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01 Site / Property

Introduction / Aerial Photos

Brief

This Design and Access Statement has been prepared by Mackay + Partners Ltd on behalf of Mr Robert Wilson, the owner of the Bleeding Heart Restaurants based at Bleeding Heart Yard, Farringdon, London EC1N 8SJ.

Mr Wilson wishes to store 6 no commercial waste containers inside a storeroom located at the Ground Floor of the building at 6A Bleeding Heart Yard.

The Waste containers serve the Bleeding Heart Restaurants, their kitchens and the offices located in the same area. They are located at the south side of the yard, by the terrace of the BH Bistro Restaurant and hindering the entrance to the office building at 6 Bleeding Heart Yard. The current waste containers are occupying part of the yard pavement and they are a visual obstacle to perceive the entire open space of the yard.

For the purpose of this application it will be required to open a new door for the storage room suitable for the size of the waste containers. The new door, with the help of a portable ramp, will allow to move the containers to be emptied during the periodic collection of garbage by trash trucks. The room will be provided with a new ventilation grill.

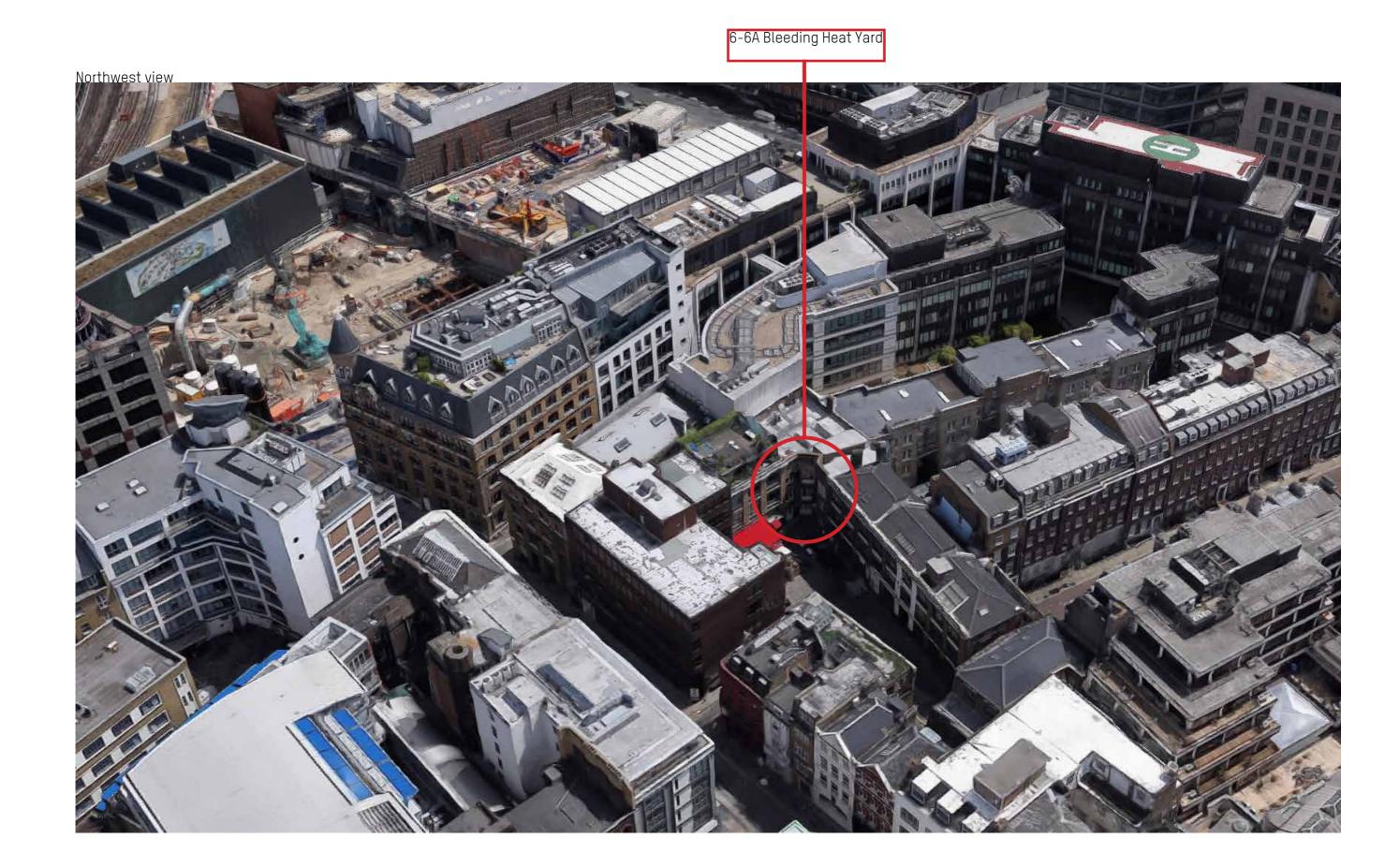
The report is to support a full planning application for the construction of the new door for the store at 6A Bleeding Heart Yard, Farringdon, London EC1N 8SJ

The report describes the proposal in its urban context, design approach in terms of scale, layout, construction process and materials to be used.

