

London School of Economics and Political Science

# Public Realm Strategy 2022

Update to 2013 document  
Lent Term 2022



THE LONDON SCHOOL  
OF ECONOMICS AND  
POLITICAL SCIENCE ■



MILTIADOU  
COOK  
MITZMAN architects llp

# Foreword

LSE is very much of the city and its ‘campus’ is permeable and open to the public. We wish to celebrate this by creating an inclusive and high-quality pedestrian friendly environment that can be enjoyed by students, staff and visitors. This means a more effectively integrated campus, with better pedestrian flows, a stronger identity and a more dynamic and engaging overall appearance.

LSE’s first Public Realm Strategy was produced in 2013. Since that date there has been significant investment in both land, buildings and the public realm including the creation of a new public square in the centre of the campus and the acquisition of further buildings on Lincoln’s Inn Fields. It is therefore now appropriate to renew and revise this strategy for the next phase of the School’s development.

One of the two main tenets of LSE’s long term Estates Strategy is the creation of a ‘university quarter’ in this area of Aldwych. The Public Realm Strategy is intended to be both an audit of what we have achieved and a plan of what we need to do in the future to complete and cement the university quarter as a permanent feature within the local area.

The Public Realm Strategy sets out the School’s intentions for both internal and external audiences and will be used both as a planning document with Westminster City Council and a guide for future investment. It will detail the aims and ambitions of the School and prescribe, the design, features/ specifications and quality levels to which we aspire.

It is intended this document will be reviewed in eight years’ time in 2030.



*Julian S Robinson*

**Julian S Robinson**  
LSE Director of Estates

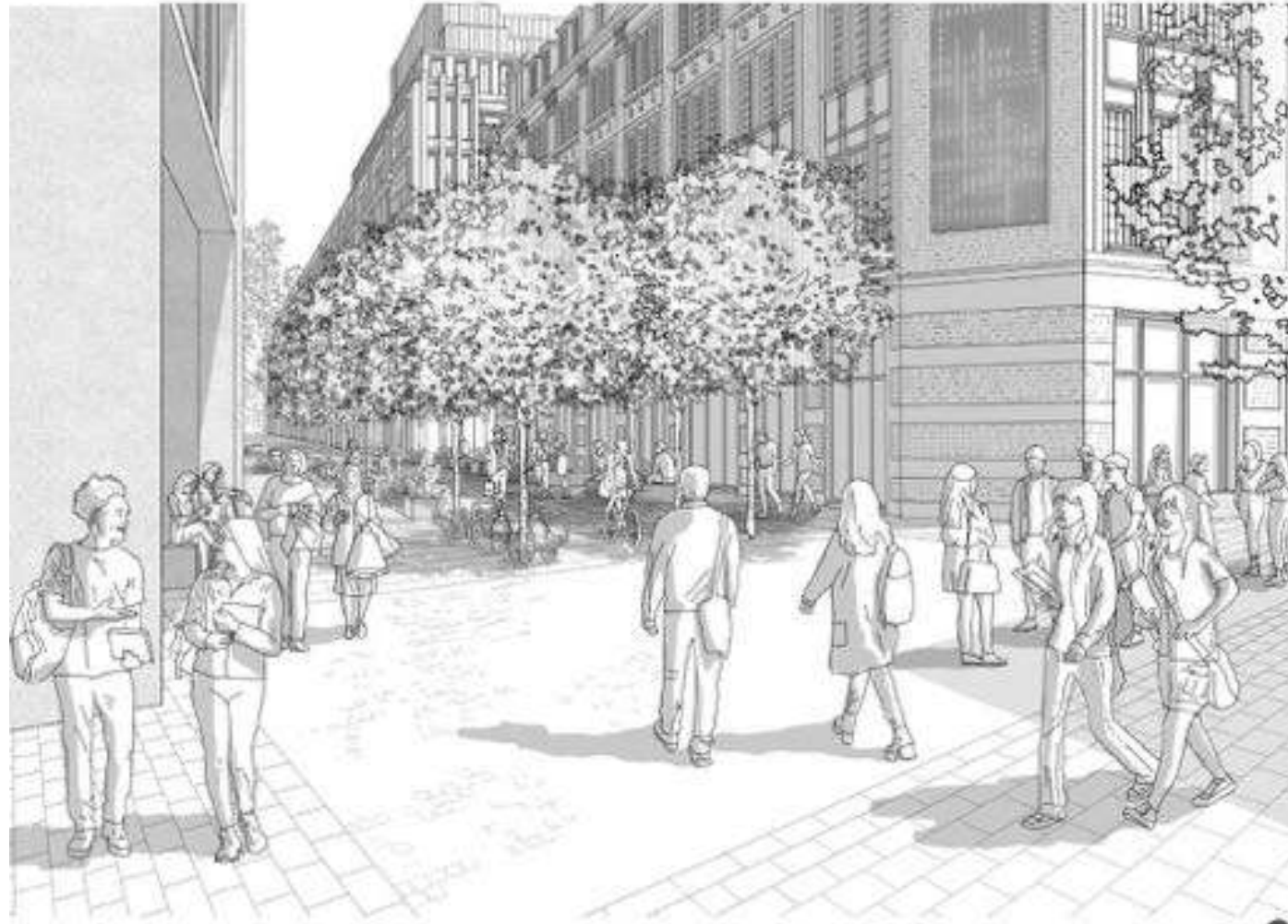


*Sir David Higgins*

**Sir David Higgins**  
Chair LSE Finance & Estates Committee

# Contents

	Foreword	2
1	Introduction	5
	1.1 Purpose	
	1.2 Scope and Methodology	
2	Context	9
	2.1 LSE in London	
	2.2 Wider London	
	2.3 Local Context - The Strand, Aldwych and Clement Danes	
	2.4 Historic Context	
	2.5 Conservation Areas / Listed Buildings	
	2.6 Policy Context	
	2.7 Sustainability Context - Policy and Certification	
	2.8 Student and Staff Views	
	2.9 Wider Strategic Context	
	2.10 Street Furniture	
	2.11 LSE Policy Documents	
	2.11.1 Wayfinding and Signage	
	2.11.2 Lighting Strategy	
3	Analysis	33
	3.1 Existing Movement and Key Spaces	
	3.2 Prioritisation of Public Realm Improvements	
	3.3 Completed Capital works and Associated Pubic Realm	
	3.4 Completed works to Public Realm to end of 2021	
	3.5 A-M Site Analysis Work	
4	Public Realm Strategy	61
	4.1 Introduction	
	4.2 Conceptual Approach	
	4.3 Thresholds	
	4.4 Routes	
	4.5 External Rooms	
	4.6 Overview	
	4.6.A Focus on Portugal St. East	
	4.6.B Focus on Portugal St. West	
	4.7 Visualisations	
	4.8 Precedents	



Status: Sketch prepared as part of visioning and strategy to illustrate potential pedestrianisation to Portugal Street.

View: Visualisation looking east along Portugal Street, at the junction with Portsmouth Street and John Watkins Plaza.

Street Perspective, Adriette Myburgh, 2021

# 1. Introduction

Purpose, scope and methodology



# 1.1 Purpose



View looking along Clare Market towards Centre Buildings Square at the junction with Houghton Street

Site Photograph, MCMa, 2021

The School’s first ever Public Realm Strategy (2013) has enabled the transformation of a decidedly poor-quality estate into a high-quality public realm. With an emphasis on placemaking, improvements to landscaping, planting, street lighting, the installation of public art and the pedestrianisation of key streets have created a distinctive piece of townscape in Westminster.

Since 2014 the School has opened three new world class buildings all with associated public realm improvements:

- Saw Swee Hock Student Centre with landscaping and pedestrianisation of Sheffield Street (2014)
- Centre Building with landscaping of Houghton Street and Clare Market and new public square (2019)
- Marshall Building with landscaping and pedestrianisation of Portsmouth Street (2022)

The strategic aims of creating world class buildings and facilities and the creation of a ‘university quarter’ will be maintained and strengthened so that the whole campus can be improved in its appearance, its pedestrian flow and its functional support of our teaching and research. This will enable better connections between buildings on campus and beyond.

