

Sean McCormack



12 February 2022



GREEN
Wooden
shed
Built
on
Top of

Re: Proposed RPS No. 8850 4b Henrietta Lane, Dublin 1 - 18th century stone and brick boundary walls to include masonry vaults and surviving opening to laneway

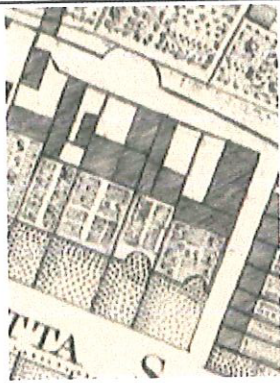
To Whom it May Concern,

I am writing to register my strong objections to the above proposal to add elements of 4b Henrietta Lane to the Record of Protected Structures (RPS). My objection will prove the structures in this proposal (the boundary wall to the north east and the entrance to the Henrietta Lane) are of 20th century construction and should not be included on the RPS.

The steps done to add these structures to the RPS did not follow the correct process for RPS additions. This is an infringement of private property rights and the proposal should therefore be halted.

First, I need to make clear how much of property meets Henrietta Lane. The picture DCC included in the proposal uses a photo that makes it look like the wall to the right of my property is part of property. That wall belongs to 5 Henrietta Lane. The photo below shows the actual front of property

Toof
Stone



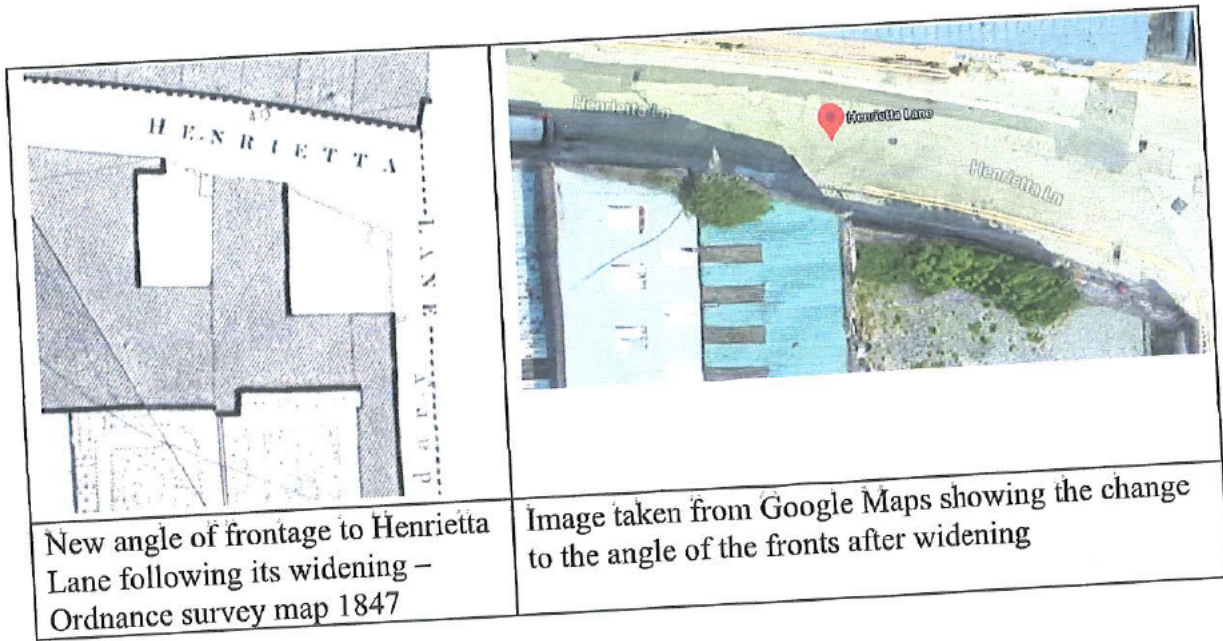
Detail from Rocques map of 1756 showing the straight frontage to Henrietta Lane and the narrow corner



Detail of historic map of 1797 showing the straight frontage to Henrietta Lane was still in place in 1797.

Ref:

<http://www.dublinhistoricmaps.ie/maps/1600-1799/index.html>



New angle of frontage to Henrietta Lane following its widening - Ordnance survey map 1847

Image taken from Google Maps showing the change to the angle of the fronts after widening

The original front was demolished for the widening of the laneway so cannot be original or surviving as claimed in this proposal.

The 1847 OS map above shows one gated entrance at 4a Henrietta Lane, i.e. nothing that exists today at 4b (and 4a) Henrietta Lane was there in 1847.

The entranceway was not constructed in its current form until after 1926 when 4a and 4b Henrietta Lane were divided from 4 Henrietta Street.

