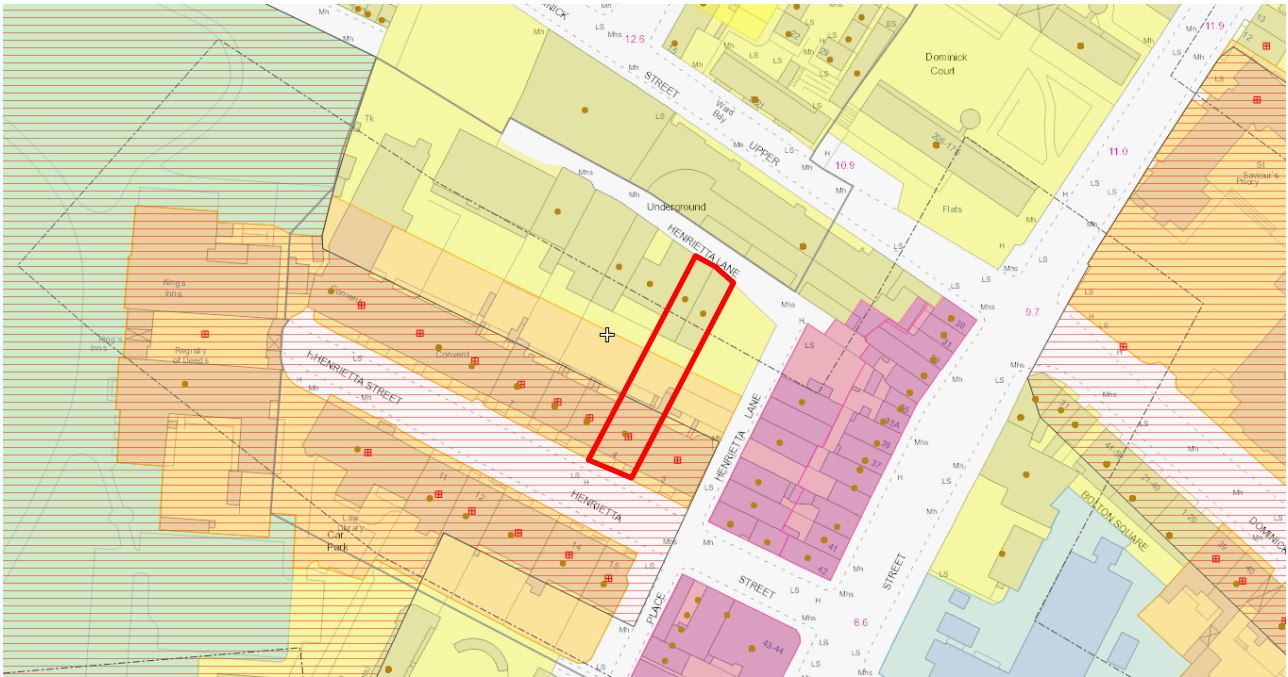
- Alice Hanratty, 4 Henrietta Street, Dublin 1, 18<sup>th</sup> of October 2004 and 6<sup>th</sup> of November 2018.
- Councillor Mannix Flynn, Question 107, 22<sup>nd</sup> of November 2018

**Summary of Applicant's Reasons for Seeking Addition:**

- Alice Hanratty, letter to Dublin City Council Conservation Section: *The rear of 4 Henrietta Street was designed and built as an integral part of the whole premises. No 4 was designed and built circa 1743 by Nathaniel Clements for Lord Farnham. It is the most intact example north of the Liffey and probably the oldest in the city, of an 18<sup>th</sup> century domestic revealing a great deal of information about daily life in mid 18<sup>th</sup> century Dublin for a particular class of citizens. The premises was divided after 1926 when it was purchased by Alfred Falkner who sold off rear area on a long lease. He subsequently sold off the site outright to that lessor. The site had constituted the stable yard. However, this disposal of the site did not compromise the integrity of the whole. The mews/cottage which stood over the stable yard was destroyed by fire in circa 1985. A detailed record of this building exists including full architectural drawings; also much of the masonry has been kept so that the rebuilding can take place. The brick tunnels which supported the mews are also intact.... I am very anxious that the protected structure designation of No. 4 be now extended to include the entire premises (i.e. the rear section referred to above) as soon as possible..... I am particularly concerned that the integrity of No. 4 be maintained.*
- Councillor Mannix Flynn, Question 107, 22<sup>nd</sup> of November 2018: *To ask the Chief Executive to initiate an order of protected structure on the curtilage of No. 4 Henrietta Street. There are a number of buildings of risk at the back of this site due to a recent private purchase of stables. There is fear that these stables will be demolished in order to make way for a new dwelling, new build. These particular structures that are there at present form part of the unique architectural heritage that is Henrietta Street. They are indeed National heritage items and their future needs to be secured immediately. There has been precedent in recent times with regards such immediate actions on such heritage structures.*

**Site Location & Zoning Map:**

4 Henrietta Street is located on the north side of Henrietta Street. A rear lane ‘Henrietta Lane’ runs to the north/rear of the street. The former mews building is located at the north end of the rear garden. There are modern sheds occupying the former rear stable-yard which was located on north side of former mews.



**Zoning map:** The area in question is Zoned Z8, Conservation Area and Z1. The house and rear garden is zoned Z8. The houses and street are zoned ‘Conservation Area’. The rear mews is zoned Z1.