Aerial view of site



01 Site / Property **Aerial site photos**



02 Site / Property Context

Hatton Garden Conservation Area

Context

The site located at 6-6A Bleeding Heart Yard is part of the Hatton Garden Conservation Area.

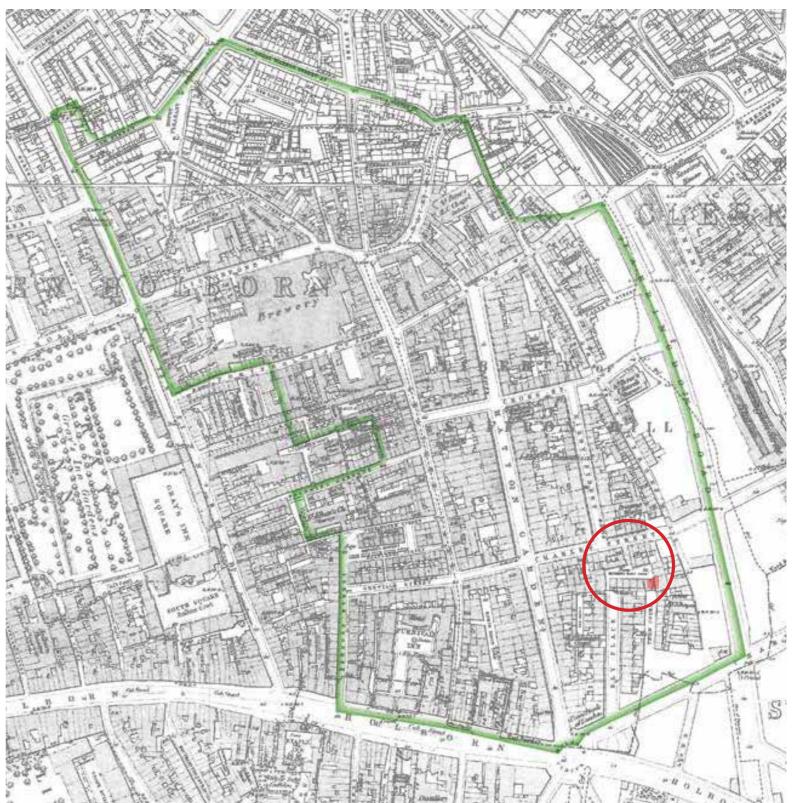
The Yard

It is thought to be named after an old inn sign. The yard it is located behind Greville Street and It is characteristic of the original street pattern as example of large yard that have survived from the XVII century street plan.

Its character depends on lower heights, irregularity of outline and a strong sense of enclosure for their effect.

It is paved with poorly bonded granite setts. It was originally used for stables, but in the eighteenth and nineteenth centuries was appropriated for industrial uses.



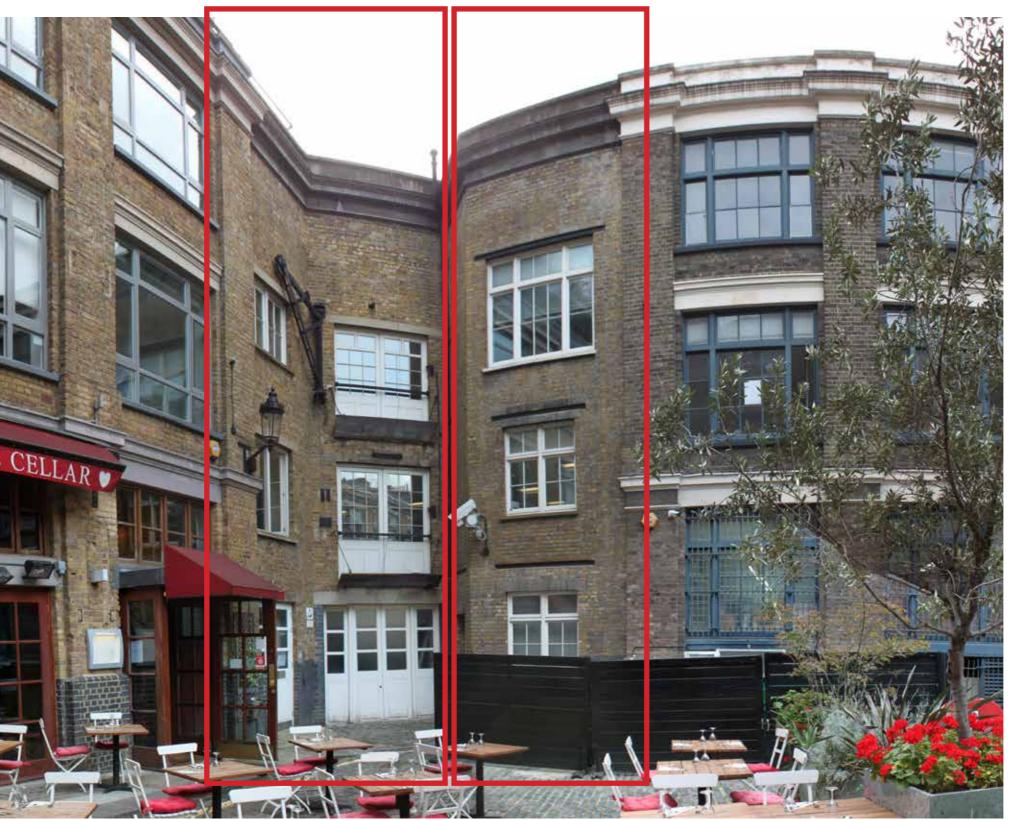


02 Site / Property Context

6-6A Bleeding Heart Yard

6 Bleeding Heat Yard

6A Bleeding Heat Yard



Hatton Garden Conservation Area.

