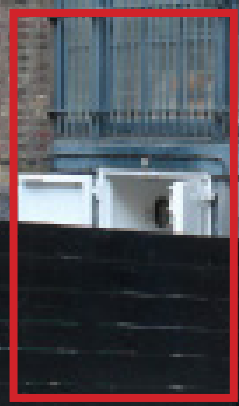


611.17 5 Bleeding Heart Yard  
Farringdon, London EC1N 8SJ

Bleeding Heart Restaurants Bins Store

October 2019

DESIGN & ACCESS STATEMENT



Mackay  
+ Partners

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## 01 Site / Property

### Introduction / Aerial Photos

3

#### 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.

The Bleeding Heart Restaurant want to improve the staff access to the basement main kitchen of the restaurant. The existing access doors have been in place since the opening of the restaurant. The however form a Health & Safety issue, with a very low headroom at street level at 1500 mm. The internal headroom on the stairs is less.

The proposal is to reconfigure the open to provide a door height of 2100 mm and increase the internal access height, through an agreement with the groundfloor owner Mr Wilson.

The structural proposal is to reuse the existing timber beam and lift it one window higher than the existing. The existing security grillage will be altered to match the new opening. The façade and joinery will be redecorated to match the existing blue colour.

The report is to support a full planning application for the construction of the new door for the store at 5 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