The dividing wall between [redacted] property and 5 Henrietta Lane was also built at this time. A Valuation Office notebook entry from 1927 proves this.

3 new walls in yard.

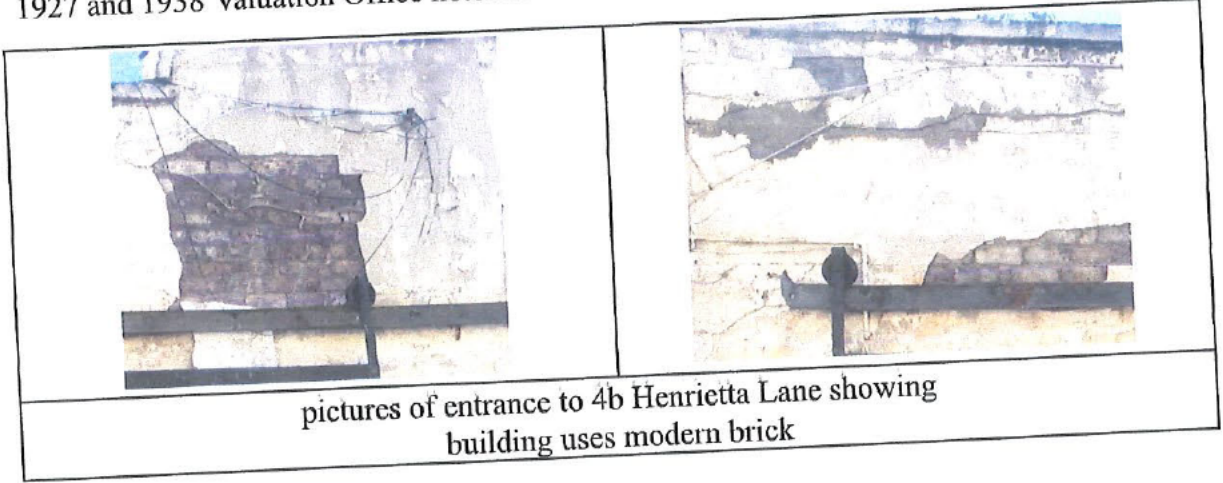
Valuation Office entry from 1927 showing an entry for "3 new walls to yard", describes the new wall between 4b and 5 Henrietta Lane (see full notes below)

Entries in the Valuation Office Notebook vol 11/119 of 1938 show the exact dimensions of the new walls and fronts.

	a	Front	24	Depth	50	Height	15	Cube Contents	1800
	b	"	20	"	45	"	14	"	1260
	c	"	24	"	78	"	10	"	480
	d	"	20	"	24	"	10	"	372

Valuation Office Notebook entries, vol 11/119 from 1938 showing the exact dimensions of the walls and the fronts to the new structure built over "offices in ruins" at previous revaluation. Showing that all previous structures had been demolished by this time.

The pictures below show modern brick was used to build it, supporting the evidence in the 1927 and 1938 Valuation Office notebooks.



The wall shown below at 6 Henrietta Lane was actually built in the 1700's. Note the wooden lintel above the entranceway. Comparing it to the front of my property shows how different they are. The front of [redacted] property is 15 feet tall, this original wall at 6 Henrietta Lane is approx. 8/9 feet tall. The entranceway of my building is approx. 10 feet tall with a reinforced concrete lintel above. The original wooden lintel above this original entranceway is approx. 5 feet from the floor. My entrance way was built 1927-1938 to accommodate the delivery of milk to the bottling store on site from 1938. The lintel above my entrance is reinforced concrete, the lintel above the original entranceway is made of wood.



Looking at these pictures it is really obvious that the entrance to 4b Henrietta lane is much more modern and is not from the 1700's. It was built in the 20th century and so does not fall under the Architectural Heritage Protection Guidelines 2011 and NIAH/Ministerial

Recommendations under Section 53(1) of the Planning and Development Act, 2000 (as amended).

According to the Minister for Arts/Heritage a survey must be carried out by the NIAH for a building (or wall) to be added to the RPS. This has not been done at my property.

The proposal is based entirely around the NIAH survey of the house at 4 Henrietta Street. The NIAH did not survey 4b Henrietta Lane, nor 4a. It is therefore not an accurate assessment if a proper inspection was not done.

No proof has been presented by DCC showing the structures in 4b were built in the 18th century. I have provided proof taken from public records held by the Irish Government and photo evidence showing that the boundary wall and frontage to Henrietta Lane were constructed in the 20th century.

A proper site inspection was not carried out by DCC. The visit by DCC to [redacted] property on 20/02/2020 was very quick. It was so short it could not have proven the structures at 4b are original 18th century.