Building that make a positive contribution:

The site was constructed during the Victorian and Edwardian era: 1837–1914.

The building, though not listed, is identified by Camden as making a positive contribution to the character of the Conservation Area.

It is considered notable because of its value as local landmark and positive contribution to the townscape.

Originally intended for industrial uses, it was refurbished in 2005 as per Planning App 2005/4258/P. At the moment the 1st and 2nd floors are used at the moment for office space and archiving. The Ground Floor is used for storage room and locker rooms.



02 Site / Property

Photos / Existing Waste Containers

The waste containers located outside will be relocated inside Existing 6 no. Waste containers New door location the existing store having a new door to move the containers.

02 Site / Property Photos / Existing Waste Containers





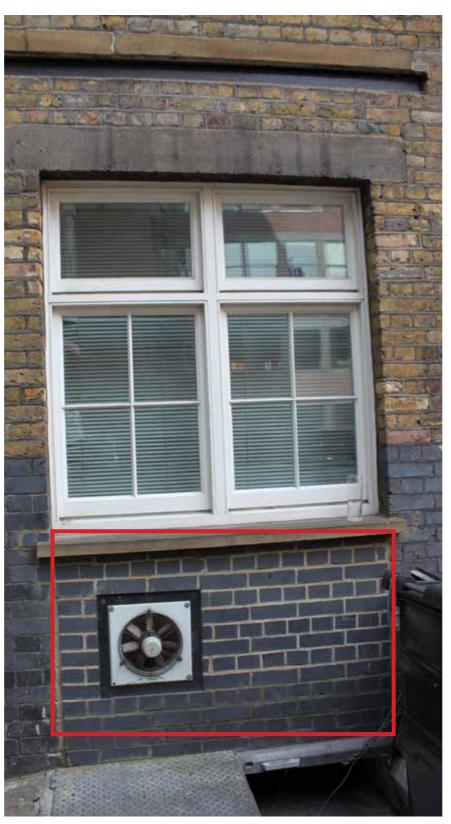






Entrance photos





The Existing brickwork at low level is not original. The low wall was built in 2005 as per previous planning application 2005/4258/P. Please refer to Property Planning History. The preexisting opening was infilled with brickwork to match the existing.

The existing window will become a double door for the waste containers located at the yard public space.

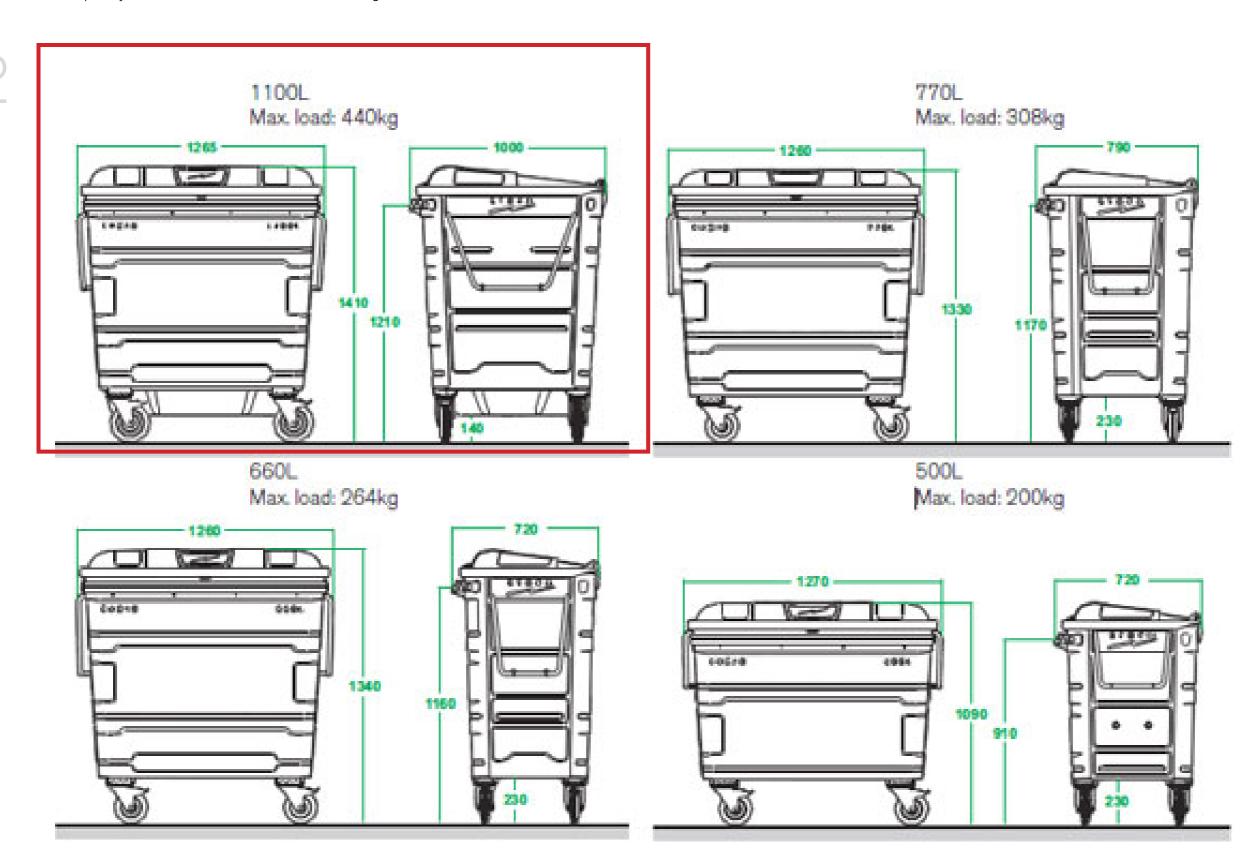
The proposal is to removed the previous infill recovering the opening without affecting the historical fabric. The original brickworck will be conserved.

