**Design & Access Statement**

Sotheby's Institute of Art Planning Application Ref: **2013/2350/INVALID**

**Background**

Sotheby's decision in 2005 to relocate to 30/31 Bedford Square was based upon a desire to expand & improve the learning environment for both students and staff. The move represented an opportunity to educate a greater number of students across a broader syllabus in a building more empathetic with the academic study of Art.

The success of these plans has led to pressure on office & classroom spaces within the building, driven by a need to accommodate greater numbers of students, permanent and peripatetic staff. Inevitably this increase in occupancy places a strain on the services infrastructure. Consequently, the facilities team recognised the requirement to condition some of the southerly aspect rooms to ensure that periods of warm weather and sunshine do not adversely affect the quality of the spaces provided.

**Design**

After careful consideration it was determined that the use of quiet, energy efficient heat pumps to provide comfort cooling would maintain productive working conditions whilst minimising any environmental potential impact. Furthermore, as the premises are listed, this solution required no structural changes to the building and, with careful positioning of the external condensers, could be imperceptible from anyone looking at the building from the street.

**The Proposal**

To locate 3No. ceiling mounted comfort cooling cassettes within a classroom and two offices at the rear of the premises. Locate the associated external condensers on or above flat roofed areas at third floor level. Ensure that these locations are obscured by other elements of the building from pedestrians and other road users.