

14 ELY PLACE

DESIGN & ACCESS STATEMENT AND  
HERITAGE ASSESSMENT

September 2014





## I. INTRODUCTION

This document forms part of the Listed Building Consent application for minor works to No 14 Ely Place, London EC1N 6RY.

The application relates to internal alterations to provide improvements to the WC provision serving both the church congregation and the users of the crypt, which often hosts events organised by the nearby Bleeding Heart restaurant as well as occasional church services and events. The WCs for all users of the church and crypt are shoehorned into a small area forming part of the Presbytery at No. 14 Ely Place, but opening off the cloister of the Grade 1 listed church.

The current WC provision of 1 male cubicle and 1 urinal, and 2 ladies cubicles is inadequate in total provision, is extremely cramped and has not been updated or refurbished since the works consented in 1996.

See drawing 604/DD001 for details of both the existing and proposed layouts.



## 2. LISTING OF NO. 14 ELY PLACE

No 14 Ely Place has been listed since 1974, when it may still have been contiguous with No 13 as the listing was combined. Recently the listing has been amended to name both buildings, although the description remains unchanged and deals with both buildings together. The listing makes no reference to the nature of the interior which it states was not inspected at the time of listing.

### Transcript of Listing Entry

**Name:** 13 and 14 Ely Place and attached railings

**List Entry Number:** 1078283

**Location:** 13 and 14, Ely Place, Camden

**Grade:** II

**Date first listed:** 14-May-1974

**List Entry Description**

This list entry was subject to a Minor Amendment on 04/09/2014 TQ3181NW 798-1/102/376 CAMDEN, ELY PLACE (West side), Nos.13 & 14 and attached railings (Formerly listed as No.13 and attached railings) (Formerly Listed as: ELY PLACE, Nos. 7-9 AND 13 (Consecutive)) 14/05/74 GV II Two houses, formerly one house, c1773. By C Cole and J Gorham with later alterations. Multi-coloured stock brick, tuck pointed. Stucco parapet coping, 3rd floor string and 1st floor band. 4 storeys and basement. 6 windows. C20 door in plain recess with gauged flat arch. Gauged yellow brick flat arches to recessed sash windows, some with glazing bars. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached railings to areas. Listing NGR: TQ3142081659

### 3. HISTORY OF NO. 14 ELY PLACE

Thought to have been erected around 1773, the house at no 14 Ely Place has been altered many times both internally and externally. It seems likely that it started with its own front door in the right hand of its three bay façade, in a manner that matched the adjacent house at no 13. At some later date, perhaps under the ownership of the Rosminians who acquired it in the 1870s, the house was joined with no 13 and its front door converted to a window.

The houses were later separated again after the order of nuns bought no 13 in 1959, and ran a school there for many years. Recently permission has been granted for a change of use of no 13 Ely Place to B1a offices. No 14 operates as the Presbytery for the adjacent Grade 1 listed St Ethelreda's church and now shares its entry with the church, behind and to the side of the No 14 front room.

Internally the Presbytery has received numerous undocumented alterations of variable quality. This document will deal only with the spaces on the ground floor that are directly affected by this application.

The existing toilets sit to the side of the No14 stairwell, where they were first installed in 1981, and were then expanded (to meet the back of the stair hall screen) and refitted in 1995/6. The door into the south side of the church cloister was installed at this time, allowing direct access for users of the church and crypt. All the internal partitions and sanitary fittings within the toilet area date from this time.

The northern of the two front rooms was at one time the hallway to the house at No 14 but at an unknown date the door to the street was removed and replaced with a window which matches the windows in the adjacent front room and like them is fitted with internal joinery shutters. This room is currently used as a small kitchenette by the church congregation, for the preparation of refreshments after service. The door has a very unsightly and redundant hinged glass half door fixed to its face.

The southern of the two front rooms is reached through the inner hall and is currently used as the parish office. The inner hall is screened from the staircase by a 2m high decorative screen. No alterations are proposed in the inner hall or decorative screen.



#### 4. DESCRIPTION OF PROPOSED ALTERATIONS TO 14 ELY PLACE

The existing toilets are extremely cramped. In the gents it is impossible to use the urinal at the same time as the wash hand basin. In the ladies there is very little room to close the door once in either of the cubicles and impossible to get in or out of the northern cubicle if someone is using the wash hand basin. The fittings are all very dated and they and the decorations are all very tired.

The toilets are used both by the Church and by the Bleeding Heart Restaurant who have a commercial arrangement with the church to use the crypt for catered events. The Restaurant also use a dedicated kitchen to the south of the cloister, at its west end. The cramped layout of the toilets and the limited capacity (2 ladies cubicles, 1 gents and 1 urinal) mean that there are often queues in the cloister.

The toilets currently meet the needs of neither category of user and are starting to affect the level of hire out of the crypt and so the income of both the restaurant and the church. They urgently need bringing up to date.