- **Z8 Conservation Area:** To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective. Permissible uses include: *Bed and Breakfast, Childcare facility, Cultural/recreational building and uses, Education, Embassy residential, Home-based economic activity, Hostel, Hotel, Live-work units, Medical and related consultants, Office (maximum 40% of unit and excluding retail branch bank/building society), Open space, Residential.*
- **Conservation Area:** The houses along Henrietta Street and the street itself are also zoned a Conservation Area (defined by red hatched lines).
- **Z1** To protect, provide and improve residential amenities. The remainder of the rear garden and mews site is zoned Z1. Permissible uses include: *Buildings for the health, safety and welfare of the public, Childcare facility, Community facility, Cultural/recreational building and uses, Education, Embassy residential, Enterprise centre, Halting site, Home-based economic activity, Medical and related consultants, Open space, Park and ride facility, Place of public worship, Public service installation, Residential, Shop (local), Training centre.*

**Recent Planning History:**

Planning Ref	Description	Decision
5620/05	Planning & Development Regulations 2001 - Part 8 Planning & Development Act 2002 Pursuant of the requirements of the above, notice is hereby given of the proposed development by Dublin City Council on behalf of the Office of Public works. The proposal consists of the a new pedestrian entrance to the Garden of Remembrance, Parnell Square from the North side of the square opposite the Hugh Lane Gallery. The work consists of: (1) Enlarging the existing indented pavement to create a viewing platform, which extends at street level and rests on top of the north side of the existing 'crucifix' shaped sunken garden. An etched glazed screen forms the boundary between the platform and the	Granted permission with no observations 03-Jan-2006

Planning Ref	Description	Decision
	sunken garden. (2) Entry to the garden is gained by two dogleg stone staircases, which are placed at either end of the viewing platform and descend into the Garden of Remembrance without disturbing the crucifix form of the garden.	
WEB1196/12 An Bord Pleanala Case Reference PL29N.242067	An Bord Pleanala refused permission for the proposed development: the creation of a covered walkway through an existing podium and connecting a new hard and soft landscaped civic area located at the western extremity of the Garden of Remembrance. The new civic area incorporates seating, water features, feature lighting and sculptured elements. The proposal also provides for a gated opening in the railings along Parnell Square West to access the memorial, new service access gates to Parnell Square North and all associated site development works. The application site area measures 2,140 sq m	Refuse Permission 25-Nov-2013

#### **Recent Enforcement History:**

Ref No	Address	Nature of Problem	Dates	Reason for closure
E0346/10	4, Henrietta Street Dublin 1	Alleged front steps of property have been pointed in a style inappropriate	Opened: 22-Apr-2010 Closed: 14-Mar-2014	No evidence
E0772/14	3 & 4 Henrietta Street, Dublin 1	Fire damage to PS	Opened: 13-Oct-2014	

#### **Historical Background:**

The 2006 Henrietta Street Conservation Plan outlines in detail the development of Henrietta Street.

*Henrietta Street was a new street laid out on a greenfield site off Bolton Street in the early 1720s. This short cul-de-sac came about against a backdrop of widespread development on the north of the city which had taken place during the previous fifty years or so.... Capel Street was the principal thoroughfare of the new residential quarter on the north side giving access via Essex Bridge to the south city quarter of the Castle, Cathedral, the Custom House and the city Tholsel. It came at the end of a road from the north-east of the country which entered Dublin through Drumcondra Lane (Dorset Street) and Bolton Street.*

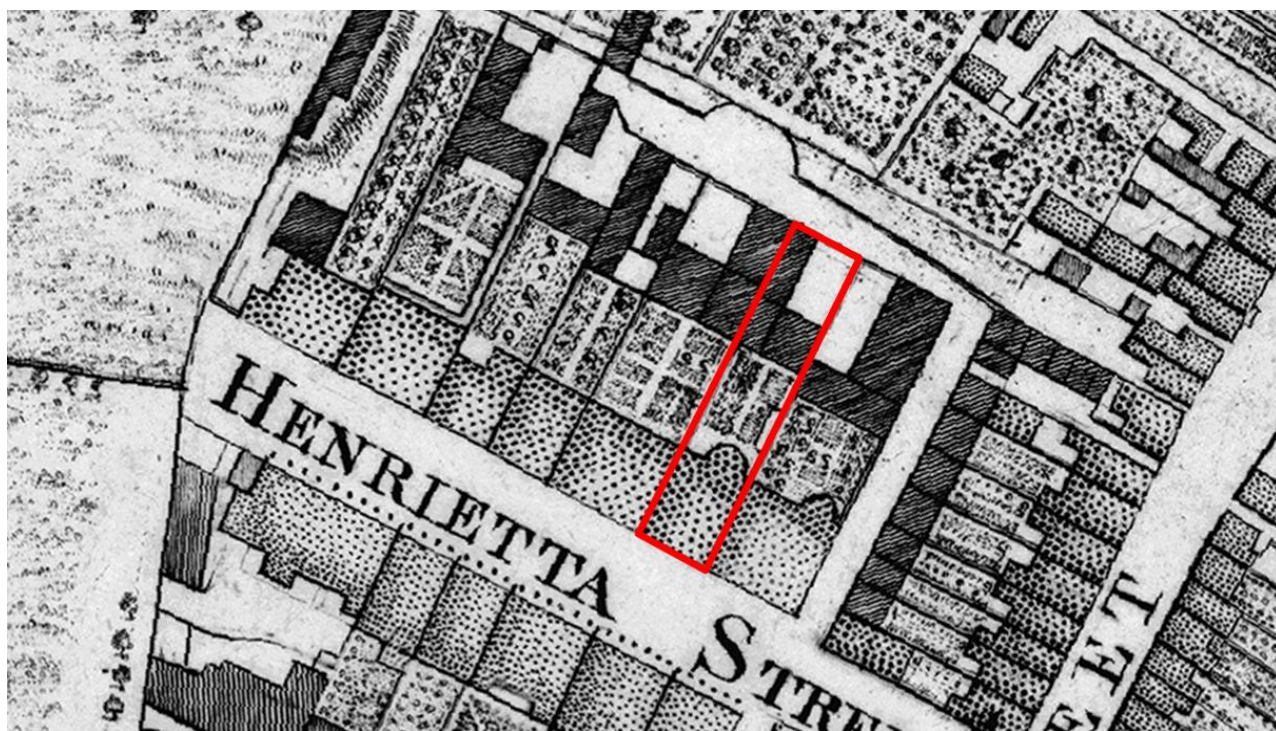
*The ground on which Henrietta Street was built was an area variously identified as Ancaster or Ankester Park also known as the Anchorite's Garden (Irish Builder 1893).... In 1721, Sir Thomas Reynell sold the ...area to Luke Gardiner M.P. and Deputy Vice-Treasurer, who appears to have laid-out Henrietta Street soon afterwards (Georgian Society 1910). Luke Gardiner, who was of humble origins (reputed to have been a coachman's son), had made his fortune as a property developer and banker and had gained respectability by marrying into the Mountjoy family. Responsible for the development of Sackville Mall (later O'Connell Street) and Rutland Square (Parnell Square), his grandson, also named Luke Gardiner, would later lay out the large suburban estate which included streets such as Gardiner Street, Gloucester Street and Buckingham Street.*