Over the next decade LSE intends to continue its campus improvement programme with the development of new buildings and the refurbishment and enhancement of the existing stock.

We will continue to work closely with Westminster City Council (WCC) and Camden Council (LBC) to ensure the spaces between and around our buildings, while often adopted and maintained by the Councils, are considered as part of this overall strategy. In relation to WCC we will continue to work within the parameters of Westminster Way – Public Realm Strategy which identifies LSE as having existing exceptions in its public realm in order to enable the School to have a campus feel. We envisage this continuing as new buildings are developed, and the existing estate is improved.

The importance of Higher Education and LSE is recognised in both the London Plan and Westminster’s City Plan. The School has given the development of its physical estate a key role in its future.

The 2022 Public Realm Strategy supports both of these key objectives.

The School’s strategic planning document LSE 2030 states we will:

“Continue to invest in capital development to upgrade teaching, learning and social spaces, including a new education and conference facility.”

The School’s Estates Strategy (2011) has two main tenets:

- “Strategic aim to create a ‘world class’ estate commensurate with the School’s international academic standing and competitive with other world class higher educational institutions.”
- “Work with WCC to create a ‘university quarter’ in Aldwych including: pedestrianisation of Sheffield St and St. Clements Lane and improvement to the ‘ground plane circulation’ and public realm.”

The School will be developing a new academic building at 35 Lincoln’s Inn Fields and upgrading all of its existing building stock. The School will also be improving the associated public realm, including transforming Portugal Street, which is currently an ugly scar cutting through the campus.

On these projects and others, we will continue to work with WCC to ensure the surrounding public realm is of an exceptional quality consistent with the objectives of both parties.



## 1.2 Scope and Methodology



This report updates the 2013 Public Realm Strategy document, carried out by Kathryn Larriva of FCBS with Emma Lovegrove, and Sarah Beck, Principal Project Managers in the LSE Estates Division.

LSE and MCMa worked together to produce the current Public Realm Strategy. The authors of this report thank FCBS for preparing the first edition in 2013 and acknowledge their support with the update and new work.

The 2022 report provides a comprehensive approach for the future design and implementation of the public realm at the LSE Campus.

### **A roadmap for the future.**

Miltiadou Cook Mitzman architects llp (MCMa) was commissioned in 2021 to review, update, and propose a vision for the campus for the next ten years.

This broad engagement work has given us an understanding of the LSE's ambition. And through workshops and visits, we were able to explore the opportunities for the campus and develop the framework for the design concepts.

We have updated the report with significant

developments on the campus that have taken place in the last nine years. The report discusses opportunities for the University Quarter. It outlines a cohesive strategy that provides a coordinated plan for public areas.

The work provides a basis for developing a strategy for the public realm, which we define as: thresholds, routes and rooms between the buildings.

The MCMa team led by Rupert Cook, with Socrates Miltiadou, Sophie Grabiner, Masha Gertz, Rupert Heasman, and Lilly Moroney has worked closely in collaboration with the LSE on this project. The primary engagement with the LSE involved Julian Robinson, Director of Estates, and Professor Ricky Burdett, Professor of Urban Studies, Director of LSE Cities and Urban Age, and consultation with Josie Stephens, General Secretary of the LSE Students' Union. The engagement includes a series of meetings, design workshops and walks around the campus over several months. The team has also presented to the Estates Management Board in Summer and Michaelmas Terms 2021.

In addition, we would also like to acknowledge contributions from:

- Ken Kinsella, Director of Capital Projects LSE Estates.
- Michael Lowndes and colleagues from Litchfields.
- Ruchi Chakravarty, Westminster City Council (WCC)
- Cannon Ivers, LDA for providing information about the St Clement Danes Park.
- Ziona Strelitz, Principal ZZA Responsive User Environments, for input on ZZA's Campus Perceptions studies and Levelling Up research.
- Nigel Stead, the LSE photographer and communications team.
- Roger Crabtree at FWDesign.

The team met with Ruchi Chakravarty and Jo Turner of WCC, to walk the LSE Quarter and discuss the approach for creating the Public Realm Strategy. In mid-March, a workshop followed with Westminster City Council represented by Deirdra Armsby, Director of Place Shaping and Town Planning, and Ruchi Chakravarty, Head of Place Shaping and Interim Programme Director, who have supported the proposals.

# 2. Context

From wider city to LSE  
The urban and policy setting

2.1 LSE in London

LSE is located in the heart of London. The campus is bordered by Covent Garden, Holborn, the City, and north bank of the Thames.

LSE’s central London location provides a vibrant place to study with the best of the city right on its doorstep. The campus allows for passing traffic to move freely, making it a part of London’s rich fabric.

LSE desires to create a better-defined university quarter. Westminster City Council (WCC) supports this goal in their Westminster Way – Public Realm Strategy, which is due to be updated.

Whose Supplementary Planning Document highlights the LSE campus as:

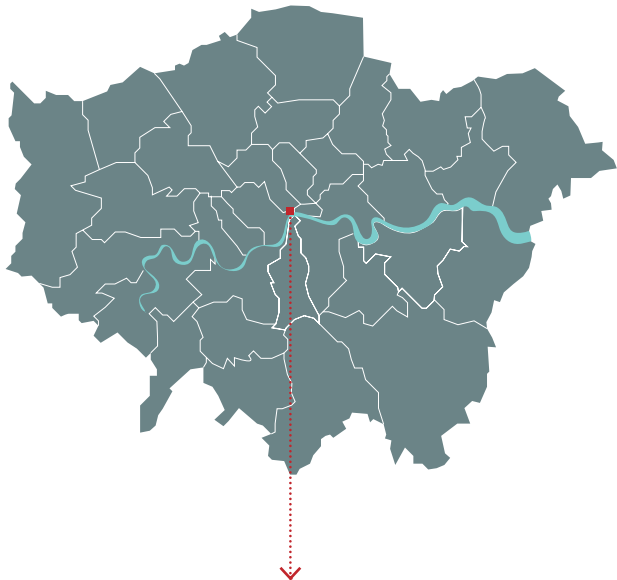
“An area where two exceptions have been agreed to give LSE a more ‘campus like’ feel to the streets linking the buildings\*. Paving patterns are an exception as well.”

More information regarding current WCC planning policy can be found in Appendix B.

Campus as part of the City

LSE provides a welcoming community for students in London. The public realm defines the campus and provides space for students to relax and interact.

\* Reference to the LSE’s blue corporate colour features in WCC policy documents, this need to be amended when the documents are revised.



**A Central London Location**  
The LSE campus provides a stimulating setting with the best of London on its doorstep.

Context diagrams showing LSE central location, Public Realm Strategy, FCBS, 2013



Transport diagrams showing LSE connections, Public Realm Strategy, FCBS, 2013



LSE campus



- LSE Residences
- 01 Carr Saunders Hall
  - 02 Passfield Hall
  - 03 Rosebury Hall
  - 04 High Holborn
  - 05 Lilian Knowles House
  - 06 Bankside House
  - 07 Butlers Wharf Residence
  - 08 Sidney Webb House



**Northbank BID**  
A significant stretch of central London is to be rebranded the Northbank in an attempt to create a rival to the South Bank. A group of 280 organisations (includes insitutions and businesses) in the area north of the river from Trafalgar Square and Embankment to The Strand and Aldwych have voted to create the Northbank Business Improvement District (BID).



Transport diagrams showing LSE connections, Public Realm Strategy, FCBS, 2013



2.2 Wider London

The LSE campus is close to many vital districts of London, including the City, Inns of Court, Covent Garden and South Bank. It's also close to key heritage sites, business, cultural, retail and social centres.