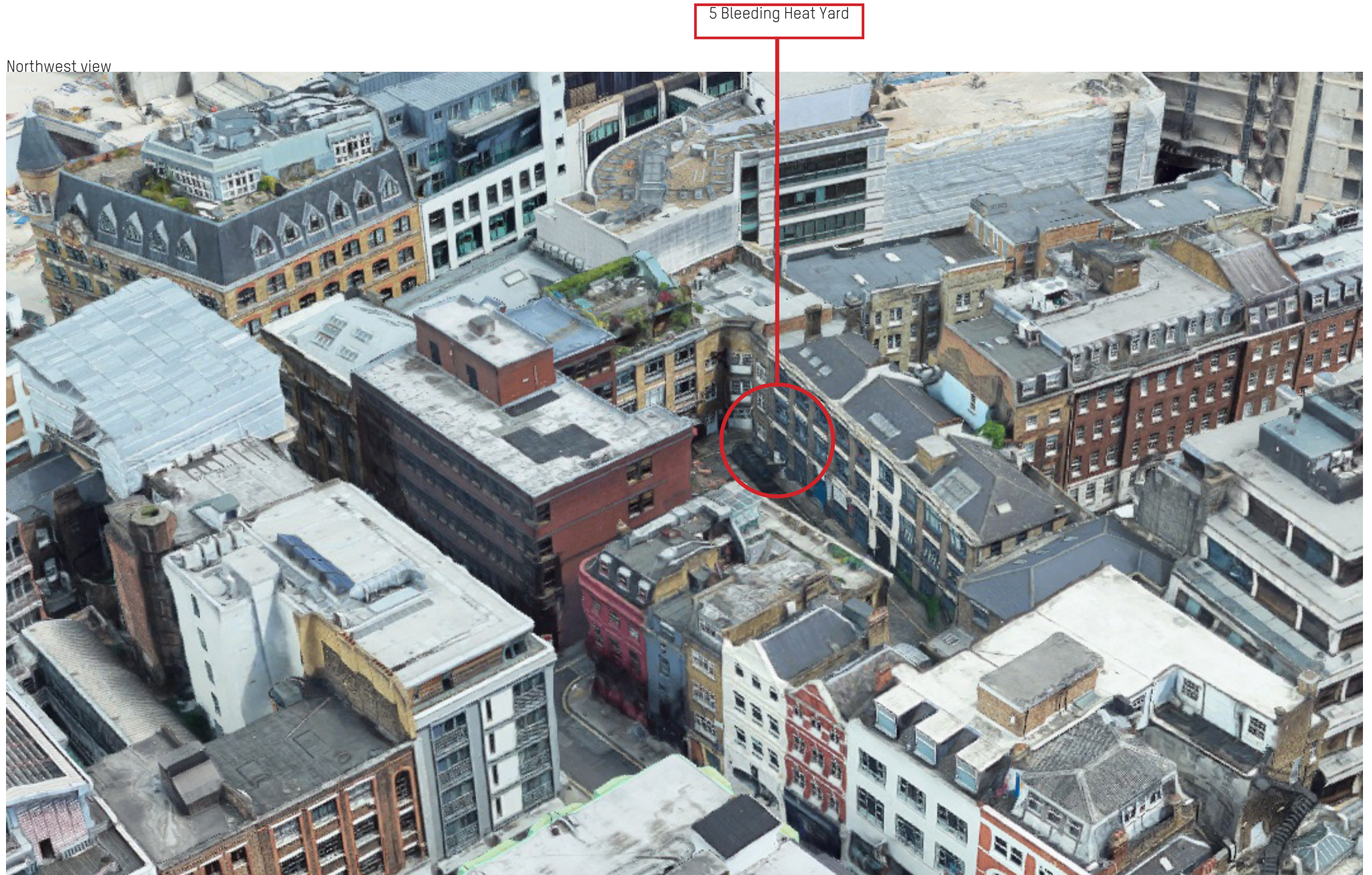




01 Site / Property  
Aerial site photos

4

Northwest view





## 02 Site / Property Context Hatton Garden Conservation Area

5

### Context

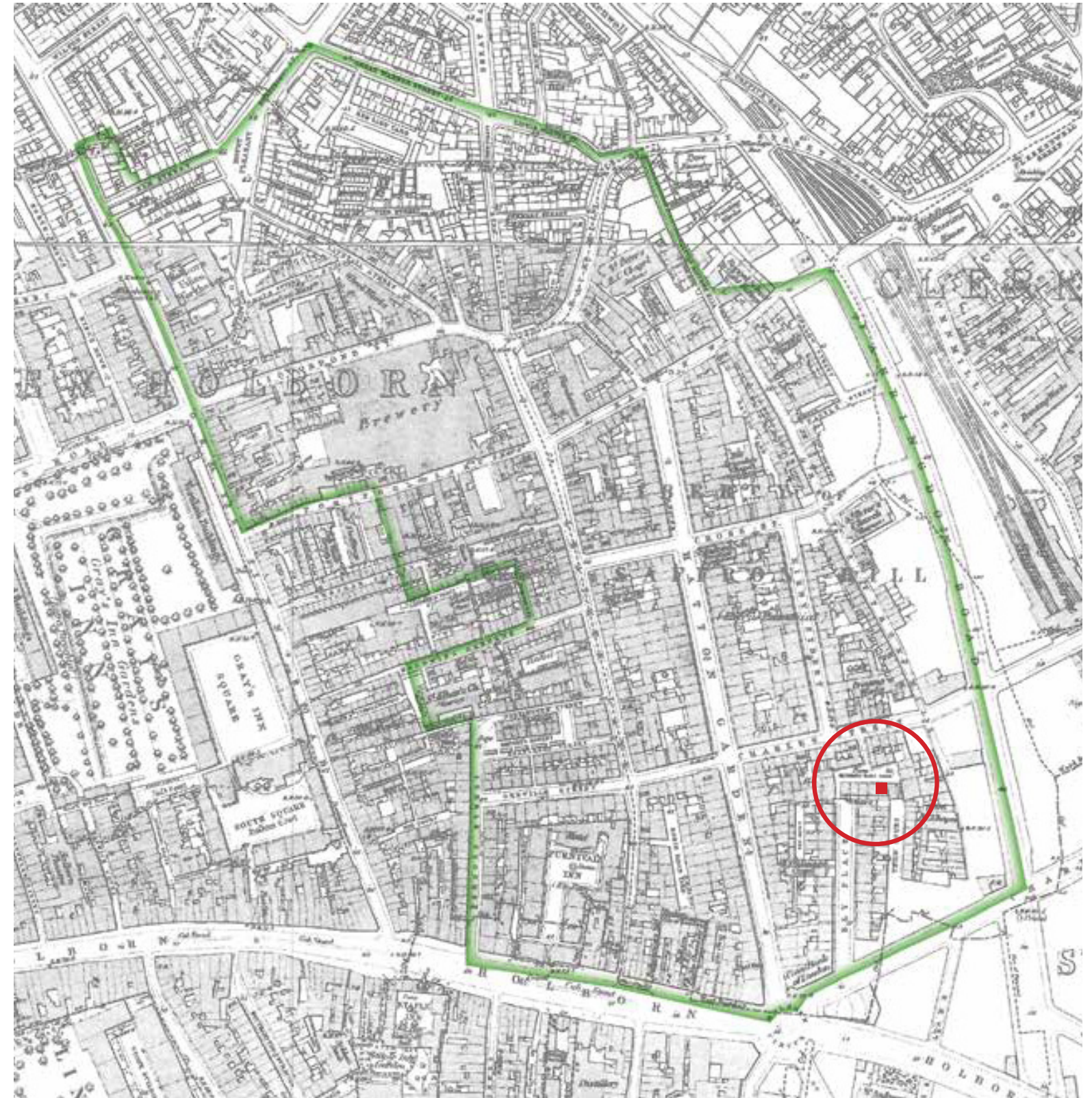
The site located at 5 Bleeding Heart Yard is part of the Hatton Garden Conservation Area.

### 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.





03 Site / Property Context  
6-6A Bleeding Heart Yard

6

5 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.