The new timber door will match the existing doors



6 no. bins x Storm 1100 l/440 kg

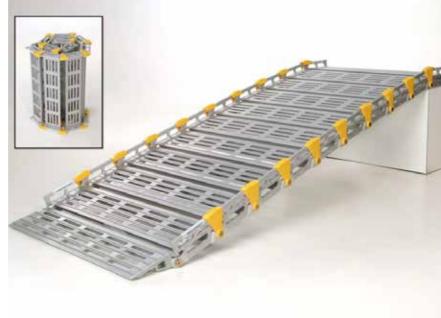
The Existing 6 no. waste containers are 1265x1410x1000 mm and have a capacity of 1100l and maximum load of 440 kg.



A portable ramp will be use to move the containers when required when it is necessary to empty the garbage in the waste truck

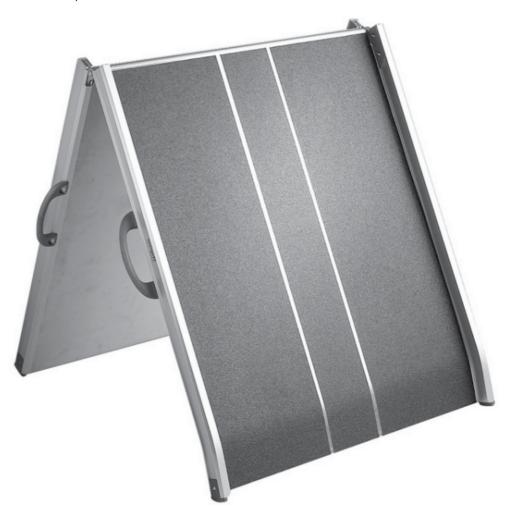
Rolled Ramp







Folded Ramp



04 Site / Property
Situation
1/500@A3



Relevant Planning Applications around site till 2017

611.17 6A Bleeding Heart Yard

amden Planning

Relevant Approved Planning App's

Date 08/2017

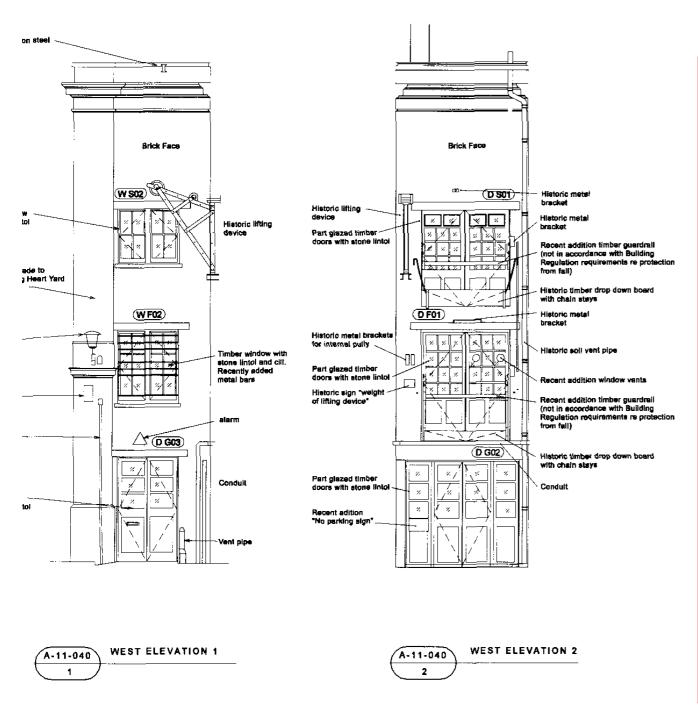
Adress	Year	Туре	Planning App No	Proposal
6-6a Bleeding Heart Yard London EC1N 8SJ	2005	Commercial Minor Alterations	2005/4258/P	New front door to Bleeding Heart Yard; new mechanical plant on roof; new window openings into lightwell and new lift overrun portion at roof level associated with the existing use as an office (Class B1)
6 & 7 Bleeding Heart Yard London EC1N 8SJ	2005	Change o Use	2005/1833/P	Change of use of 7 Bleeding Heart Yard from offices (Class B1) to restaurant (Class A3) at ground and basement floor levels, to workshop (Class B1c) at 1st floor level and the erection of a roof extension at 3rd floor level to accommodate a 1-bed residential live/work unit (Class B1/C3) at 2nd and 3rd floor levels, and the extension of the basement area at 6 Bleeding Heart Yard to accommodate a kitchen and bakery and installation of external ventilation duct at the rear.
6 & 7 Bleeding Heart Yard London EC1N 8SJ	2008	Variation of conditions of planning permission.	2008/4659/P	Variation of opening hours, pursuant to condition 4 of planning permission granted on 27/06/2006 (2005/1833/P) for change of use of 7 Bleeding Heart Yard from offices (Class B1) to restaurant (Class A3) at ground and basement floor levels, to workshop (Class B1c) at 1st floor level and the erection of a roof extension at 3rd floor level to accommodate a 1-bed residential live/work unit (Class B1/C3) at 2nd and 3rd floor levels, and the extension of the basement area at 6 Bleeding Heart Yard to accommodate a kitchen and bakery and installation of external ventilation duct at the rear.
