



Addition of 4A & 4B Henrietta Lane, Dublin 1 to the Record of Protected Structures and Amendment of entry for 4 Henrietta Street, Dublin 1 in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add 4A & 4B Henrietta Lane, Dublin 1 to the Record of Protected Structures (RPS) and to amend the entry for 4 Henrietta Street, Dublin 1, to provide for the protection of surviving historic fabric on the rear site including the vaulted tunnel and vaulted spaces; surviving boundary walls to the site and laneway at 4 Henrietta Street and 4A/4B Henrietta lane, Dublin 1.

The proposed addition and amendment were advertised in the Irish Independent on Wednesday 24th April 2019. The public display period was from Wednesday 24th April 2019 to Thursday 6th June, 2019, inclusive.

Request for Addition

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

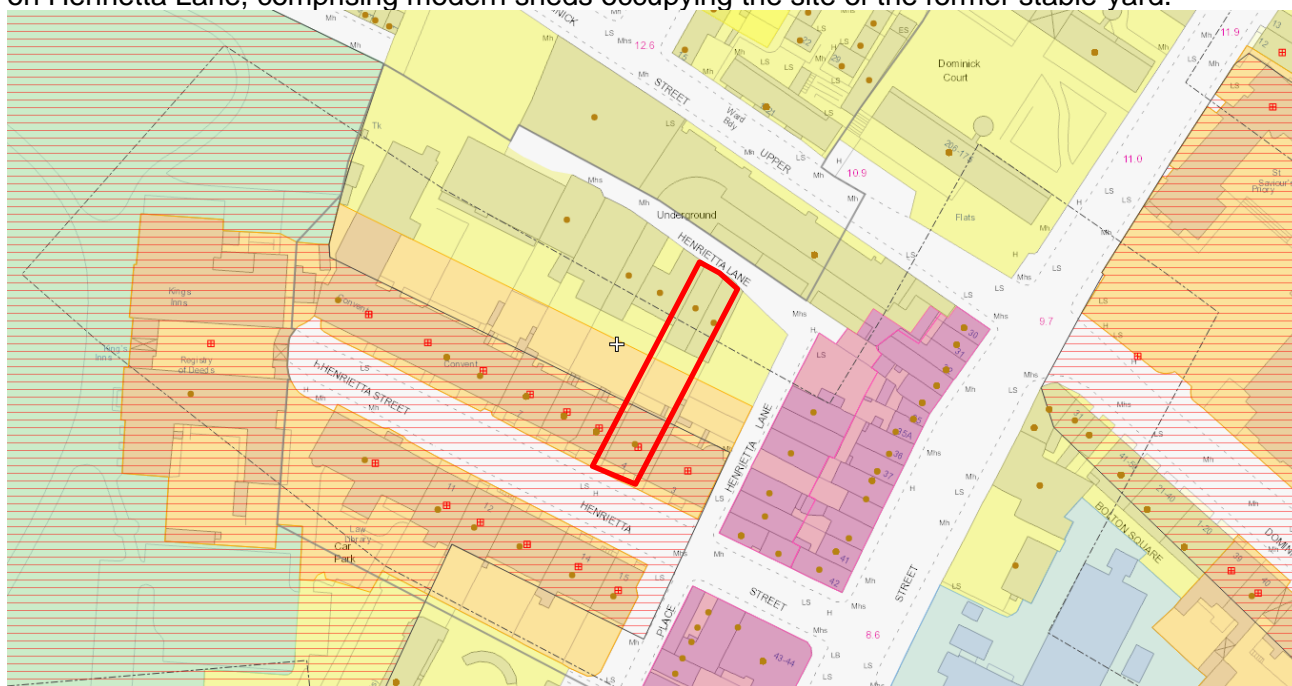
Summary of Applicant's Reasons for Seeking Addition:

- 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 18th century domestic revealing a great deal of information about daily life in mid 18th 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, 22nd 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. Henrietta Lane runs to the north/rear of the street. The former mews and other structures are situated north of the rear garden, on Henrietta Lane, comprising modern sheds occupying the site of the former stable-yard.