*However the development of Henrietta Street, on the western limit of the Gardiner estate, on a tract of land ideally placed for access to Capel Street and the south-city nexus beyond, was not only the Gardiners' earliest essay in such development but also the one in which the grandest and most palatial houses were located. It was in Henrietta Street too that the first examples of the new Georgian house, built with straight parapets to the street, with red-brick façades and stone detailing, according to a "modern" Palladian discipline, were built. This street was a crucial template for all future high-status housing developments in Dublin during the next one-hundred years (Dublin City Council 2006, 20).*



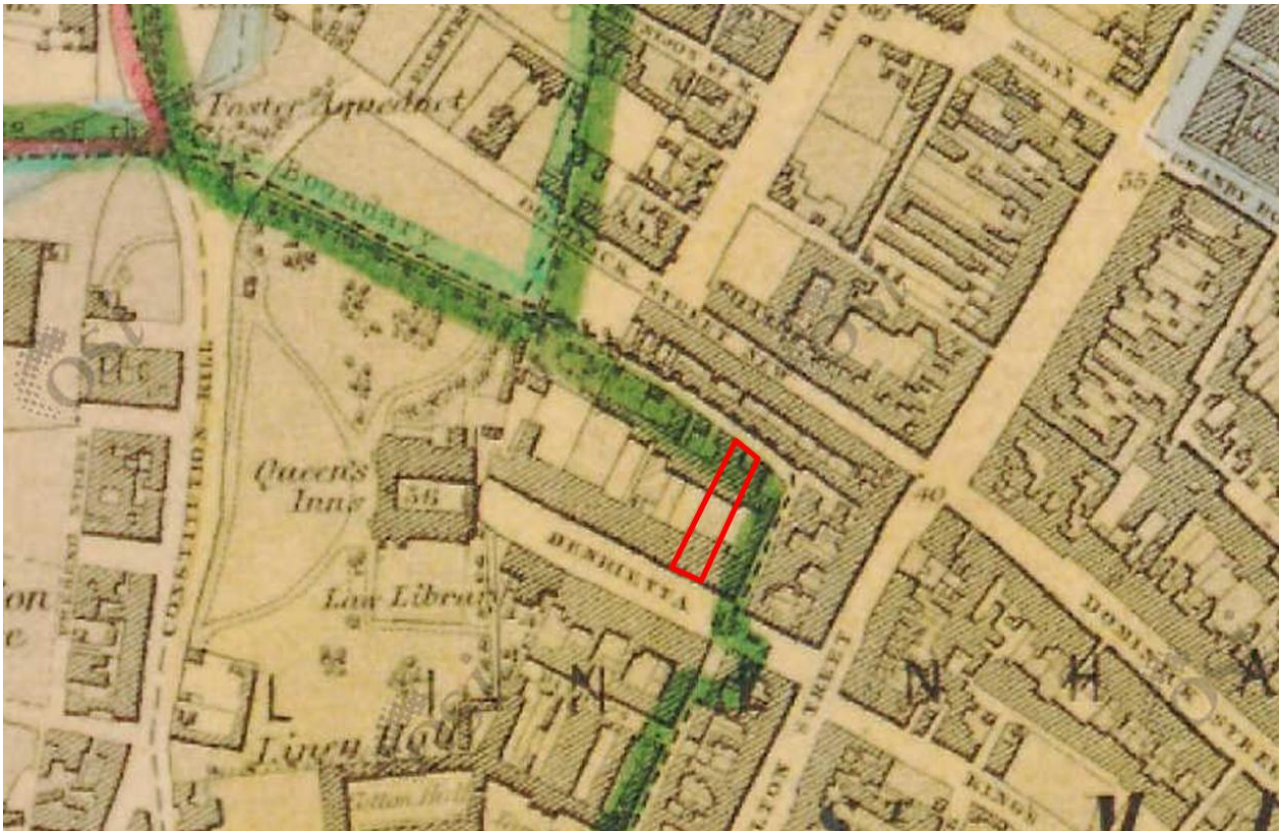
Number 4 Henrietta Street is a *substantial, four bay, four storey over basement house with a brick façade (in excellent condition) and a stone plinth at basement level which is shared with Nos. 5 and 6. Built c.1745, the house was considerably altered c.1780 in a neo-classical style that might be attributable to James Wyatt. Nathaniel Clements, successor to Gardiner as Deputy Vice-Treasurer was responsible for the construction of 4 Henrietta Street and many of the other house on the street except for numbers 9 and 10. The house was first let to John Maxwell, Baron Farnham. The door case, staircase and other substantial window and interior joinery and plaster work, as well as the entire rear elevation, belong to the alterations carried out at that date. There is an elegant Portland stone Ionic aedicular door case, which retains its original door, and very fine ironwork with alternating spear and arrowheads flanking the doorway. The scrollwork at the side of the door is of a more recent date. The 1780s stair hall, with its Portland flagged floor, and 1740s chimneypiece, contains a 1780s mahogany balustraded staircase “in superb condition”. The secondary stone staircase, which also survives, is top-lit by a central compartment on the east side of the house. Suites of rooms on the ground and first floor, decorated in a consistent and integrated neo-classical design, are amongst the very best in Dublin. They include gesso decorated skirting, chair rails, window cases, shutters, plaster decorated overdoors, elaborate frieze and cornices in contrast with fairly simple ceiling centrepieces. Some of the 1740s decoration survives on the 2nd floor to the front, while the 1780s decoration is continued at the rear (ibid., 27-28).*