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2009	Renewal Application	2017/1231/TC	16 Tables,64 Chairs, 4 Umbrellas 9am-11pm Monday-Saturday Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2010	Renewal Application	2010/5331/TC	16 Tables,64 Chairs, 9am-11pm Monday-Saturday Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2011	Renewal Application	2011/5294/TC	16 Tables, 64 Chairs, 1 barrier and 2 umbrellas Monday to Saturday: 09:00 to 23:00 Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2013	Renewal Application	2013/1726/TC	16 Tables, 64 Chairs, 1 barrier and 2 umbrellas Monday to Saturday: 09:00 to 23:00 Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2014	Renewal Application	2014/2613/TC	16 Tables, 64 Chairs, 1 Barrier and 2 Umbrellas Monday to Saturday: 09:00 to 23:00 Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2015	Renewal Application	2015/2890/TC	16 Tables, 64 Chairs, 1 Barrier and 2 Umbrellas Monday to Saturday: 09:00 to 23:00 Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2016	Renewal Application	2016/2622/TC	16 Tables, 64 Chairs, 5 Barrier and 2 Umbrellas Monday to Saturday: 09:00 to 23:00 Renewal Application
Bleeding Heart Restaurants 7 Bleeding Heart Yard Off Greville Street London EC1N 8SJ	2017	Renewal Application	2017/1231/TC	16 Tables, 64 Chairs, 5 Barrier and 2 Umbrellas Monday to Saturday: 09:00 to 23:00 Renewal Application

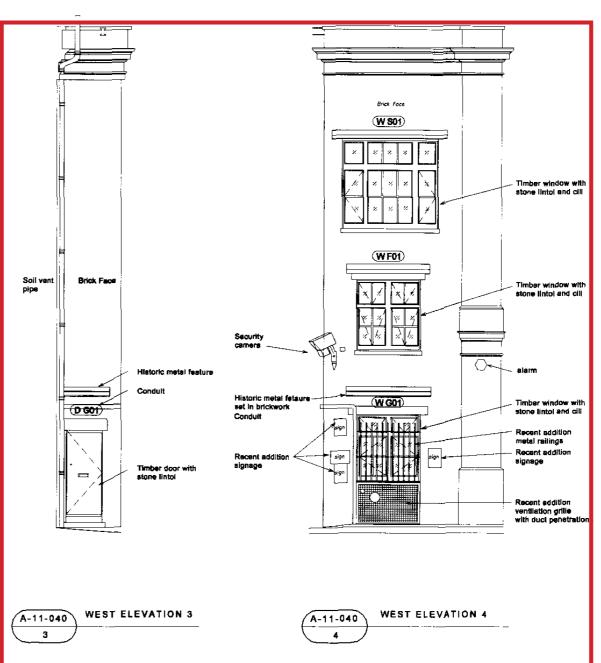
15

05 Site / Property Planning History

Planning App 2005/4258/P

Previous Existing Elevation







TENDER

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Fitzroy Robinson Limited

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Do not scale

All dimensions in millimetres unless otherwise st

Any warlations or supplementary drawings are to be approve by Fitzruy Robinson Limited. All dimensions and conditions are a be checked on site prior to preparing drawings as ommosching any work.

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Project

6 AND 6A BLEEDING HEART YARD LONDON EC1

Client

THE DIAMOND TRADING CO.