03 Site / Property  
Photos

7

5 Bleeding Heat Yard



03 Site / Property  
Photos / Existing Waste Containers

8



New door location

Existing 6 no. Waste containers



03 Site / Property  
Entrance photos

9



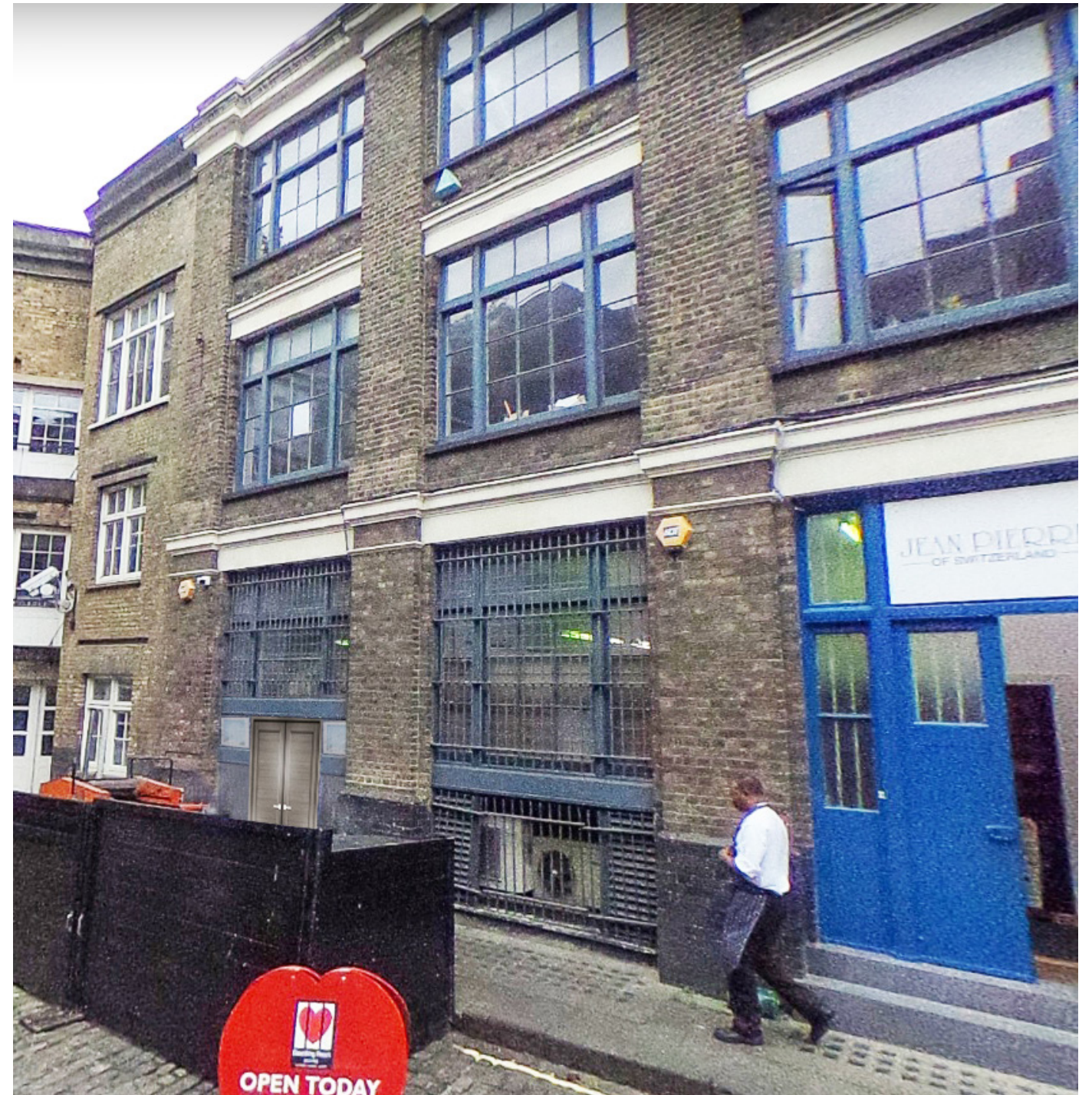


05 M+P Existing and Proposal  
Photomontage

10



Existing

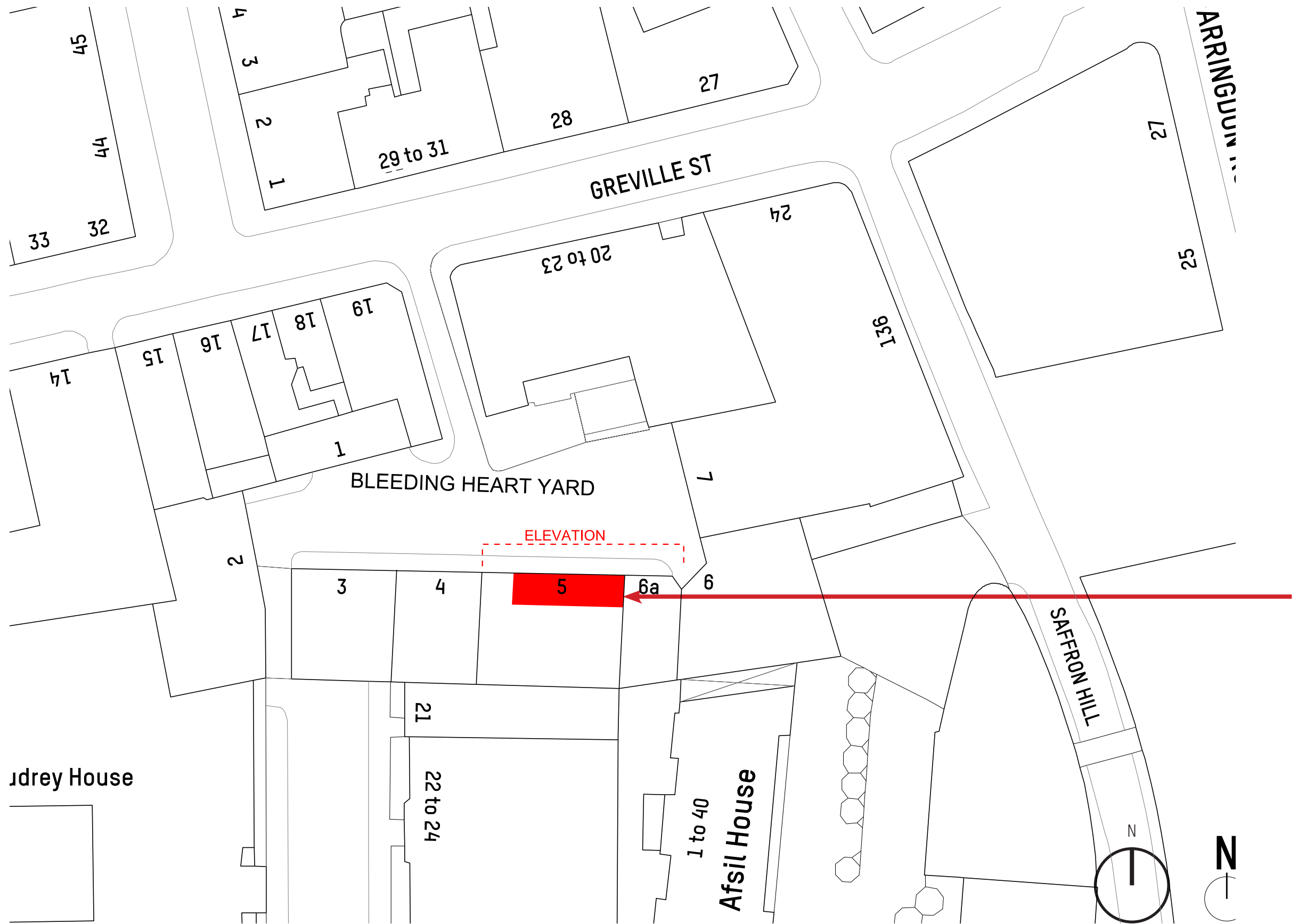