The process to properly assess [redacted] property was not done in the way the Dublin City website says it should have been: *"The site inspection is the first stage of this statutory process for the consideration of adding the structure/building to Dublin City Council's Record of Protected Structures. Following the site inspection, a report is prepared by the Dublin City Council, Conservation Officer outlining their assessment of the architectural heritage and special interest of the structure. Where the special interest of the building/structure is proven, this report will provide a recommendation to the relevant Area Committee of the City Council for their approval to initiate the statutory process under Sections 54 and 55 of the Planning and Development Act, 2000 (as amended)."*

[<https://www.dublincity.ie/residential/planning/archaeology-conservation-heritage/record-protected-structures/adding-site-building-record-protected-structures>]

These omissions are in violation of the statutory process, principles and rules governing the addition of structures onto the RPS and are an infringement of my Constitutional private property rights.

Henrietta Lane is a dead end and rubbish is regularly dumped there. Adding my property to the RPS will make it more difficult to change it into something more pleasant for the local residents and visitors.

The only part of my property from the 1750's (not early 1700, as stated here) is the two small barrel vaults at the back of [redacted] property. These vaults are under the 18th century raised garden of 4 Henrietta Street. There is ownership on different levels with the vaults underneath at ground floor level being [redacted] property and the raised garden above belonging to the owner of 4 Henrietta Street. The raised garden is already on the RPS as part of 4 Henrietta Street so why are the vaults being added again, in this proposal?

The owner at 4 Henrietta Street has not repaired the fire damage from when the screen cottage burnt down in 1985. The owner at 4 Henrietta Street claimed in a previous objection to a planning application in 1999 that she would rebuild the screen cottage. This has still not

been done which means that these vaults have been exposed to open air, the weather and water damage.

The above are my objections to the Proposed RPS No. 8850 4b Henrietta Lane, Dublin 1 - 18th century stone and brick boundary walls to include masonry vaults and surviving opening to laneway.

The suggested "Regional Rating" for 4b Henrietta Lane is ridiculous. This proposed addition to the RPS ignores evidence proving that the boundary wall with 5 Henrietta Lane and the frontage to Henrietta Lane are not 18th Century and are in fact 20th century additions.

This proposal relies on assumptions, details about a separate property and includes no evidence. It also dodges the statutory process that surveys should follow. Because of all of this proposed addition to the RPS, should be stopped.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Mc Cormack', with a stylized flourish at the end.

Sean Mc Cormack

See Valuation Office Documents below

NAMES OR PLAN.

Street.

OCCUPIER AND IMMEDIATE LESSOR.

No.

Street. Map.

396

1. (in 1944 from 269)
Imperial - see letter with date.

1947 Class NB 7/51. 13 E.S.

Amount = 3 rooms = 10/6
44 ft. x 20 ft. = 880
10 x 3 = 30
5 x 5 = 25
5 x 5 = 25
168/6 per week.

10/6 per week. all the
to not have dated keys & no
the keys are allowed. There are 13
to not let & other in tenancy.
rooms, including with overall
estimated. 3 new will in yard.

A view of high rental
No change suggested

Street. *Embrey* Ward
Street No. *4* Map No.

- 1 Occupier. *Loggins*
- 2 Immediate Lessor. *A. J. Faulkner*
- 3 Description of Tenement. *No. 4 yard*
- 4 Approximate Age. *old (unimproved) (Aluminium)*

Frontage. Depth. Height. Cube Contents

2. 13 ft. 43 x 55 x 5 = 120615

5. 5 ft. 10 x 21 x 9 = 1890

Basement 43 x 55 x 13 = 30745

- 6 Description of Walls and Roof. *Roof*
- 7 No. of Storeys, excluding Basement. *four*
- 8 No. of Offices, Warehouses, &c.—No. of rooms in each letting.
- 9 State whether fitted with Gas and Bath-room.
- 10 Full Rent paid.
- 11 Do. if let in tenements.
- 12 Actual or Estimated Ground Rent or Head Rent.
- 13 Actual or Estimated Cost of Construction.
- 14 Required Price if Purchased.
- 15 Expenditure by Occupier on purchased or leased premises.
- 16 If Lease, state date, time to run, and fine, if any.
- 17 Repairs—by whom done, and to what extent. *owner all*
- 18 Insurance—by whom paid. *owner*
- 19 Rates paid by Landlord, if any. *all*

22 General Remarks. *No. 4 in in, are dilapid.*

23 Valuation and how arrived at. *Net. Value £60-0-0.*

1932 Valuation Office Notebook Vol 10 pg 20 stating "Garage being erected on site of ruined offices at rear of No. 4" and "Ground a heap of ruins. Principles in position 1.1.32. Will

probably not be complete before end of revision and is not sufficiently advanced to value when inspected. Suggest to defer till 1933"

224

NAMES OR PLANS
Streets

No.	Subst.	Map	
37	Tid No	396	
	Map No	396	
	Map No	396	

Garage being erected on site of
demolished offices at rear of block.
See 7157. No to individual & amount to
cancel the rear plan. No to
rent offset the value. 1933 valuation
D 876 (no.)