Development Plan Land Use Zoning Map

Under the current Dublin City Development Plan 2016-2022, the residence at 4 Henrietta Street and much of its rear garden are zoned Objective Z8 “*To protect the existing architectural and civic design character, to allow only for limited expansion consistent with the conservation objective*”.

The structures and lands further to the rear on the former stable yard at 4A and 4B Henrietta Lane are zoned Objective Z1 “*To protect, provide and improve residential amenities*”.

Relevant Planning History

Planning Ref	Description	Decision
3195/99	Henrietta Lane, Rear of 4 Henrietta Street, Dublin 1. To erect a two storey mews dwelling. Reason: The development which consists of a two storey structure of poor architectural treatment with lay-by parking, would establish an undesirable precedent for this street by reason of the location of the proposed front building line as well as the bulk and detailed design of the proposed building and would seriously detract from the setting of the listed buildings on Henrietta Street and would militate against the development of an orderly and attractive streetscape on Henrietta Lane. The development would therefore contravene the policies of the 1999 Dublin City Development Plan and would thus be contrary to the proper planning and development of the area.	Refuse Permission 15-Dec-1999

Enforcement:

Ref No	Address	Nature of Problem	Dates	Reason for closure
E0772/14	3 & 4 Henrietta Street, Dublin 1	Fire damage to PS	Opened: 13-Oct-2014	

Historical Background:

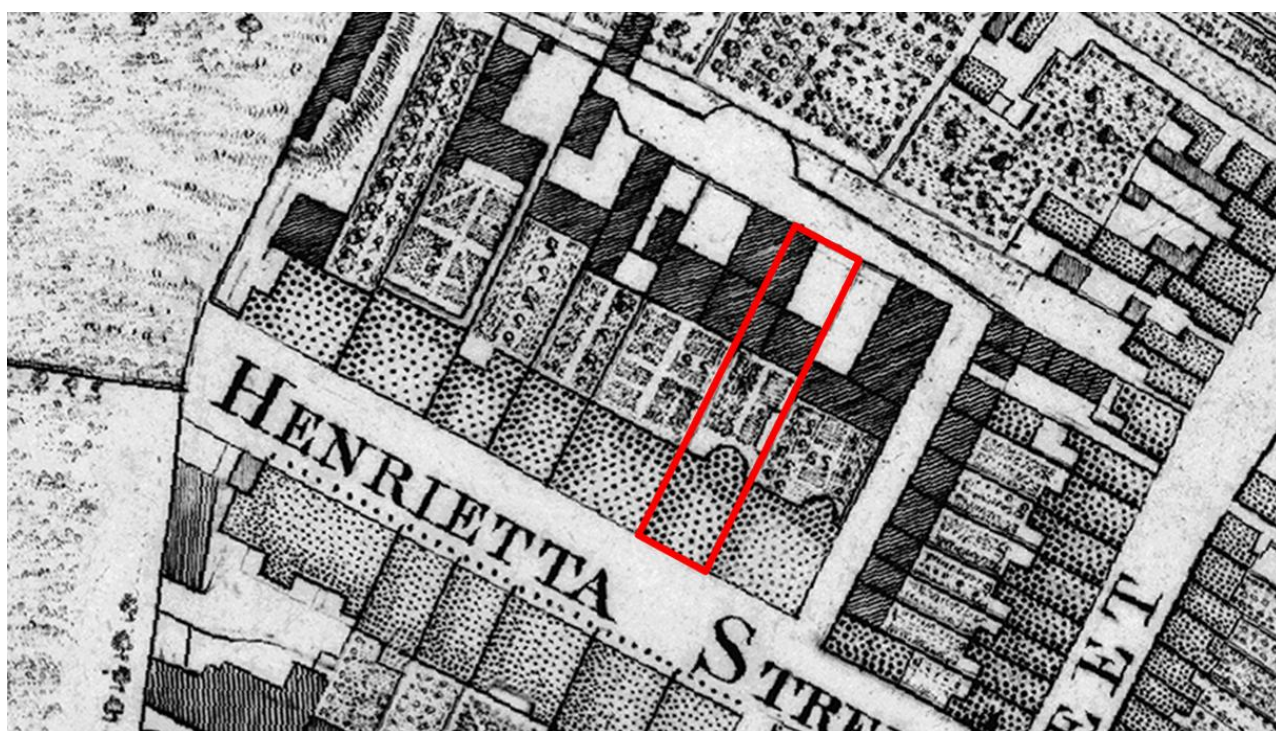
Henrietta Street was a new street laid out on a greenfield site off Bolton Street in the early 1720s.