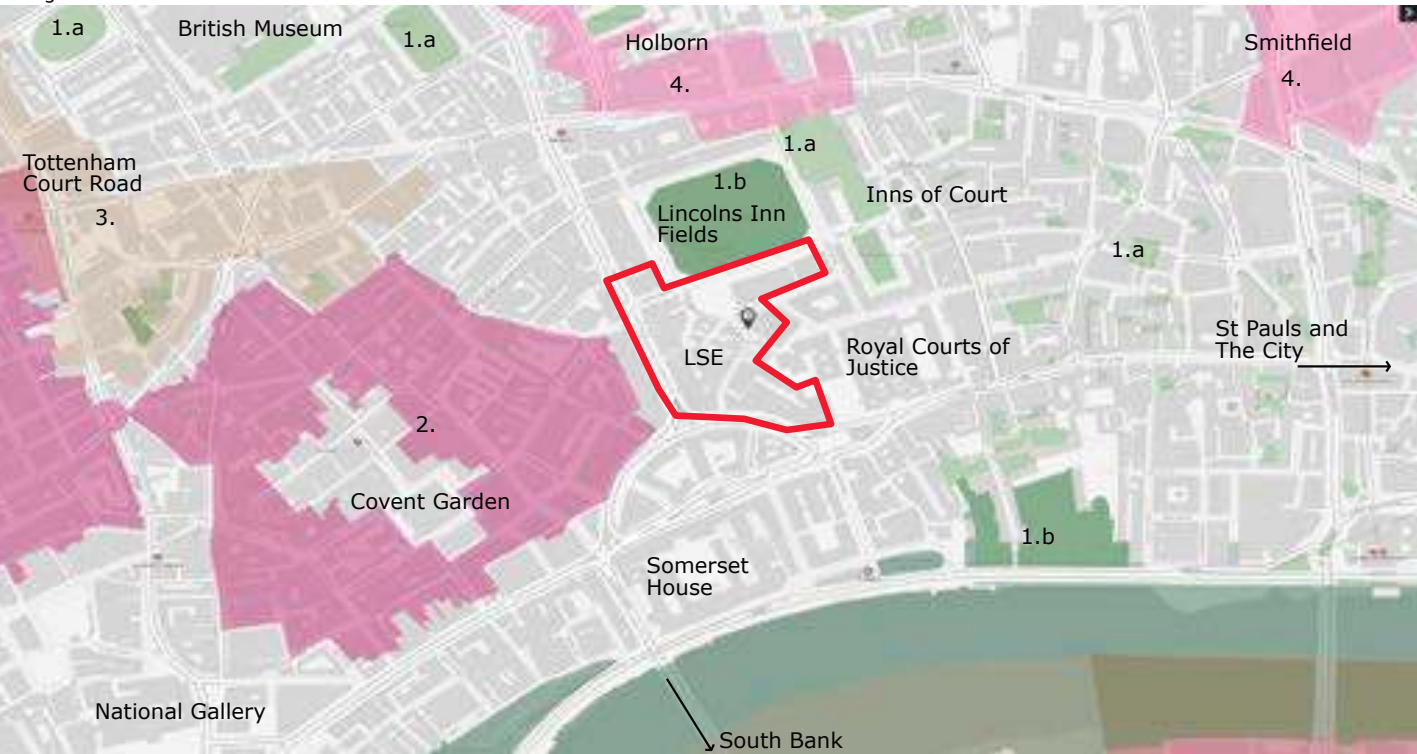
The LSE is many things: a destination, a part of the city and a functioning university campus.

The LSE campus is different from other places in the City of Westminster and as such, policies are generally supportive.

The enhancement of the following attributes would benefit LSE quarter:

- Openness
- Connectivity
- Legibility
- Activities support
- Quality
- Safety
- Sustainability.

Below: GLA London planning data map  
1.a Light green – designated open space  
1.b Dark green – Sites of Importance for Nature Conservation (SINC)  
2. Dark pink – town centre – Covent Garden  
3. Tan: opportunity area – Tottenham Court Road  
4. Light pink: intensification area – Holborn, Smithfield and Farringdon



Context diagrams, <https://maps.london.gov.uk/planning/>, 2021



Context diagrams, Public Realm Strategy, Publica, 2017

Publica is a urban design and public realm practice that surveys neighbourhoods. They researched and provided a Public Realm Strategy for LSE

Extract from Publica.co.uk, 2022.

In 2016, Publica was commissioned to develop a Public Realm Strategy and to advise on the integration of The Marshall Building at 44 Lincoln's Inn Fields to support the planning application.

Publica report presents the findings of the wider area survey, which includes research, case study analysis and fieldwork undertaken in summer and autumn 2016. These findings have informed a set of design principles for the public realm. The findings and principles contained within this document have helped to shape and inform the design development of buildings such as The Marshall Building and its public realm. The report acknowledges the context of London at

a medium scale. Noting LSE is a 20-30 minute walk to other significant cultural and public facilities.

A crucial part of Publica's work was to lead walks from Central St Martins at Kings Cross, through UCL in Bloomsbury, to the British Museum. A second route started on Belvedere Road behind the Royal Festival Hall via the National Theatre, then to Somerset House. The walk continued eastwards along The Strand, crossing by St Clement Danes, then entering the LSE along Clement's Inn and walking through Centre Buildings Square, through John Watkins Plaza to the site of the Marshall building.

Extract from Public Realm Strategy 2017, Publica.



Road Noise Diagrams- Day, Atkins, 2021



Road Noise Diagrams- Night, Atkins, 2021



GLA NOX Levels from vehicle pollution, Atkins, 2021

Atkins helped MCMA to set noise and pollution levels. LSE, working with WCC, will continue to monitor pollution levels to make sure they meet their improvement targets. From this research, we can see the LSE is nestled within high walls of noise but on campus it's relatively quite.

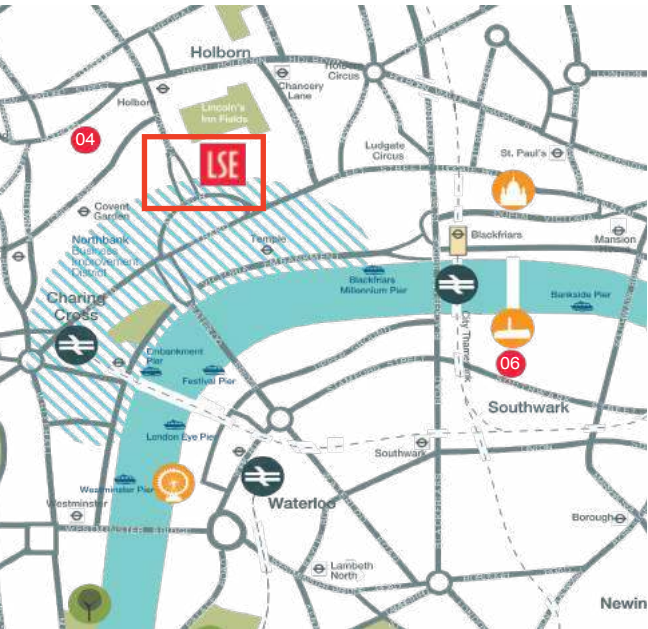


## 2.3 Local Context - The Strand, Aldwych and Clement Danes

Major Public Realm works, Westminster City Council with LDA

In January 2021, Westminster City Council began developing The Strand as part of The Strand Aldwych Project.

The project will transform The Strand into a new public space with a better pedestrian experience at Aldwych. There will be a new pocket park to the west of St Clement Danes church.

