



ZACKS EYE CLINIC  
15 WARREN MEWS W1T 6AZ  
PLANNING APPLICATION  
15.03.2024\_rev01

TOTEMSTUDIO + LONDON

# Introduction

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## Site

15 Warren Mews  
London W1T 6AZ

## Client

Jonathan Cohen  
Zacks Eye Clinic  
30 Warren Street  
London W1T 5NF

## Design Team

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## Design and Access Statement

Totemstudio London have been instructed by the owner of Zacks Eye Clinic, Mr Jonathan Cohen to submit a Planning Application for the alterations to 15 Warren Mews W1 to enable the business to relocated from it's current premises on Warren Street.

This document contains an appraisal of the following:

The site and its context  
The proposed scheme

## Supplementary Documents

A full professional team has been assembled to develop the scheme proposals. The following supporting documentation is also submitted:

- Existing and proposed drawings
- Location plans
- Noise Impact Assessment
- Zacks Eye ASHP Enclosure detail
- Zacks Eye ASHP Enclosure calculation

## Design and Access

15 Warren Mews London W1T 6AJ  
Bloomsbury Ward  
144m2 Internal floor area

Zacks Eye Clinic, the award winning Independent Optometrists, Contact Lens Specialist and Dispensing Opticians currently located at 30 Warren St W1 it is relocating to 15 Warren Mews W1.

### 1. AIR-CONDITIONING

The equipment within the 4 consulting rooms of the clinic will give rise to heat gains that will require comfort cooling. Permission is sought for the installation of 1 no. Air Source Heat Pump unit housed within an acoustic attenuation box mounted over the rear roof pitch of the building. Mounting the new unit in this location means that it is concealed from all inhabitants at street level of both the Mews and the neighbouring streets.

Inhabit M+E Engineers have undertaken a Noise Impact assessment which is submitted with this application.

ASHP specification:  
6HP DAIKIN R410A Mini VRV Model number – RXYSCQ6TV1

The proposed acoustic box will ensure that external noise levels emitted from plant, machinery or equipment at the development shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014

POLICY REFERENCE:  
Camden Local Plan 2017; A1, D1  
London Plan 2021  
National Planning Policy Framework 2021.

Reorganisation of internal layout for Zacks Eye Clinic:

ACCESS; no change to the internal circulation  
REFUSE AND RECYCLING; no change to existing

Ground  
Entrance / reception  
Client waiting area  
Gallery / dispensary  
Glazing Manufacture  
Consulting room 1 (DDA)  
DDA WC

First  
Consulting room 2  
Consulting room 3  
Consulting room 4  
Client waiting area  
Staff kitchen and rest space  
Staff WC

Mezzanine  
Admin  
Storage

Aerial views of Warren Mews



15 Warren Mews



View showing blank walls to the rear of the property and AC units on the roof of the corner property



Detail view