Proposal



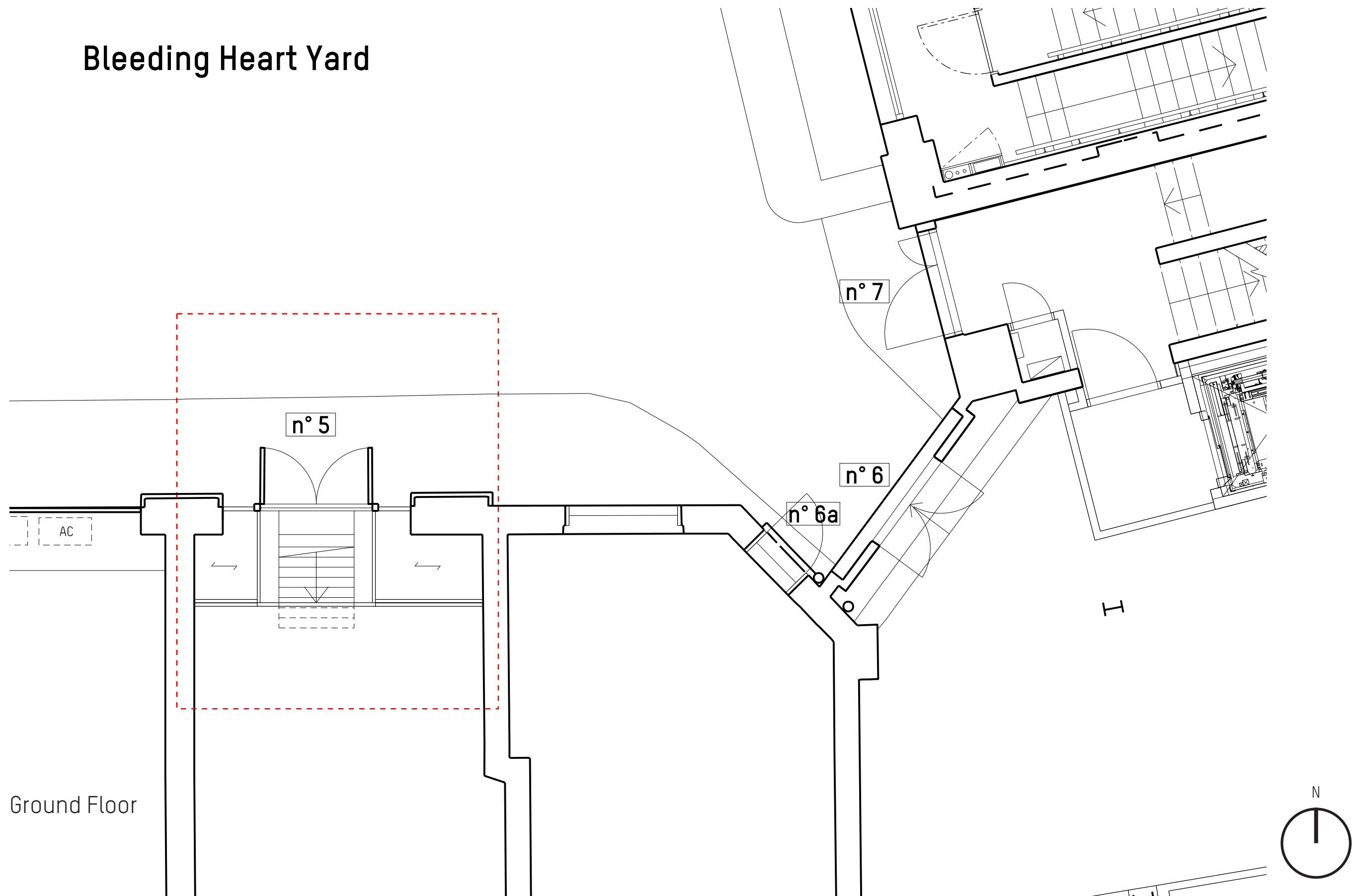
04 Site plan  
Situation  
1/400@A3

11



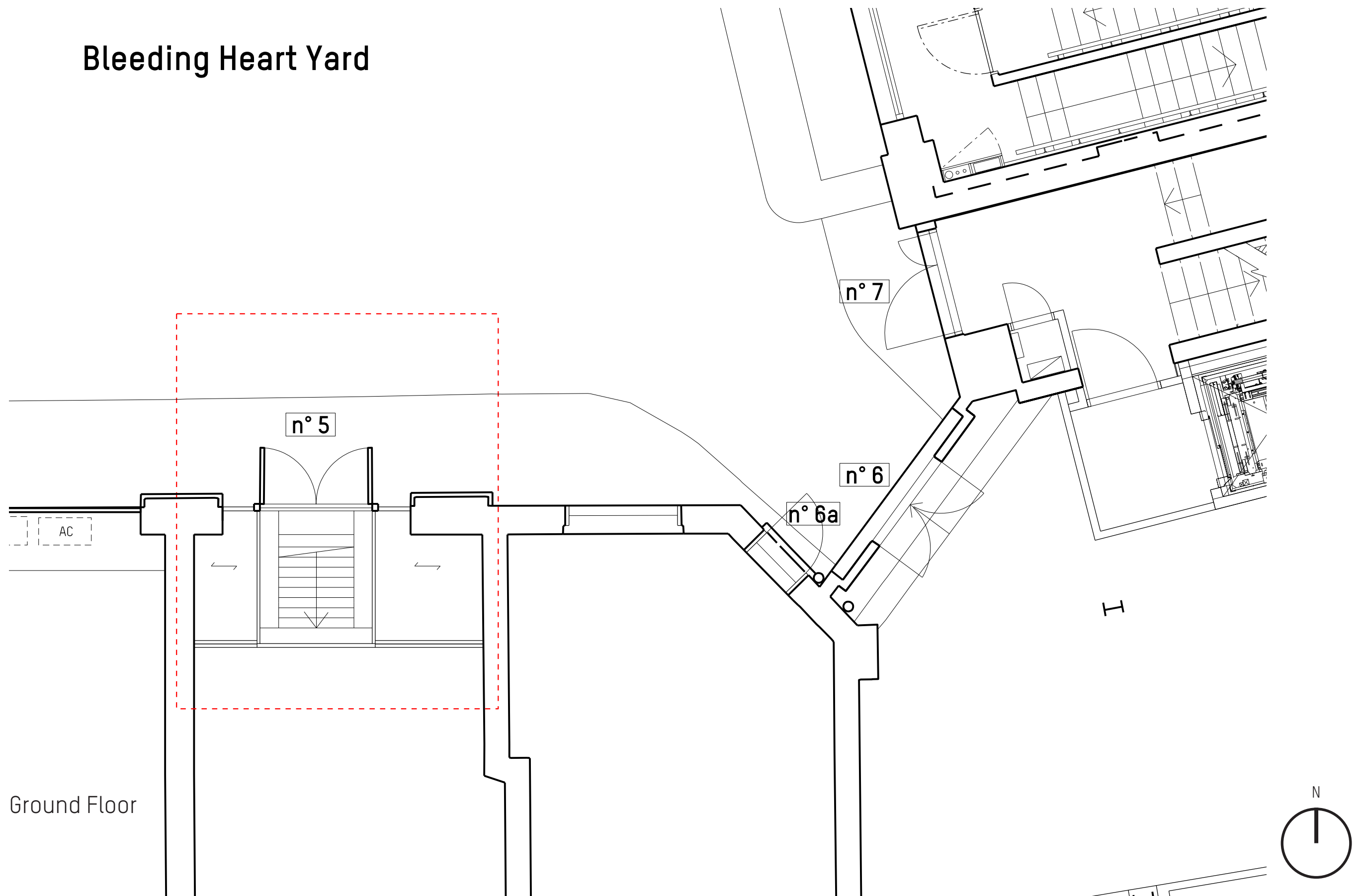