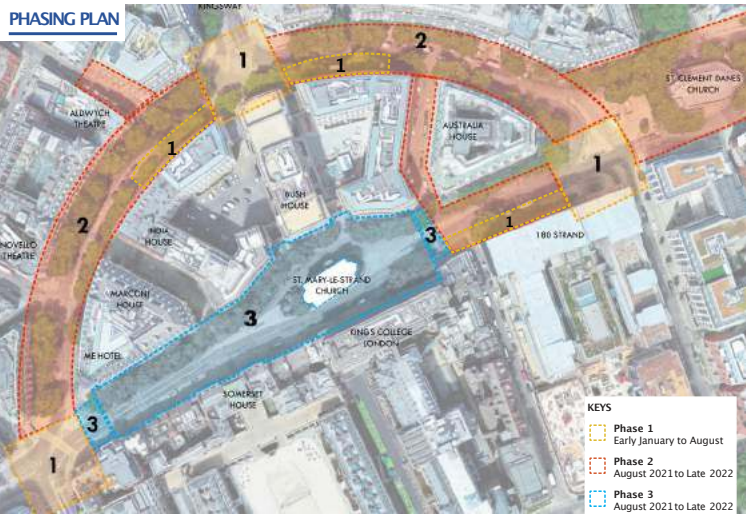


Transport diagram showing LSE connections, Public Realm Strategy, FCBS, 2013

### Strand Works

Artist impression looking east of the Collective Dining Area, the Workstations, and the Sanctuary to the north of the Grade 1\* listed St Mary Le Strand church.

Westminster City Council and LDA



Phasing plan, Westminster City Council with LDA, 2021  
Works began in January 2021 and are due to end late 2022



St.Mary Le Strand Collective Dining Area – artist impression, Westminster City Council with LDA, 2021

### Strand Works

Artist impression looking east of the Collective Dining Area, the Workstations, and the Sanctuary to the north of the Grade 1\* listed St Mary Le Strand church shows how external seating can activate public space. By introducing more planing and seating, we enrich the space for students, encouraging conversation and repose alike.

Westminster City Council and LDA



St.Clement Danes Pocket Park - artist impression, Westminster City Council with LDA, 2021

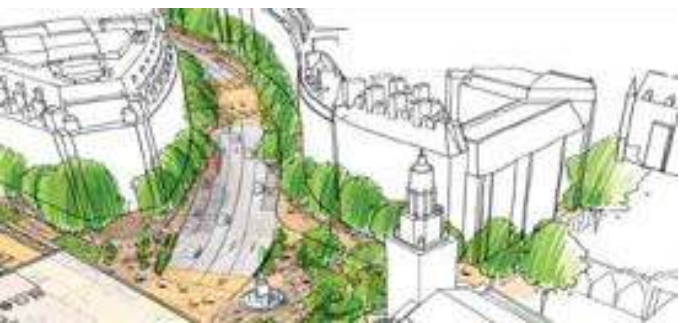
### New Aldwych

Artist impression looking west of the new large, raised table crossing at the junction of Melbourne Place and Aldwych, leading to Houghton Street and LSE. The southern and northern footpaths on Aldwych are widened to improve the public realm. The red line shows the existing kerb and carriageway layout.

Westminster City Council with LDA



St.Clement Danes Pocket Park - artist impression, Westminster City Council with LDA, 2021



Aerial visualisation - artist impression, Westminster City Council with LDA, 2021



Aerial visualisation - artist impression, Westminster City Council with LDA, 2021



2.4 Historic Context

Extracted from Public Realm Strategy, FCBS, 2013

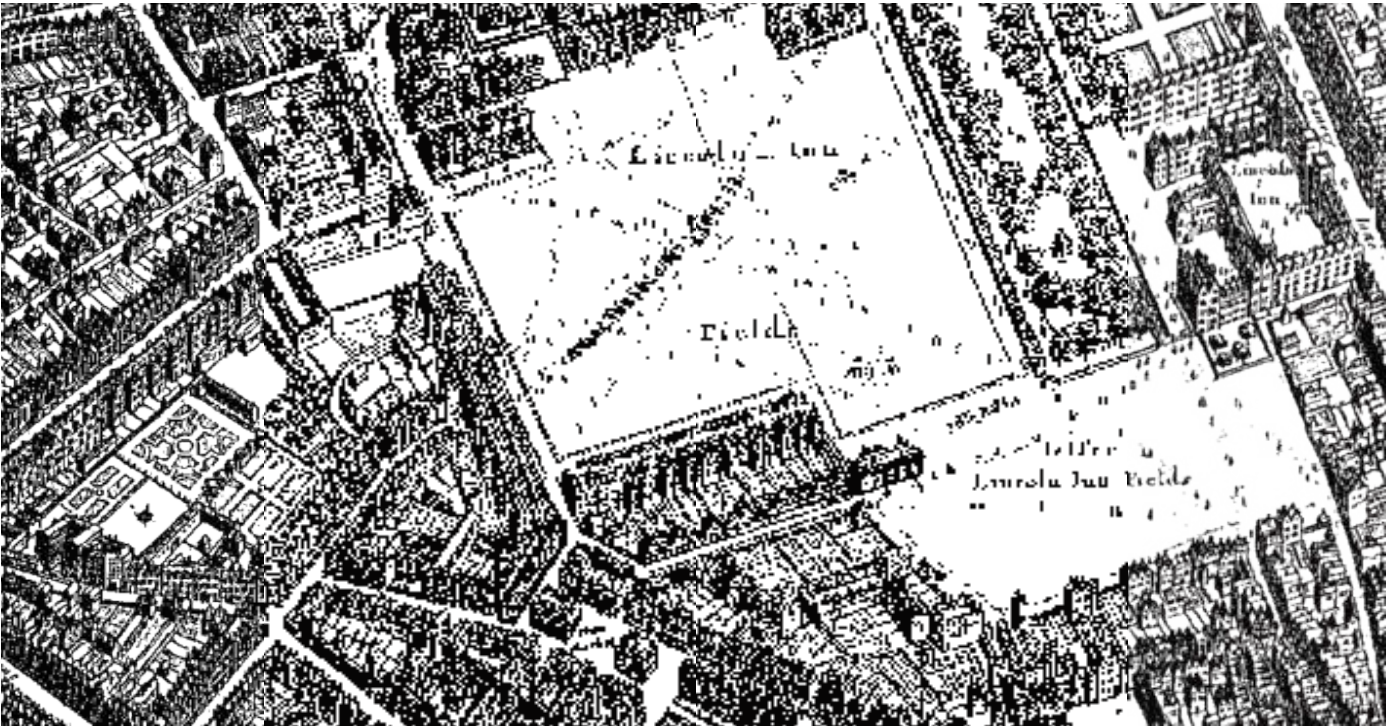
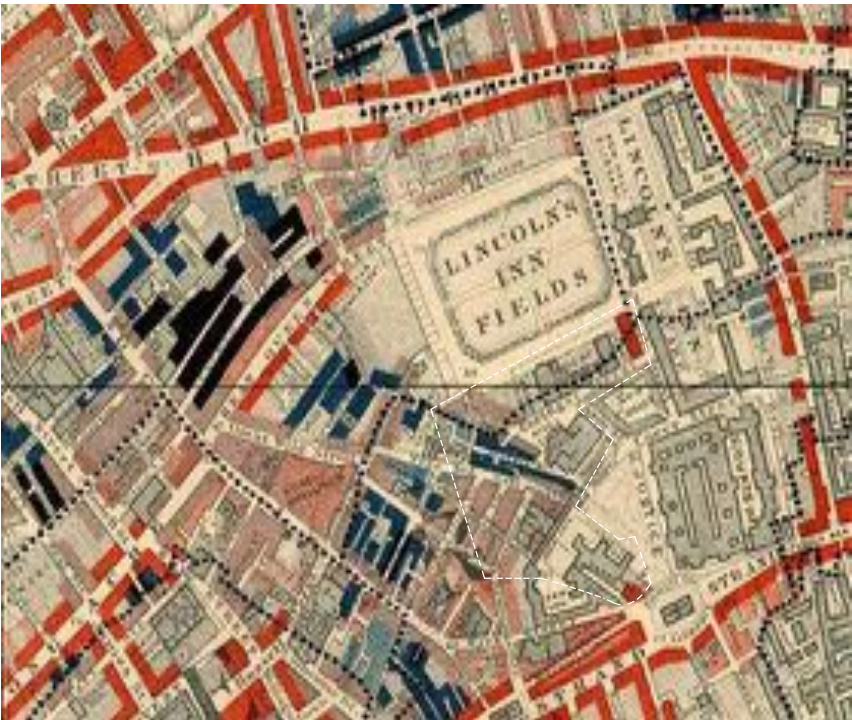
The LSE sits in both The Strand and Bloomsbury conservation areas. Listed buildings and narrow streets add to the historic character of the area. Several elements found in the public realm contribute to the historic character and charm.