(a) Cost $42 \times 44 \times 12 = 22,176$
(b) " $18 \times 23 \times 12 = 4,968$

251 24 @ 2/- = 485

Ground a leaf of ground. Joint
in position 1.1.32. Will put in
but be completed later and if
revision and as it is not
advanced to value value will
be put to defer

Henrietta Street _____ Ward
O.S. 47 Street No. 4 Map No. 4

1 Occupier. ~~See~~ Lodgers.
2 Immediate Lessor. W. Zanther 17 St Andrews Rd
3 Description of Tenement. Garage (at rear)
4 Approximate Age.

Frontage	Depth	Height	Cube Contents
"	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"

5
6 Description of Walls and Roof.
7 No. of Storeys, excluding Basement.
8 No. of Sitting-rooms and Bed-rooms, excluding Kitchen.
9 If Offices, Warehouses, &c.—No. of rooms in each letting.
10 State whether fitted with Gas and Bath-room.
11 Full Rent paid. afforded for 2.1.32.
12 Do. if let in tenements.
13 Actual or Estimated Ground Rent or Head Rent.
14 Actual or Estimated Cost of Construction. afforded for
15 Reputed Price if Purchased.
16 Expenditure by Occupier on purchased or leased premises.
17 If Lease, state date, time to run, and fine, if any.
18 Repairs—by whom done, and to what extent.
19 Insurance—by whom paid.
20 Rates paid by Landlord, if any.
21 Area of Land, if one rood and upwards.
22 General Remarks.
23 Valuation and how arrived at. See 1933.

The properties today at 4a and 4b Henrietta Lane were referred to in Valuation Offices Notes as '4a' before these properties were divided.

1927 Valuation Office Notebook Vol. 8/26 stating "The offices in rere, are dilapidated." And
"3 new walls in yard".

1938 Valuation Office notebook Vol. 11/119 with sketch and dimensions of newly erected structure over offices "in ruins".

Henrietta Street. Ward No. 4A (ruined)

Map No. 47

Street No. 47

1 Name Model Brewery Co

2 Premises 4 Old and 2 New

3 Description of Premises Shops (at rear)

4 Area - square feet

	Frontage	Depth	Height	Cube Contents
a	24	50	15	18000
b	20	45	14	12600
c	24	18	10	4320
d	20	24	10	4800
				<u>39720</u>

5 Description of Walls and Roof Brick. a 7. sb.

6 No. of Storeys including Basement 1 Storey

7 No. of Bathing rooms and Bed-rooms, excluding Kitchen.

8 Kitchens, Workrooms, etc. - No. of rooms in each letting.

9 Sinks whether fixed with Gas and Bath-room.

10 Fuel Stove and 2 a weak fire

11 No. of 1/2 in tenements.

12 Actual or Estimated Ground Rent or Head Rent.

13 Actual or Estimated Cost of Construction.

14 Repaired Price if Purchased.

15 Expenditure by Occupier (in purchase or lease) premises, about fixtures.

16 Lease date from, time to run, and fine, if any, no lease.

17 Rent - by whom done, and to what extent.

18 Insurance - by whom paid.

19 Rate paid by Landlord, if any.

20 Area of roof, one end and upwards.

21 General Remarks 3 H.P. Electric Motor works refrigerator

22 Valuation and how arrived at.

the 3 24

perhaps in E. Henrietta St.

119

NAMES OR PLAN.
Street

OCCUPIER AND IMMEDIATE LESSOR.

48 (Office Book Page 574-5 Vol. 11/119)
Raymond Creamery Store Leases
East Model Brewery Co.

Notes: No. 8a - Rear of No. 8 Henrietta Street. Taken
 No change in No. 8a. Val. £2700
 i.e. back Store & Battalys at
 rear of No. 8 Henrietta Street.
 Entirely from Henrietta Lane
 Offices formerly valued as "a" at £15
 in ruins at Royal includes in
 lease of 4 Henrietta St. (to office) 17.
 On complaint paid Val. of 60 on 70% in 1937
 no change in No. 7145.

a 7. sb. Office newly roofed & floors
 c & d Cellars under No. 8a. newly floors.
 (c - Col. S. Strong)

a 7. - 2100 p/w 10% = £210
 c. 4320 c/w 4% = £172.8
 d. 4800 c/w 4.25% = £204
£332.8

3 H.P. Motor £18
 £ 35.0 at 7% = £24.10
 54.000/6 = £9.00
145.6
£244

334 5/8 p/w 1/6 = £25.