In relation to mews structures the Conservation Plan states that *while the mews structures have been altered and in many cases demolished (or partially so), some – in particular the mews to No 4 – retain historic fabric of note. A full assessment/inventory of the mews should be carried out to identify the nature, extent and importance of surviving historic structures and to inform where it might be appropriate to provide statutory protection (ibid., 42).*

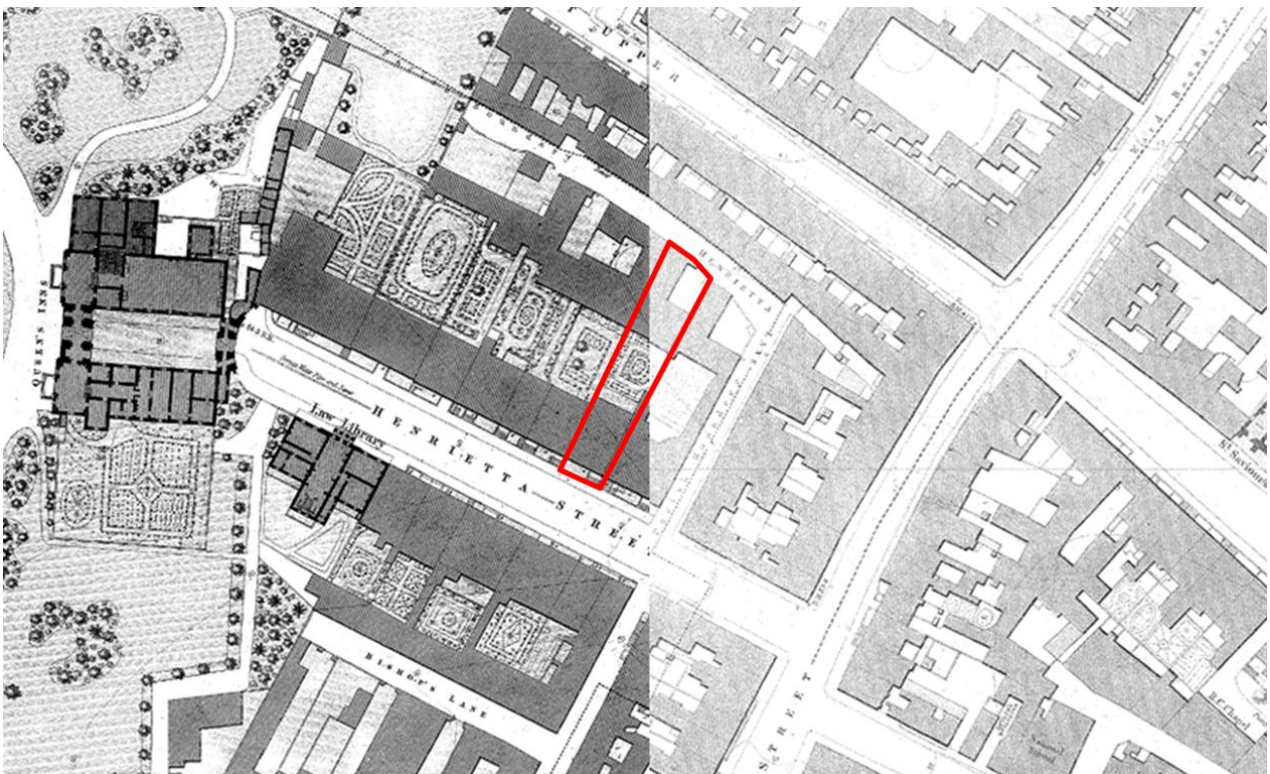


Rocque's Map of 1756 showing location of 4 Henrietta Street & 4 Henrietta Lane. The house is shown as constructed with rear bow window. Rear basement area is shown; rear garden is laid out with path from house to mews building. Mews building is shown as constructed with additional building on west side of rear stable-yard.