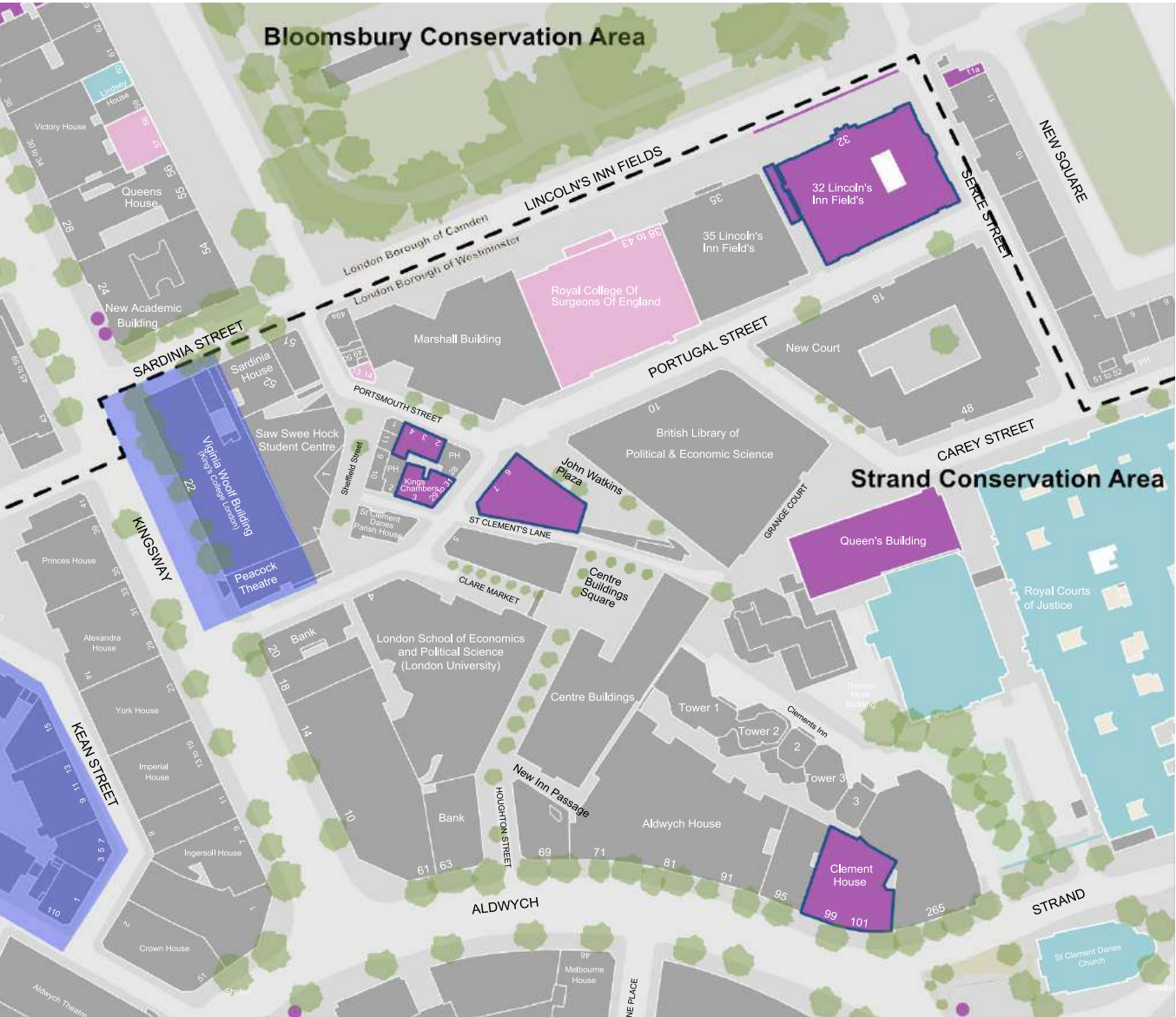
Top right:  
Kerb on Portsmouth Street

Middle: 1889 Map of Lincoln's Inn Fields extract from Charles Booth, 'Life and Labour of the People in London'.  
Red areas are "middle-class, well-to-do"; blue areas are "Intermittent or casual earnings", and black areas are the "lowest class...occasional labourers, street sellers, loafers, criminals and semi-criminals"  
Source: Wikipedia.

Below:1656 birds eye view of Lincolns Inn Fields by W. Holler  
Source: British Museum



2.5 Conservation Area/Listed Buildings



Conservation areas and listed buildings, <https://historicengland.org.uk/listing/the-list/>, 2021



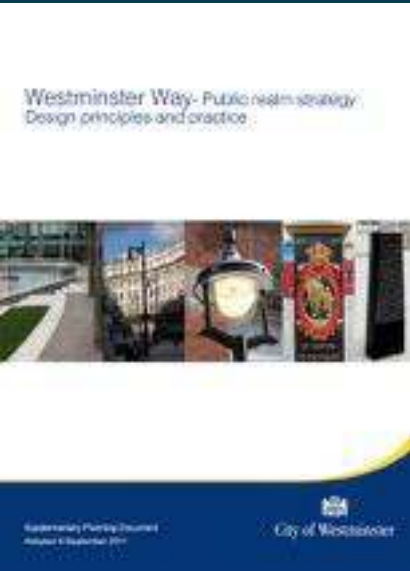


## 2.6 Policy Context

Extracted rules from 10 Rules for works in the Public Realm in City of Westminster 2011\*,  
The Westminster Code\*\*

Through the process of updating the LSE Public Realm Strategy, we have directly engaged with the team at Westminster City Council (WCC), who are about to embark on revising the document and have invited LSE to participate.

LSE will work with WCC to deliver a public realm that follows the code, while also giving LSE a university quarter feel.



\* The full report is the 'Westminster Way' - Public Realm Strategy, Design principles and practice, by Westminster City Council, 2011.

\*\* The Westminster Code is a set of ten simple rules, established to guide the nature of ALL intervention in the city's public realm.

### Rule 1 – Quality

WCC's public realm requires high quality components, materials, scheme design, implementation and detailing – complemented by high levels of proactive maintenance to ensure that any equipment or materials in a poor condition are improved, mended, refurbished or replaced.

LSE will specify materials that are easily maintained or included in the Westminster Way.

### Rule 2 – Durability/Sustainability

The choice of material and supporting structure must reflect the anticipated demands of the high levels of use and ensure long term, sustainable solutions can be implemented and maintained. In planting regimes this should embrace biodiversity. Long life materials that can be re-laid and restored on site are preferable to those requiring regular renewal and the associated winning, transport and disposal costs.

LSE will generally follow Westminster Way – Public Realm Strategy guidance for vehicular routes through LSE.

### Rule 3 – Character

The city's distinctive black street furniture livery should be adopted for all furniture items unless specifically identified as an established exception to this rule, either in this document or through the Exceptional Projects procedure.

LSE will look to define their part of the city through interventions that will complement the buildings within the university quarter and help animate the exceptional spaces.

### Rule 4 – Clutter Free

Minimise the occurrence of furniture obstruction, by removing obsolete, duplicated or unnecessary items, co-locating elements where appropriate and only installing new items where considered absolutely necessary. The public realm will also be managed in such a way that any such clutter is removed so it is maintained to minimal levels. This will ensure ease of pedestrian movement and the delivery of a truly inclusive and neat public realm.

LSE will generally combine elements where possible or integrate elements into the building façade, such as lighting, where appropriate.

### Rule 5 – Continuity

Where appropriate, the replication of historic furniture should be accurate both in terms of its fabrication and setting (but dated to show its provenance). In mobility terms the pedestrian network should be continuous and joined-up without impediment to people with impairments. Where this continuity is damaged by decisions made in the past, it must be remedied.