Drawing descripti

BLEEDING HEART YARD EXISTING WEST ELEVATIONS 1-4

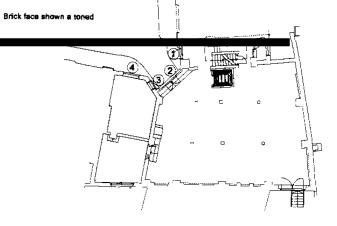
Date
02,06.2005
Checked
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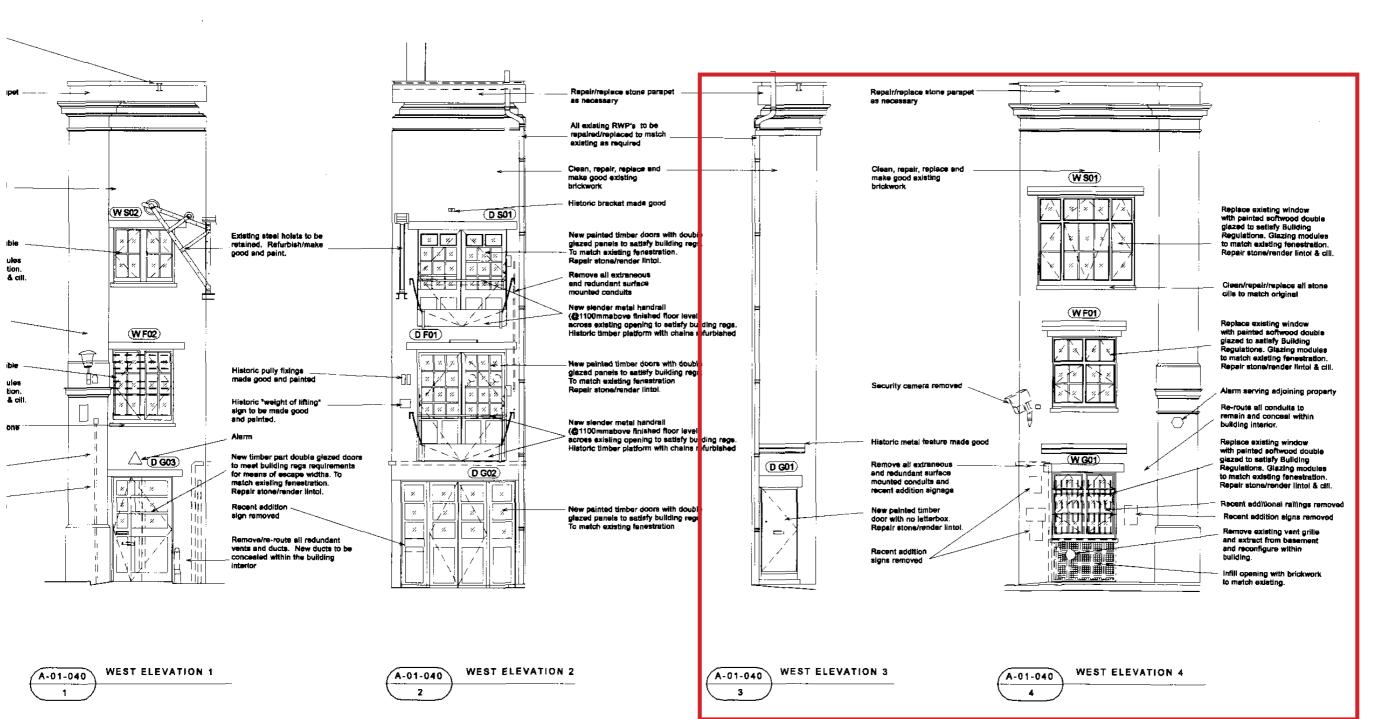
E 2005, Street, Robbert | Indian

05 Site / Property Planning History

Planning App 2005/4258/P

Previous Proposal Elevation





TENDER :SSUE
REVISED PRE-TENDER CDST:NC MDC
ISSUE.
ISSUED FOR CONSTRUCTION
OPENING LIGHTS ADDED
NOTES ADDED HAM
FIRST ISSUE
SV