First Edition OS map (1837-1842) shows similar layout to 1756 map except rear curved bow is not shown.



1847 OS Map showing location of 4 Henrietta Street and 4 Henrietta Street Lane. Similar layout to earlier maps except rear curved bow is not shown. A single vehicular entrance to the mews is shown on Henrietta Lane.





25 inch OS Map (1897-1913) showing location of 4 Henrietta Street and 4 Henrietta Street Lane. The building on west side of the rear stable-yard is no longer *in situ*. The L-shaped mews building is shown with rear stable-yard shown as split into two sites.

**Model and plans of former mews building held by Alice Hanratty**



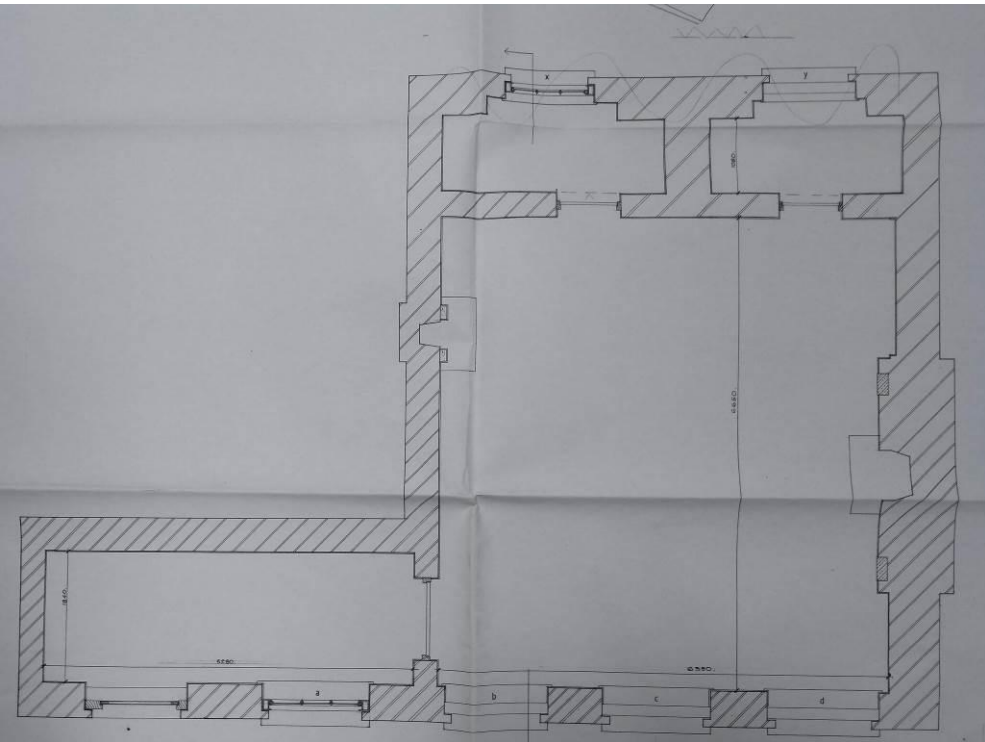
View of model of former mews building. Front (south) elevation of former mews building facing into garden. The tunnel and storage vaults accessed from basement area can also be viewed.



View of model of former mews building (rear north) elevation view prior to modern sheds being constructed in rear stable-yard. This would have been accessed from Henrietta Lane.



Front (south) elevation of the upper ground floor of former mews building. This was accessed from the rear garden of 4 Henrietta Street.



Survey plan of upper ground floor (reconstructed) of former mews building/supper room. Note L-Shape of structure.





**View of upper ground floor of former L-shaped mews building at rear of 4 Henrietta Street which was burnt down in 1985. The gable walls and side boundary walls still survive.**

**Architectural Description:**

No. 4 Henrietta Street was designed and built *circa* 1745. The development consists of a four-storey over basement early eighteenth-century brick house covering a substantial plot area. The interior would have been fitted out to a very high standard appropriate to the status of the owners. A substantial proportion of the joinery and plasterwork, which is of a very high standard, survives internally.

To the rear, is a basement area and a raised garden. Beneath the garden, there is a series of tunnels/brick vaults which once connected the basement of the main house to the lower ground floor of the mews building (the vaulted lower ground floor of the mews building being at the same level as the basement of the house). In front (north) of the mews house was a stable-yard which opened onto the narrow mews laneway of Henrietta Lane. The tunnel and vaults also would have given access to the former stable-yard to the north. This former stable-yard is now filled in with modern sheds.


The premises was divided after 1926 when it was purchased by Alfred Falkner who sold off the rear area on a long lease. He subsequently sold off the site outright to that lessor. This site had constituted the stable-yard.

The mews building, at upper ground level, which stood over the stable-yard was destroyed by fire in *circa* 1985. The surviving building was partially demolished after the fire on the directions from the Dangerous Buildings Section of Dublin City Council. The upper ground floor of the mews building which was accessed from the garden level/ground floor of the house is described as a 'supper room' by the owner of 4 Henrietta Street. It was apparently used by the upper classes of the main house for dining. The interior of the supper room included stucco work reflecting its high status use. A detailed record of this building exists including an architectural model and full architectural drawings which are held by the owner of 4 Henrietta Street. The gable walls and side walls of this building largely survive. The eastern gable in particular still retains a fine granite fireplace. Much of the brick from the building has been kept by the present owner in order to facilitate the future reconstruction of the upper ground floor of the former mews building. The brick vaults which support the mews building at the lower ground floor are also intact. The lower walls of the vaults are largely constructed of calp limestone with the arches constructed from brick. The upper floor of the former

mews building is now paved with brick from the former building and is now used as an outside patio area adjacent to the main garden.