LSE will ensure that the campus is accessible to all and allows for continuous pedestrian movement.

### Rule 6 – Containment

The established pattern of geographically distinct furniture items should be respected and continued in the areas or settings to which they were intended when originally conceived, or where newly conceived.

LSE will work with WCC to agree items appropriate to each location.

### Rule 7 – Context

Choice of furniture items, planting and materials should be informed by the character and traditions of its context.

LSE will define the university quarter through carefully selected furniture items, planting and materials that will complement their context and add to the quality of the place.

### Rule 8 – Co-ordination

Items of furniture should, as a rule, be part of the city's co-ordinated suite, unless an item of historic interest or character is one that should be preserved or where there is an agreed area difference or exceptional scheme. Funding co-ordination and pooling may have beneficial effects on the public realm.

LSE will work with WCC to agree the materials in each case looking for a mix of their preferred materials and bespoke elements appropriate to each location.

### Rule 9 – Consistency

Replace like for like where the existing quality is high. There is an expectation to remove inconsistency, particularly where low quality materials mar the standards required by this strategy; or where gradual repairs/reinstatements over a number of years have led to inconsistencies in road layout and/or signage.

Regeneration/improvement projects where existing quality is poor might introduce unusual elements by special agreement in an exceptional project.

Monitoring of schemes will identify circumstances that would be contrary to the other rules of the code and exceptions kept to a minimum.

LSE look to remove low quality, inconsistent materials and replace with high quality materials reflecting a world class, university quarter. LSE will work with WCC to deliver exceptional projects that define the university quarter.

### Rule 10 – Cherish

Protect, preserve and maintain listed and other noteworthy items of street surface, street furniture or park furniture in-situ. If there is a case to be made to move or remove such an item, its proposed relocation, conservation techniques to be used or safe storage for future use will have to be fully made and justified. Because they are in the street and are owned by the city, that is not a justification to use them for signage and other promotions. Any sign on a listed item affects its character and interest as a listed structure and consent is required before fitting anything to it. It is a criminal offence to anticipate that consent will be forthcoming and make the change without the grant of consent.

LSE will respect its historic setting and will cherish its historic buildings and streetscapes. We will seek to preserve and enhance our historic buildings by investing in active frontages, good lighting, sustained maintenance and high quality public realm, working with WCC to reduce vehicle movements and on street parking.



2.7 Sustainability Context - Policy and Certification



LSE Sustainability Strategic Plan

2021 Carbon Neutral (scopes 1&2)

2030 Net-Zero Carbon (scopes 1&2)

2050 Net-zero Carbon (scopes 1,2&3)

Work towards a 'Zero Impacts' Campus aiming to reduce environmental impacts of LSE estates

- Energy - Operate a highly energy-efficient estate and adopt renewable energy sources.
- Waste & Resources - Reduce waste and adopt circular economy principles of resources management.
- Travel - Reduce emissions associated with commuting and business travel.
- Pollution & Air quality - Engage with partners to minimise pollution and improve air quality.
- Biodiversity - Enhance biodiversity on the LSE estate by protecting and connecting habitats.
- Procurement - Make sustainability a key consideration of our purchasing decisions and supplier relationships.



Extracted from LSE sustainable plan, LSE 2030

BREEAM Masterplanning

**Governance:** Promotes community involvement in decisions affecting the design, construction, operation and long-term stewardship of the development.

**Social and economic wellbeing:** Local economy: To create a healthy economy (employment opportunities and thriving business). Social wellbeing: To ensure a socially cohesive community. Environmental conditions: To minimise the impacts of environmental conditions on the health and wellbeing of occupants.

**Resource and energy:** Addresses the sustainable use of natural resources and the reduction of carbon emissions.

**Land use and economy:** Encourages sustainable land use and ecological enhancement.

**Transport and movement:** Addresses the design and provision of transport and movement infrastructure to encourage the use of sustainable modes of transport."

Extracted from BREEAM, <https://www.breeam.com/>



BREEAM rating benchmarks (final certificates only)

The BREEAM rating benchmarks for the BREEAM Communities 2019 scheme are as follows:

Table 1: BREEAM Communities rating benchmarks

BREEAM Rating	% score
OUTSTANDING	> 85
EXCELLENT	> 75
VERY GOOD	> 65
GOOD	> 45
FAIR	> 30
UNCLASSIFIED	< 20

Students Climate Action Network (StuCAN)

StuCAN is the student arm of the Architect's Climate Action Network (ACAN). ACAN is a network of people in architecture and related professions working together to address the crises of climate change and ecological breakdown.

StuCAN is a campaign that looks to increase climate literacy in the built environment. It's a continuation of ACAN's Climate Curriculum Campaign, which calls for an overhaul of architectural education. Specifically for schools to embed ACAN's three aims into curriculums.

- ACAN's three main aims:
- Decarbonise now
  - Ecological regeneration
  - Cultural transformation

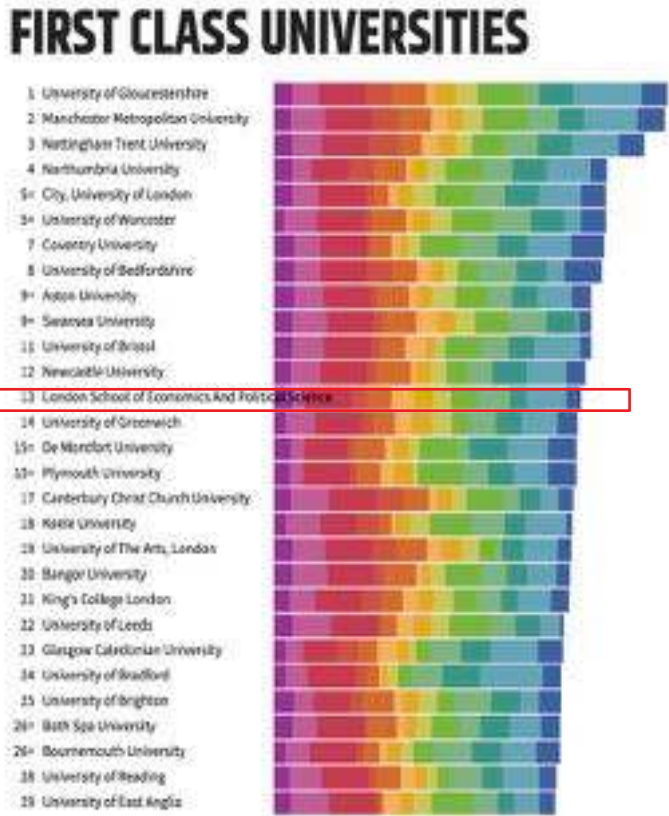
- StuCAN's three main aims:
- Increase student agency
  - Unite student voices
  - Cultural transformation

StuCAN encourages and supports students in forming action groups and lobbying for change in their educational establishments. LSE's environmental society, dealing with sustainability issues at LSE. Their recent achievement was to raise the reuse rate of coffee cups from 0.03% to 18% in 5 months.

**LSE Sustainable Futures Society**  
The Sustainable Futures Society is an environmental society focused on sustainability issues at LSE.

People and Planet University League

LSE ranked as a First Class University by environmental performance (2019)



Extracted from LSE sustainable plan, LSE 2030



2.8 Studies of campus quality

ZZA Responsive User Environments has undertaken serial research on student perceptions of LSE campus quality - in 2011, 2015 and 2019

LSE Campus Perceptions Report, ZZA Responsive User Environments, 2019

The report identified the relative priority that students place on increased greening to improve the campus environment. More greenery had also featured in their aspirations for campus improvements in ZZA’s 2015 research on Student Perceptions of Campus Quality. More outdoor amenity also registered as important.