# Bleeding Heart Yard





# Bleeding Heart Yard





06 Design  
Existing Elevation  
1/50@A3

14



n° 6a

n° 5

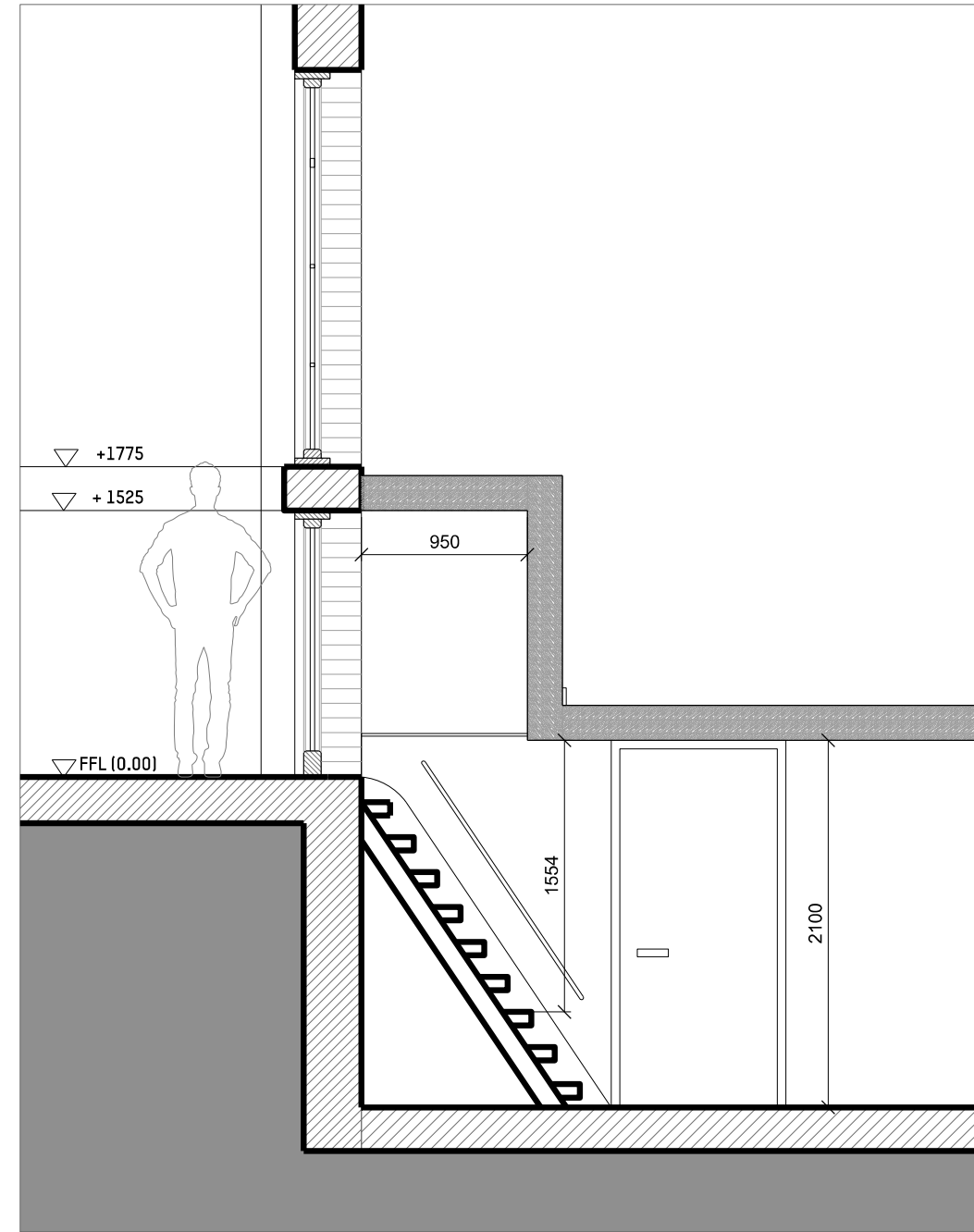
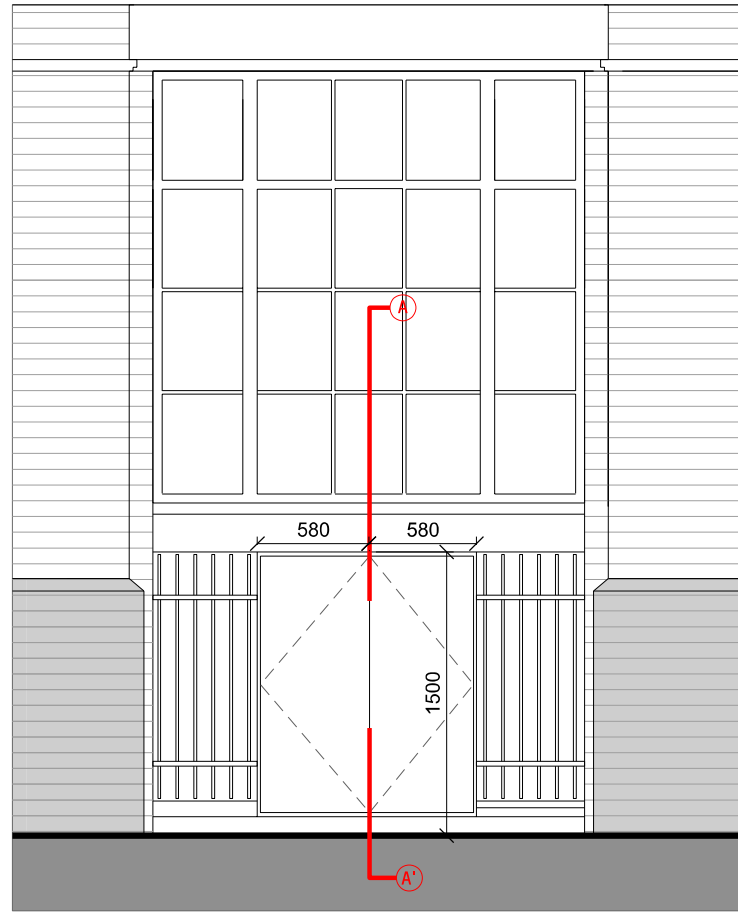