The garden and upper ground floor of the former mews building are in the ownership of Alice Hanratty of 4 Henrietta Street. The lower ground floor (surviving vaulted area) below the former mews building and the former rear stable-yard have two owners. The former rear stable-yard is split in two and is covered by modern single-storey sheds.

**NIAH Ministerial Recommendations for 4 Henrietta Street:**

<p><b>Reg Number</b> 50010682</p>	
<p><b>Location:</b> 4 Henrietta Street, Dublin 1</p>	
<p><b>Rating:</b> Regional</p>	
<p><b>Date:</b> 1740-1750</p>	
<p><b>Importance Values:</b> A, Ar, C, H, So</p>	
<p><b>Description:</b> Terraced four-bay four-storey house over raised basement, built c.1745. Pitched slate roof to front with pair of hipped sections to west and further pitched section running perpendicular to street and hipped to rear. Roof hidden behind parapet wall with granite coping and cast-iron hopper and downpipe breaking through to east end. Stepped brown brick chimneystacks to both party walls with brick coping and clay pots. Red brick walls laid in Flemish bond on moulded granite plinth course over ruled-and-lined rendered basement walls. Red brick walls laid in Flemish bond to rear elevation advanced beyond neighbouring elevations. Gauged red brick flat-arched window openings with rendered reveals, masonry sills and replacement six-over-six pane timber sliding sash windows, possibly earlier six-over-six pane sashes to basement with wide glazing bars and partly exposed sash boxes. Square-headed door opening with painted stone pedimented Ionic doorcase, added c.1780. Early timber door with ten raised-and-fielded panels and stone architrave surround flanked by engaged Ionic columns on plinth blocks supporting architrave, fluted frieze with paterae and triangular dentillated pediment. Door opens onto granite platform and eight granite steps bridging basement. Platform and basement enclosed by wrought-iron railings with decorative scrolled ironwork flanking entrance, corner posts with cast-iron finials, all set on moulded granite plinth wall with matching iron gate to east providing basement access via stone steps. Rear plot enclosed by timber gate opening onto Henrietta Lane.</p>	
<p><b>Appraisal:</b> This property was leased by Nathaniel Clements to John Maxwell in 1747, who developed the neighbouring house (No. 3) and mirrors No. 7. Remodelled in the 1780s, the interior retains an original staircase and service stair with original neo-Classical plasterwork and joinery. This well-maintained private residence having a deeper plan than the majority on the terrace and, with its pedimented doorcase, elaborate ironmongery and impressive flight of steps, forms an important part of what has been described as 'Dublin's Street of Palaces'. Laid out by Luke Gardiner in the 1720s, Henrietta Street is a short cul-de-sac containing the finest early Georgian houses in the city and was named after Henrietta Crofts, the third wife of Charles Paulet, 2nd Duke of Bolton and Lord Lieutenant in 1717-21. The street developed in a piecemeal fashion and set the trends of scale and design in domestic architecture.</p>	



## **References:**

- NIAH Ministerial Recommendations May 2014.
- Dublin City Council (2006) *Henrietta Street Conservation Plan*.
- Department of Culture, Heritage and the Gaeltacht (2011) *Architectural Heritage Protection Guidelines*.
- Department of Culture, Heritage and the Gaeltacht (2017) *National Inventory of Architectural Heritage Handbook*.
- Alice Hanratty, owner of 4 Henrietta Street.

## **Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH has assigned 4 Henrietta Street a Regional rating. However the street as a whole is considered by the NIAH to be of National interest. The surviving elements of the mews building were not surveyed by the NIAH when their survey of the area was carried out. The NIAH is largely based on an exterior survey only and they were not aware of the extent of survival to the rear site. However the NIAH did mention the 'rear plot enclosed by timber gate opening onto Henrietta Lane' in its building description reflecting its important relationship to the main house.

The NIAH system of rating was used when carrying out the assessment of the rear site. The 2017 *National Inventory of Architectural Heritage Handbook* and Chapter 2 of the 2011 *Architectural Heritage Protection Guidelines* which addresses the compilation of the Record of Protected Structures were both consulted.

Henrietta Street has been described as 'Dublin's Street of Palaces'. The Henrietta Street Conservation Plan states that *the street ranks amongst the more important architectural and urban ensembles of this country. It is the single most intact and important architectural collection of individual houses – as a street – in the city. In the international context, the street is of unique European significance, being the single remaining intact example of an early-18th century street of houses, which was at the forefront of what was to become the Georgian style. The surviving mews structures form an integral element of this important ensemble. Henrietta Street is an entirely unique repository of historical and archaeological data about the built fabric of our early 18th-century city, which is of great rarity in the European context, as well as incorporating surviving evidence for the far more humble partitioned hovels of the late 19th-century and 20th-century poor....Henrietta Street's historical importance stems not only from the quality and scale of its houses, but also from the singular political and social status of its residents. These included, from the 18th-century, four All Ireland Primates, including Archbishop Boulter, the first resident of Henrietta Street and Archbishops Stone and Robinson who were also Lords Justice; Luke Gardiner, the banker, large-scale property developer and administrator of the treasury, who laid out the street in the first place; Nathaniel Clements, successor to Gardiner as Deputy Vice-Treasurer and directly responsible for construction of most of the houses (save for Nos. 9 & 10); Henry Boyle, who was Speaker of the House of Commons in 1733 and served as Chancellor of the Irish Exchequer and Lord Justice and, John Ponsonby, also Speaker of the House of Commons. Henrietta Street is also remarkable for the quality and variety of its present social character. The very survival of Henrietta Street in the recent past has been founded upon the singular commitment to the street of many of its current residents. The present residents, owners and those who work and live there, embrace a very varied range of cultural, institutional and personal approaches to their presence on, and contribution to, the street*