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 houses on the street except for numbers 9 and 10. The house was first let to John Maxwell, Baron Farnham.

In relation to structures to the rear and those on the former stable yard, the Henrietta Street Conservation Plan (Dublin City Council, 2006) 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” (page 42).

HISTORIC LOCATION MAP



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.

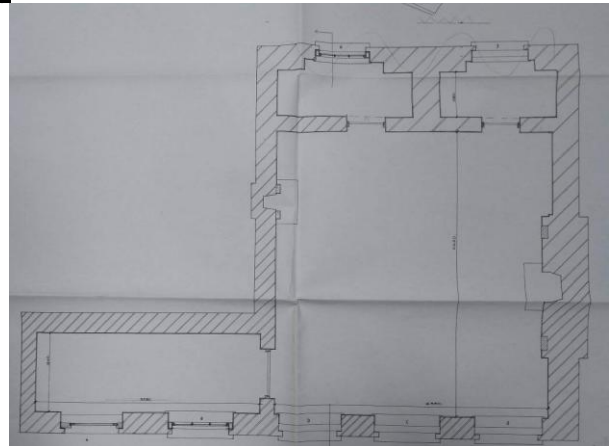


25 inch OS Map (1897-1913) showing location of 4 Henrietta Street and 4 Henrietta Street Lane. The building on west side of the rear stable-yard is no longer *in situ*. The L-shaped mews building is shown with rear stable-yard split into two sites.

Plans of former mews building (held by Alice Hanratty)



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



Survey plan of the 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. It is understood 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.

There is a basement area and a raised garden to the rear. 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 covered with modern sheds.

The premises was divided after 1926 when the former stable yard was purchased by Alfred Falkner who let the rear area on a long lease. He subsequently sold the site outright to that lessor.


The mews building, at upper ground level, which stood over the stable-yard was destroyed by fire in *circa* 1985. The surviving structure was partially demolished after the fire on the direction of 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. Apparently it was 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. It is considered that the gable walls and side walls of this building largely survive and the eastern gable 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 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:

Reg Number 50010682	
Location: 4 Henrietta Street, Dublin 1	
Rating: Regional	
Date: 1740-1750	
Importance Values: A, Ar, C, H, So	
<p>Description: 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>Appraisal: 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 by the Conservation Section 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. However, no access into either of the two properties could be gained as there was no information on the owners available at that time.

Henrietta Street has been described as 'Dublin's Street of Palaces'. The Henrietta Street Conservation Plan (2006) 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.*

Most of the former mews buildings have been lost on the north side and entirely on the south side of the street. The remaining structures and features at 4 Henrietta Street and 4A & 4B Henrietta Lane form the last remaining historic architectural fabric and remnants of the outbuildings and stable yard associated with the principal residence and grant 'palace' of 4 Henrietta Street.