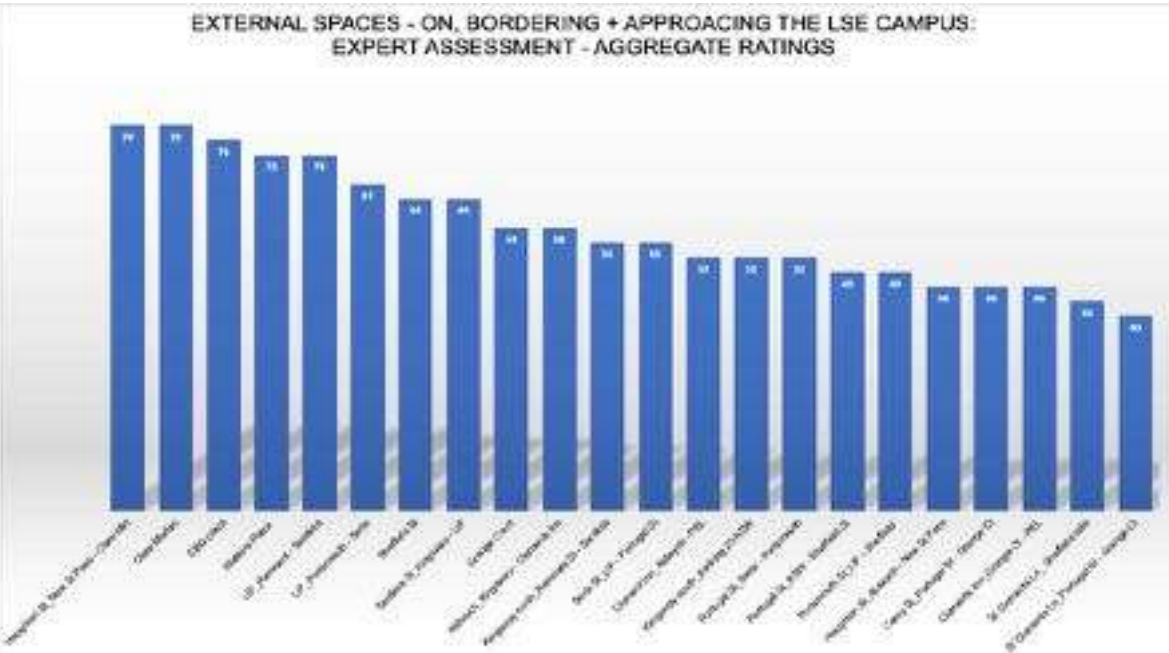
Expert Appraisal

In 2021 ZZA Responsive User Environments undertook a qualitative appraisal of all buildings and external zones on the LSE campus, aimed at bridging the gap between better and weaker campus infrastructure.

What one thing you'd do to improve the physical campus environment

Study space	15
More greenery	15
Outdoor amenity / identity	9
Nothing	9
Reduce construction impact	8
Navigation / access	6
Social / relaxation space	5
Upgrade / soften	4
Quiet space	4

Extracted from: LSE Estates: Student Perceptions of Campus Quality, ZZA Responsive User Environments, 2019



Extracted from 'Levelling Up Old and Newer Campus Space: Scope to Enhance User Experience, ZZA Responsive User Environments, 2021

Based on a systematic method of evaluating external campus by structured criteria, ZZA identified the zones benefitting from the most recent investment as the highest performing external spaces: Houghton Street from New Street passage to Clare Market, Clare Market, Centre Buildings Plaza, followed by Watkins Plaza, and the campus edges on edge on Lincoln's Inn Fields, the latter three zones having assets of spatial quality, clarity, amenity and greening.

Watkins Plaza

Though one of the higher performing spaces, Opportunities:

- Cleaning the paving and low wall
- Updating the informal furniture
- Improving the planting
- Installing overhead catenary lighting
- Creating a semi-sheltered place projecting extension to the Library to serve as a café supplementing the Library's current Escape zone.

Carey Street: Flanking the Library

Pedestrian passage along this route is compromised by several conditions. The pavement running along the back of the Library is in poor condition, the loading bay entrance Library's cuts across the pavement, and the footway narrows towards the south. In combination, these also create an unattractive outlook from the apartments opposite.

The signage on the corner of the Library Grange Court shows the route to the Old Building and Student Services via Portugal Street, rather than the more direct route that is now afforded via the Centre Building Plaza.



Sardinia Street: Kingsway to LIF

The trees on Sardinia Street frame the Sardinia Building well, but the view to the New Academic Building (NAB) on the opposite pavement is less engaging. Consider:

- Opening the entrance to Café 54 with access from Sardinia Street, and providing a clear view into the Shaw Café
- Stronger directional signage to the main NAB entrance.

Kingsway: South side flanking 20 Kingsway

The approach to 20 Kingsway from the Aldwych provides no indication of the building's entrance. Consider installing projecting signage displaying the LSE logo and building name.

Portugal Street: Sheffield Street to Kingsway

Pedestrian comfort is compromised by heavy trucks to / from the service yard behind the Old Building. Consider installing bollards along 20 Kingsway's frontage to protect and assure pedestrians.

Excerpts from appendix C of report to LSE Estates: Levelling up old and newer campus space, Scope to enhance user experience, ZZA Responsive User Environments, 2021

Clements Inn - Pethick-Lawrence to Grange Court

This calls for significant enhancement. Consider:

- Replacing the degraded, patched paving to create a congenial 'apron' to Fawcett and Pankhurst Houses
- Creating a free-standing 'kiosk' venue or projection to the buildings' existing lobby
- In any event, improving the existing seating, planting and external banners
- Introducing directional signage to the rest of the campus, including the CBG at the top of the steps
- Strengthening awareness of the lift access between Clements Inn to the higher level of Grange Court and the rest of the campus.



Houghton Street: Aldwych to Old Building

As a key gateway to the LSE, this calls for multiple enhancements, including signage to counteract the dominance of Santander bikes:

- The logo on the Centre Building facing this approach is higher than the logos on the Old Building and Columbia House. Consider aligning the levels
- Match the paving to the newly upgraded section of Houghton Street
- Consider introducing overhead catenary lighting to the whole of Houghton Street
- Aim to limit intrusive, high impact deliveries to New Street Passage to out of hours
- Screen the bins in New Street Passage.



2.9 Wider Strategic Context

Extracted from Street Guidance, Fourth Edition Rev A, 2019.

Since the first edition of the Public Realm Strategy document, there has been an increasing recognition of the importance of the public realm contributing to quality places and wellbeing. This has led to significant support from policy and a broader emphasis on high quality public realm.

It is our responsibility to create spaces people want to be. By improving the qualities of our streets we enrich our city. We allow opportunities for conversation, repose or even study.



"The purpose of this Streetscape Guidance is to set a high standard for the design of London's streets and spaces by applying best practice design principles. With imaginative application of the right materials and good craftsmanship, Transport for London (TfL) is working towards breathing new life into the public realm. Through better and bolder design, we intend to transform our streetscapes into welcoming places, creating a public realm and transport network fit for a globally competitive economy".\*



Healthy Streets for London

Extracts:

Prioritising walking, cycling and public transport

Our vision for the future of London is of a city where people choose to visit their local shops. A city where high streets are designed for people and the neighbouring streets are pleasant to be in; where people choose to take the bus instead of driving because buses are prioritised over other traffic. It is a city where essential delivery and service vehicles can get around efficiently, keeping everyone's lives running smoothly.

London can become a city where people choose to walk, cycle and use public transport more, bringing huge health and wellbeing benefits to everyone.

A sustainable city

Improving air quality is vital to making London's streets healthier. Air pollution affects the health of everyone in London and unfairly impacts on the most vulnerable people in our community.

Road transport is responsible for 50 per cent of the main air pollutants, so we have an important role to play in improving air quality.

Introducing more trees and greenery creates more attractive public spaces, increases biodiversity and helps to mitigate the impacts of air pollution.



**Pedestrians from all walks of life**

London's streets should be welcoming places for everyone to walk, spend time in and engage in community life.

People choose to walk, cycle and use public transport

Walking and cycling are the healthiest and most sustainable ways to travel, either for whole trips or as part of longer journeys on public transport. A successful transport system encourages and enables more people to walk and cycle more often. This will only happen if we reduce the volume and dominance of motor traffic and improve the experience of being on our streets.