*and the city as a whole, which gives a concentrated quality as well as a sense of vibrant everyday life to the area.*

The former mews buildings have been lost to the south side of the street and also largely to the north side of the street. The remains of the mews building at 4 Henrietta Street/Henrietta Lane is one of the last remaining mews, along this Nationally significant street, where reinstatement could be possible. The remains include the tunnels and vaults beneath the rear garden and former mews building; the rear stable-yard (now occupied by modern single-storey sheds); the surviving structural remains relating to the former mews and the boundary elements including walls and laneway entrances. The plan form also survives despite the 1985 fire and construction of modern single-storey sheds in the former stable-yard. The survival of this rare typology on the street justifies its proposed protection.

The significant remains of the former mews building (which includes vaults, a tunnel and surviving walls) are considered to be of Regional significance. The National Inventory of Architectural Heritage in its 2017 handbook clarifies the meaning of this designation as follows: *Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.*

The significance of No. 4 Henrietta Street lies not only in the architectural interest of the 1745 Georgian palace, its floor plan and wealth of internal features but also in the rare survival of much of the mews complex to the rear which once served the main house. This rare typology includes the tunnel and vaults; structural remains of former mews building and boundary elements including laneway entrances. Therefore it is recommended for addition to the Record of Protected Structures.

#### **Assessment of Special Interest Under the Planning & Development Act 2000:**

The structure in question is considered to be of special interest under the following headings:

- **Architectural:** Henrietta Street has been described as 'Dublin's Street of Palaces'. It is recognised to be of *unique European significance, being the single remaining intact example of an early-18th century street of houses, which was at the forefront of what was to become the Georgian style. Henrietta Street is an entirely unique repository of historical and archaeological data about the built fabric of our early 18th-century city, which is of great rarity in the European context, as well as incorporating surviving evidence for the far more humble partitioned hovels of the late 19th-century and 20th-century poor* (Dublin City Council 2006, 26). The significance of No. 4 Henrietta Street lies not only in the architectural interest of the 1745 Georgian palace but also in the rare survival of much of the mews complex to the rear which once served the main house. This rare typology includes the tunnel and vaults; structural remains of former mews building and boundary elements including laneway entrances. The plan form also survives despite the 1985 fire and construction of modern single-storey sheds in the former stable-yard.
- **Cultural:** The tunnels and vaults are considered to be of cultural interest reflecting the social values of the time which required servants and servicing of the house and mews to be hidden from the upper class occupants of the house.
- **Historical:** The house at No. 4 Henrietta Street is of historical significance for the role it played during the eighteenth century as one of the most sophisticated addresses in Dublin city which was then experiencing one of the most prosperous moments in its history. The integrity of the site at No. 4 Henrietta Street is also of considerable historical interest as a social historical document throwing light on the workings of a sophisticated residential development in the centre of Dublin's eighteenth-century city. The remains of the former mews, tunnel and vaults is an integral element of the significance.



**Conclusion:**

The Conservation Section has considered the applicants' reasons for seeking addition and concluded that the structure merits inclusion on the Record of Protected Structures by way of amendment to the record. It is considered to be an integral and significant element of the architectural composition. It is therefore recommended that the wording of the entry in the Record of Protected Structures for No. 4 Henrietta Street be clarified to make specific reference to the surviving historic mews complex. This should include the tunnel and vaults; structural remains of former mews building and boundary elements including laneway entrances.

**Recommendation:**

**Proposed amendment to the wording of existing entry for No. 4 Henrietta Street in the Record of Protected Structures:**

<b>Existing wording</b>	
<b>Address</b>	<b>Description</b>
4 Henrietta Street, Dublin 1	House