It is the opinion of the Conservation Section that this historic fabric includes the tunnels and vaults beneath the rear garden and former mews building; elements of the rear stable-yard (now occupied by modern single-storey sheds); the surviving structural remains relating to the former mews and surviving historic fabric in the boundary walls and laneway entrances. The plan form of the former mews/supper room also survives, in spite of the 1985 fire and construction of modern single-storey sheds in the former stable-yard. It is the opinion of the Conservation Section that the survival of the remaining historic architectural fabric justifies protection.

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 any surviving historic fabric from the 18th century within the former mews and stable yard complex to the rear that once served the main house.

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, its floor plan and wealth of internal features but also in any surviving historic fabric from the 18th century within the former mews and stable yard complex to the rear that once served the main house, including 4A and 4B Henrietta Lane.

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 are an integral element of that significance.

Submissions/Observations Received

The proposed addition and amendment were advertised in the Irish Independent on Wednesday 24th April 2019. The public display period was from Wednesday 24th April 2019 to Thursday 6th June, 2019, inclusive. Two written submissions/observations were received on the 6th June 2019 from the following:

- Valeria Driscoll, Killiney Hill Road, County Dublin, stating that she is the owner of the property at 4B Henrietta lane, Dublin 1.
- Sean McCormack, Henrietta Lane, Dublin 1, stating he is owner of the property at 4B Henrietta Lane, Dublin 1

A detailed submission/observation, including extracts from Ordnance Survey Maps of the area, photographs from the National Photographic Archive and records of the Valuation Office. The grounds of the submission may be summarised as follows:

- a. There are no elements of 4A Henrietta Lane that are original to 1745. There is one element of 4B that is original to 1745 and that is the vaulted area to the rear of the property (this submission supported by maps, photographs and records as above).
- b. The former cottage to the rear of 4 Henrietta Street is not original to 1745 and was built between 1938 and 1940 (this submission supported by maps, photographs and records as above).
- c. One element of that former building is likely to be original – the granite fireplace surround built into the garden wall between 3 and 4 Henrietta Street (this submission supported by Valuation Office records).
- d. All the buildings relevant to the proposed RPS addition and amendment were built between 100 and 195 years later than the house at 4 Henrietta Street; other than the tunnel and rear garden of 4 Henrietta Street as already included on the RPS.
- e. Photographic evidence submitted show the facades of 4A and 4B Henrietta Lane are made of concrete and are only 100 years old; also reference to Valuation Office records from 1932.

- f. It is intended to pursue an application to construct a mews type dwelling on the property incorporating the historic side wall.
- g. The owner seeks respect of her constitutional private property rights.

The grounds of the submission from Sean McCormack may be summarised as follows:

- a. Details of ownership are on public record.
- b. Party walls and front façade are of modern/20th century construction.
- c. There is a vaulted area to the rear of 4B Henrietta Lane.
- d. A 40+ year old wall sealing the end of the tunnels from 4 Henrietta Street, which (it is alleged) was removed by the owner of 4 Henrietta Street. A timber structure and bamboo fence have also been erected on border to 4B Henrietta Lane.
- e. Objection to (proposed) listing as there is nothing of original remaining and there is an intention to pursue the development of the lands in accordance with the Z1 zoning.

Response to Submissions/Observations Received:

The two written submissions object to the proposed addition of 4A and 4B Henrietta Lane, Dublin 1 to the RPS and associated amendment of the current RPS entry relating to 4 Henrietta Street.

The key issue is that both submissions challenge the evidence of the applicants and the Conservation Section regarding surviving historic architectural fabric on both properties. The submission/observation from Valerie Driscoll also disputes the accuracy of the descriptions of the structures, original and remaining, on those lands.

The historically inter-related properties to the rear of 4 Henrietta Street and on 4A and 4B Henrietta Lane consist of layers of structures built, demolished, rebuilt and their elements adapted and reused, at least in part, over nearly 275 years. It is challenging to clearly establish the details of the architectural remnants from the 18th century structures, stables and out-buildings that are of special interest and worthy of protection.