06 Design  
Proposal Elevations  
1/50@A3

15



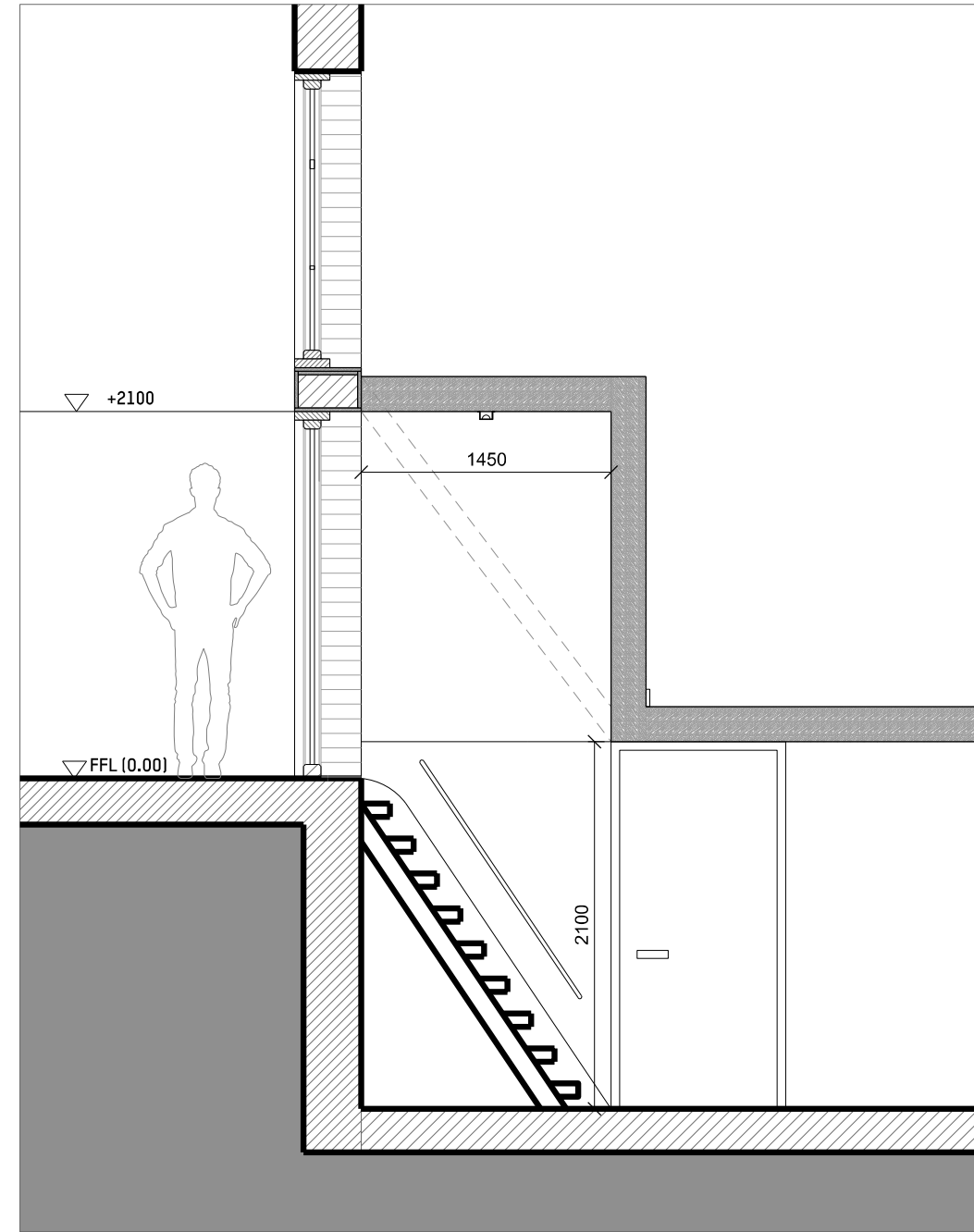
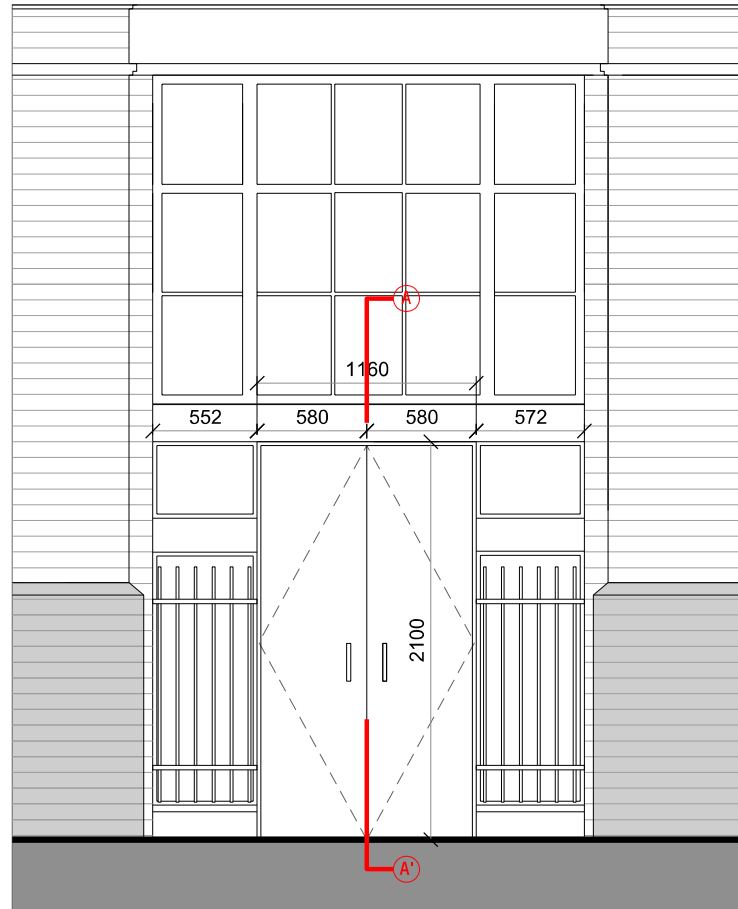




EXISTING



17



PROPOSAL



# 07 Site / Property

## Relevant Planning Applications around site till 2017

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611.17 6A Bleeding Heart Yard				
Camden Planning		Relevant Approved Planning App's		
Date 08/2017				
Adress	Year	Type	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



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