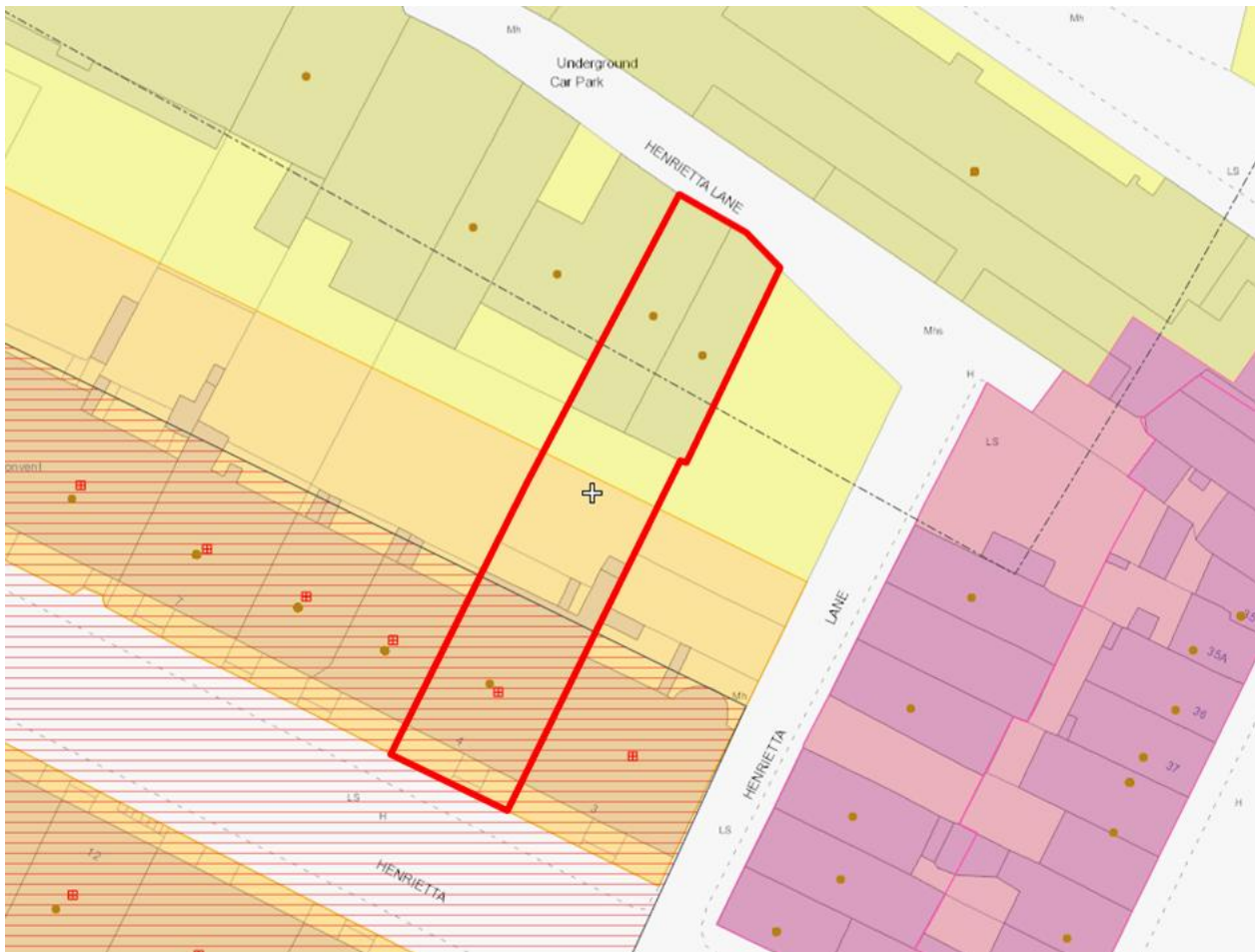
***Proposed new wording:*** 'House and all surviving historic fabric on the rear site including the vaulted tunnels and vaulted spaces beneath the rear garden and former mews building; surviving remains of the mews building, historic boundary walls to the site and laneway'.

Insert new entry under Henrietta Lane and cross reference to Henrietta Street.

<b>Recommendation</b>	
<b>Address</b>	<b>Description (to appear on RPS)</b>
4 Henrietta Street, Dublin 1	House and all surviving historic fabric on the rear site including the vaulted tunnel and vaulted spaces beneath the rear garden and former mews building; surviving remains of the mews building, historic boundary walls to the site and laneway. See also 4A & 4B Henrietta Lane, Dublin 1.
4A & 4B Henrietta Lane, Dublin 1	Former mews site (to rear of 4 Henrietta Street): Surviving historic fabric on the rear site including the vaulted tunnel and vaulted spaces; surviving remains of mews building including historic boundary walls to the site and laneway. See also 4 Henrietta Street, Dublin 1.

**Paraic Fallon**  
**Senior Planner**

## Extent of Protected Structure Status & Curtilage





**Aerial Photograph showing proposed curtilage. Floor plan of former mews building highlighted in yellow**





## Photographic Record



View west of Henrietta Street



4 Henrietta Street front elevation



4 Henrietta Street rear elevation. View from inside former mews.



4 Henrietta Street, view from first floor of rear garden, remains of mews building walls, boundary walls and modern sheds in location of former stable-yard.



View of 4a & 4B Henrietta Lane from lane. Historic boundary elements survive to the two entrance openings.





View of rear basement area which gives access to underground vaults and tunnel to lower ground floor.



View of underground tunnel and vaults located underneath garden of 4 Henrietta Street. The door at the northern end of the vaults leads to further vaults which support the upper floor of the former mews building.



View towards former mews building at rear of garden. Boundary walls survive.



View of modern sheds in location of rear stable-yard which occupied space between mews building and lane. Note original mews wall to left of photograph.





View of surviving east gable wall of former mews building with remains of large granite fire place. This fireplace vented into the large chimney which can be seen in the photo of the original mews building on the right.



View of upper ground floor of former L-shaped mews building at rear of 4 Henrietta Street which was burnt down in 1985. Gable walls and floor survive of upper ground floor and supporting vaults of lower ground floor survive. Note large chimneystack on east gable on RHS.



Detail of granite fire surround, flanked by niches, to east gable wall of former mews building.



View of surviving central gable wall of former mews building with remains of small fireplace & cupboard recess.



View of western side boundary of former mews building and stable-yard. Note historic boundary walls still in situ.