TENDER

Aukett Fitzroy Robinson

6 AND 6A **BLEEDING HEART YARD** LONDON EC1

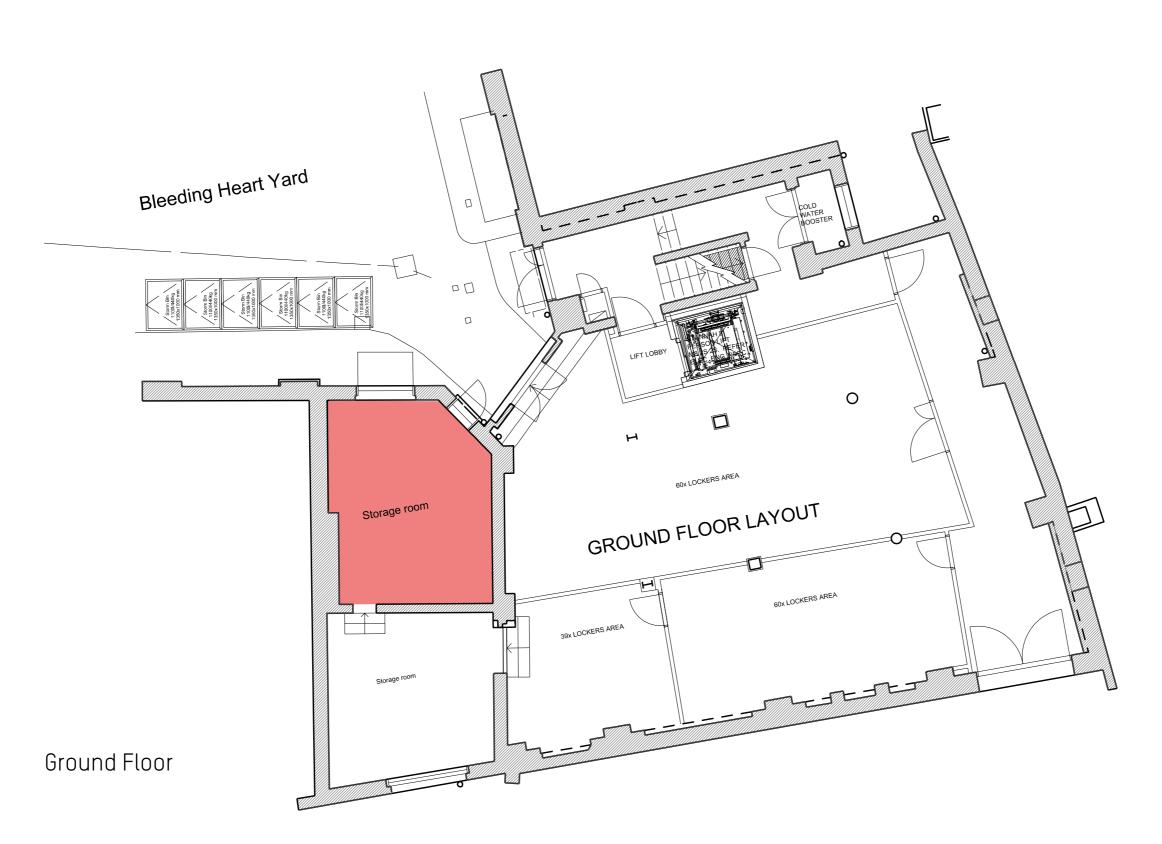
THE DIAMOND TRADING CO.

Drawing description

BLEEDING HEART YARD PROPOSED WEST ELEVATIONS 1-4

Scale	Date
1:50 @ AI 1:100 @ A3	92.06.2005
CADdraws	Checked
SY	JOW
jab Number	Drawing Number
10584 / A	/ 01 / 040
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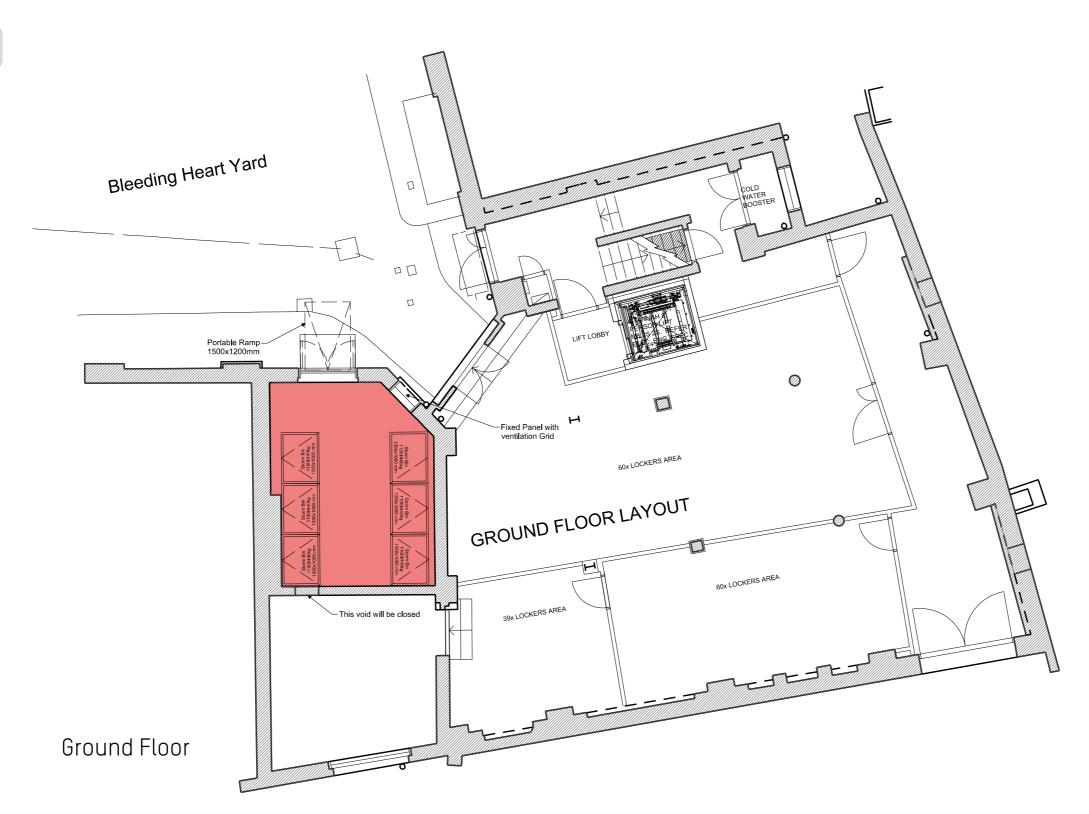
/ A B C D E