As it is not possible to increase capacity within the existing space, it is proposed that the existing space be reconfigured as the ladies toilets only, providing three new larger cubicles and more generous lobby space that will allow several ladies to use the facilities simultaneously and in more comfort than at present. The alterations in layout affect only the late twentieth century partitions and the location of the 1995 door off the cloister.

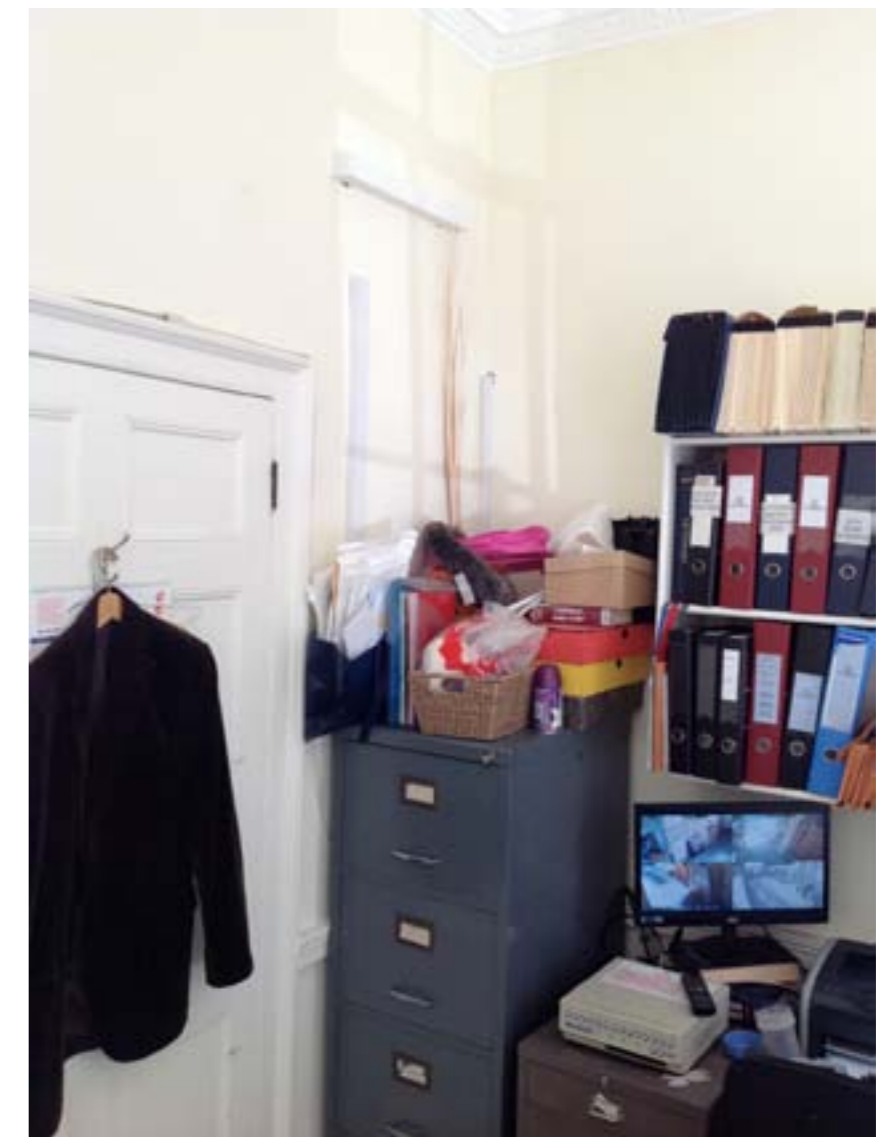
A new gents facility will be installed instead of the current kitchenette in the small front room (formerly the entrance hall). In order to achieve one cubicle and two urinals, the room needs to be expanded slightly into the adjacent office room. Approximately half of the dividing wall will be reconfigured. The opening in the existing wall will be formed as an opening, with the upper corniced section of the wall left in position. The new section of wall will be constructed off the floor in materials

that match the existing so as to have only minimal impact on the historic fabric. The existing shutters will be kept closed in order to avoid overlooking from the street. There will be no alterations to the window itself.

Arrangements are to be put in place to make it practical for the congregation to use part of the kitchen at the west end of the cloister for their purposes.

The adjacent larger front room will continue to function as the parish office, but the electrical and security services that have been installed in an ad hoc additive fashion will be rationalised and tidied up as part of the works.

The new ladies will use the existing drainage arrangements, which drop to basement level and then run into the rear basement yard. The new gents will use the existing drainage from the front basement kitchen into the front basement area.



## 5. HERITAGE IMPACT ASSESSMENT

The alterations in layout of the new ladies provision will affect only the late twentieth century partitions and the location of the 1995 door off the cloister. They will have no detrimental impact on the historic building.

The alterations to the front room partition will be made so as to preserve all decorative architectural features. No historic doors or windows will be altered. The removal of the glass half door will be beneficial as will the general repairs and improvement. Overall the reconfiguration of part of one wall is a very minor impact well balanced by the improvement in the sustainability of both the grade 2 listed building at No 14 and also the Grade 1 listed adjacent church which relies on the income gained from events using its facilities.



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