It is acknowledged that the proposal for addition to the RPS and amendment of the entry in this instance was prepared with access to the rear of 4 Henrietta Street, but without an internal inspection of 4A and 4B Henrietta Lane. This situation arose as the owners of both of these lands could not be identified at the time by the Conservation Section and as the properties are unregistered. In accordance with procedures for proposed RPS additions, the City Council's Property & Title Research Section were instructed to undertake a title search of the properties. Even then, clearly identifying evidence of ownership of 4A proved difficult.

It is accepted that the description provided in the proposed addition report and the public notices is not sufficiently accurate, in this instance, to clearly define those structures or elements of structures to be protected, so as to satisfy the owners of the properties, their neighbours and the general public.

Therefore, greater investigation and research is required to clearly establish and record those facts and enable a more accurate description of the structures to be considered for architectural heritage protection by means of a revised proposal for addition/amendment to the RPS in the future, with new and revised statutory notices.

Conclusion:

The Conservation Section has considered the reasons for seeking addition of the applicants, Alice Hanratty and Councillor Mannix Flynn, together with the written submissions/observations made by Valerie Driscoll and Sean McCormack of 4a and 4B Henrietta Lane respectively.

The Conservation Section of Dublin City Council acknowledge that 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 any surviving historic fabric from the 18th century within

the former mews and stable yard complex to the rear that once served the main house, including 4A and 4B Henrietta Lane.

The two written submissions received dispute the evidence of the Conservation Section regarding surviving historic architectural fabric on both properties. The submission/observation from Valerie Driscoll also disputes the accuracy of the descriptions of the structures, original and remaining, on those lands.

The historically inter-related properties to the rear of 4 Henrietta Street and on 4A and 4B Henrietta Lane consist of layers of structures built, demolished, rebuilt and their elements adapted and reused, at least in part, over nearly 275 years. It is challenging to clearly establish the details of the architectural remnants from the 18th century structures, stables and out-buildings that are of special interest and worthy of protection.

It is acknowledged that the proposal for addition to the RPS and amendment of the entry in this instance was prepared with access to the rear of 4 Henrietta Street but without an internal inspection of 4A and 4B Henrietta Lane.

It is accepted that the description provided in the proposed addition report and the public notices is not sufficiently accurate, in this instance, to clearly define those structures or elements of structures to be protected, so as to satisfy the owners of the properties, their neighbours and the general public.

Therefore, greater investigation and research is required to clearly establish and record those facts and enable a more accurate description of the structures to be considered for architectural heritage protection by means of a revised proposal for addition/amendment to the RPS in the future, with new and revised statutory notices.

However, under Section 55(4) the decision to make the addition to, and amendment of, the RPS cannot be postponed or deferred.

Therefore, it is recommended is that the decision to add 4A & 4B Henrietta Place to the RPS and amend the entry for 4 Henrietta Street is not carried out in order to allow further investigation and research take place to clarify the evidence of surviving historic architectural fabric from the 18th century. Once this evidence is established, a new proposal for addition of such heritage fabric to the RPS will be brought forward.

Meeting of the Area Committee

The proposed addition of the structure was brought forward to the Central Area Committee on 8th January 2019 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

Recommendation to the City Council:

In accordance with Section 55 of the Planning and Development Act 2000, it is recommended that 4A & 4B Henrietta Lane, Dublin 1 not be added to the Record of Protected Structures in the Dublin City Development Plan 2016-2022, and that no amendment to the current entry for 4 Henrietta Street, Dublin 1 be made in the Record of Protected Structures. .

The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Richard Shakespeare
Assistant Chief Executive

Dated: 19th June 2019

Aerial Photograph illustrating 4 Henrietta Street (Residence and Garden), with modern structures at 4A and 4B Henrietta Lane and the former mews structure highlighted in yellow



Photographic Record



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. It is considered that 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 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.