Proposal Plan / Ground Floor 1/100@A3

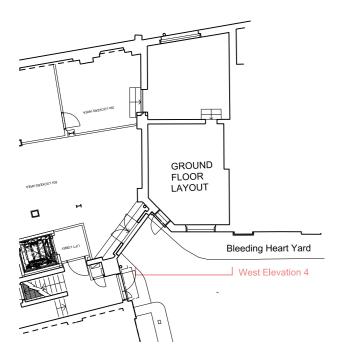
19





07 Design **Existing Elevations**1/50@A3

20



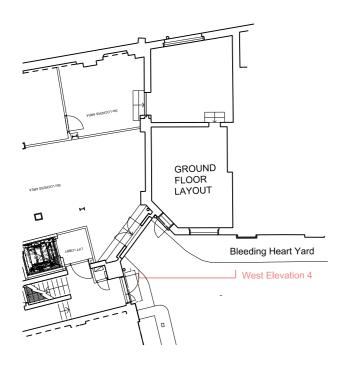


Existing
West Elevation

07 Design

Proposal Elevations 1/50@A3





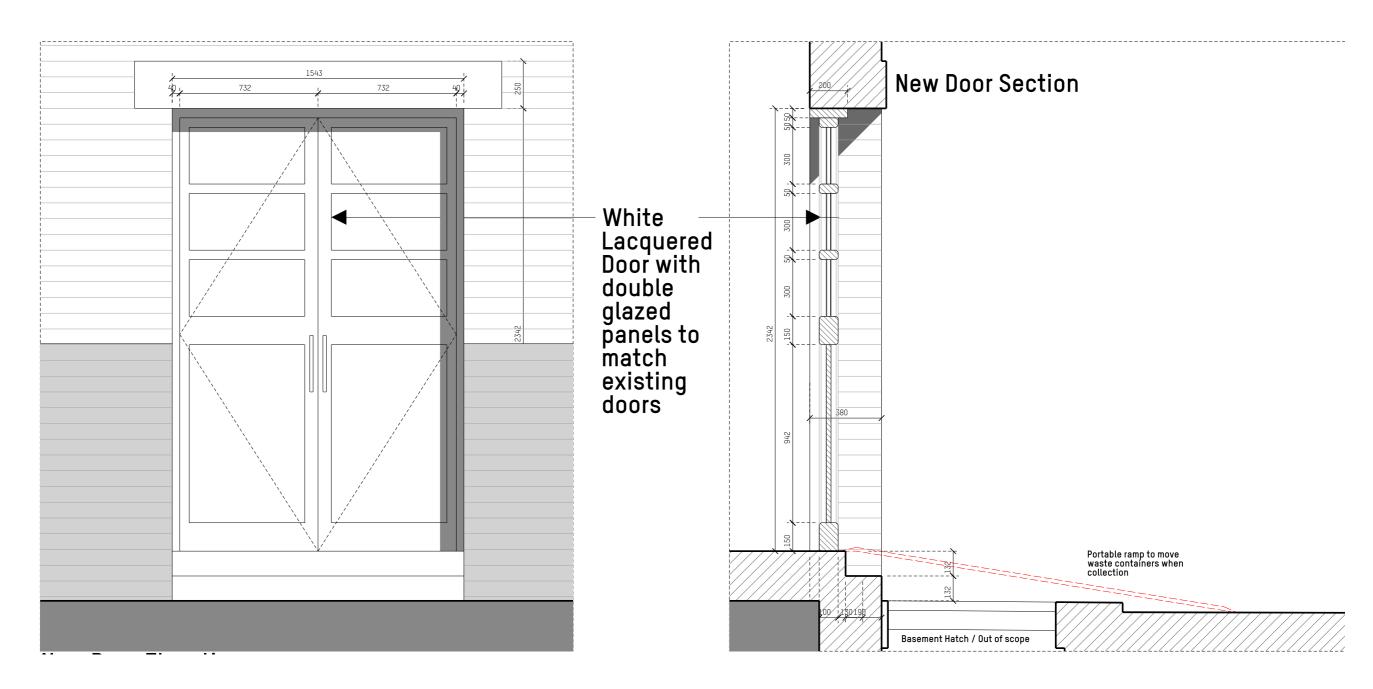
Ventilation

Portable Ramp will be

used when moving waste containers

Grill





611.17 6A Bleeding Heart Yard

Area Schedule

Date 28/08/2017



		GIA		NIA	
Measured Areas		m²	ft²	m²	ft²
Main Building					
	L00	22	233	22	233
TOTAL		22	233	22	233

	GIA		NIA	
	m²	ft²	m²	ft²
L00	22	233	22	23
	22	233	22	23

Site Area

Areas given are approximate and may change during design development.

MT	25/08/2017		
Issued to	Robert Wilson		

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