**Clean air**

Improving air quality delivers benefits for everyone and reduces unfair health inequalities.

**People feel safe**

The whole community should feel comfortable and safe on our streets at all times. People should not feel worried about road danger or experience threats to their personal safety.

**Not too noisy**

Reducing the noise impacts of motor traffic will directly benefit health, improve the ambience of street environments and encourage active travel and human interaction.

**Easy to cross**

Making streets easier to cross is important to encourage more walking and to connect communities. People prefer direct routes and being able to cross streets at their convenience. Physical barriers and fast-moving or heavy traffic can make streets difficult to cross.

**Places to stop and rest**

A lack of resting places can limit mobility for certain groups of people. Ensuring there are places to stop and rest benefits everyone, including local businesses, as people will be more willing to visit, spend time in, or meet other people on our streets.

**Shade and shelter**

Providing shade and shelter from high winds, heavy rain and direct sun makes everybody use our streets, whatever the weather.

**People feel relaxed**

A wider range of people will choose to walk or cycle if our streets are not dominated by motorised traffic, and if pavements and cycle paths are not overcrowded, dirty, cluttered or in disrepair.

**Things to see and do**

People are more likely to use our streets when their journey is interesting and stimulating, with attractive views, buildings, planning and street art and where other people are using the street. They will be less dependent on cars if the shops and services they need are within short distances so they do not need to drive to get to them.

Source: Curry Saunders

Healthy Streets for London | 11

\* The full report is the 'Street Guidance' - Fourth edition, by Transport for London, 2019 Rev 1.

\* Extracted from The full report 'Healthy Streets for London' - First edition, by Transport for London, 2017.



2.10 Street Furniture

A family of elements defines the LSE campus. These include the red LSE logo, which can be found on all LSE buildings, wayfinding signage, bollards, Sheffield hoops, and recycling bins. These elements are part of the WCC suite of elements used elsewhere.

LSE campus has unique street furniture, signage, and lighting elements agreed with WCC.



Left: the iconic City of Westminster Grey Wornum lanterns and the bespoke LSE Blue feature lights are being phased out. In their place, wall, canopy, or street furniture mounted iGuzzini lighting will be installed as defined in the lighting strategy.



Site Photograph, MCMA, 2021



Distinctive LSE red signage is consistent across the campus.

Sculptural benches and planters together can help reduce clutter. This creates spaces for people to gather, talk and study.



Site Photograph, MCMA, 2021

A consistent, but nuanced palette is recommended that fits the local context, while still following the wider City policies. Spaces are more successful when the family of elements considered holistically.

For example, the bins on Houghton Street (pictured far-right) are located between tree planters. They're a dark colour, similar to the signage and tree planters.

However, in John Watkins Plaza, the placement of the benches seems random (pictured near right).

John Watkins Plaza has become cluttered with too much street furniture (also shown below)

The space needs a plan that considers the family of street furniture and is laid out in a coordinated way.



Site Photograph, MCMA, 2021



Site Photograph, MCMA, 2021



2.11 LSE Policy documents

2.11.1 Wayfinding and Signage

In 2008 LSE changed its wayfinding and signage strategy to create a more coherent campus with a strong identity through internal and external signage.

The strategy has been rolled out, but some spaces would benefit from being less cluttered so that wayfinding and signage can be more effective.

New technologies, like augmented and extended reality, could be used to improve the wayfinding maps on campus. For example, Google 'Live View' could be used to overlay the maps onto the surroundings.



Images and Strategy, fwdesign, 2008



01

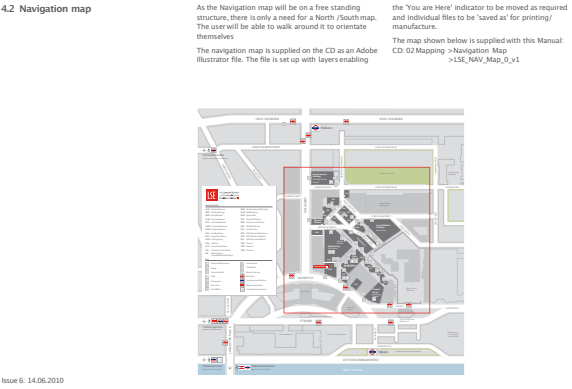
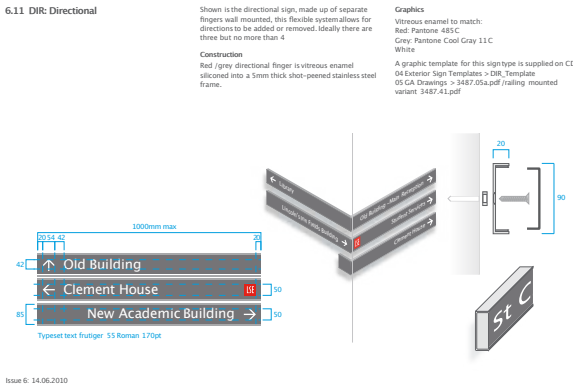
Significant steps have been made to improve how people find their way around the campus.

Efforts need to continue to focus on removing incongruous legacy signage.

- 01 Red cube wayfinding map
- 02 Wall mounted signs identify LSE buildings
- 03 Wayfinding arrows pointing to LSE buildings alongside uncoordinated signage
- 04 Uncoordinated signage, should be updated with recent changes
- 05 Variant of LSE signage
- 06 Wayfinding above fly-posters on service cabinet and unused external wind resistant poster pavement sign.



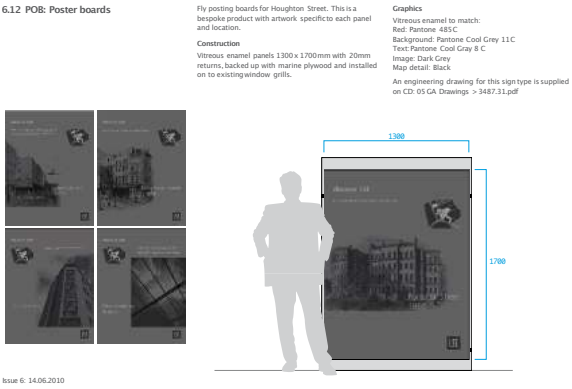
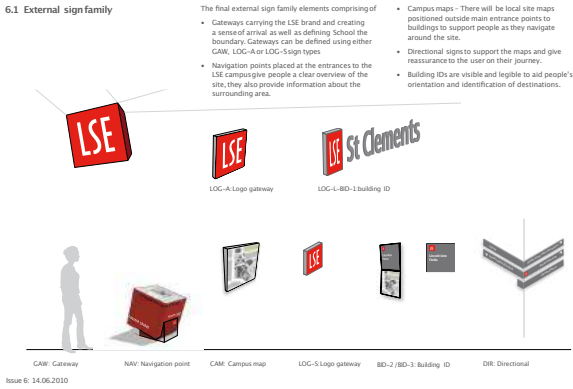
02



03



04



Images and Strategy, fwdesign, 2008



05



06

Images and Strategy, fwdesign, 2008



2.11 LSE Policy documents

2.11.2 Lighting Strategy

The Spiers and Major lighting strategy was prepared as part of the Centre Buildings development in 2018, to define a new lighting strategy that would improve the quality of the campus at night.

The first phase was completed with the Centre Buildings development in 2019.

The fittings are low energy, iGuzzini Teka.

Wall mounted lights will be used on narrower streets to reduce the clutter in the public realm.

Feature lighting may be increased in public spaces to add interest and character to the area.

- The strategy included the following goals:
- Create a safe and secure environment
  - Help to define the identity of key buildings and urban rooms after dark
  - Improve the night-time character and ambience
  - Enhance the pedestrian experience for students and other visitors
  - Create a more human scale to the street and amenity lighting
  - Improve the legibility of the site so people can find their way around
  - Provide a campus-wide lighting strategy



iGuzzini Teka street light, <https://www.iguzzini.com/street/>



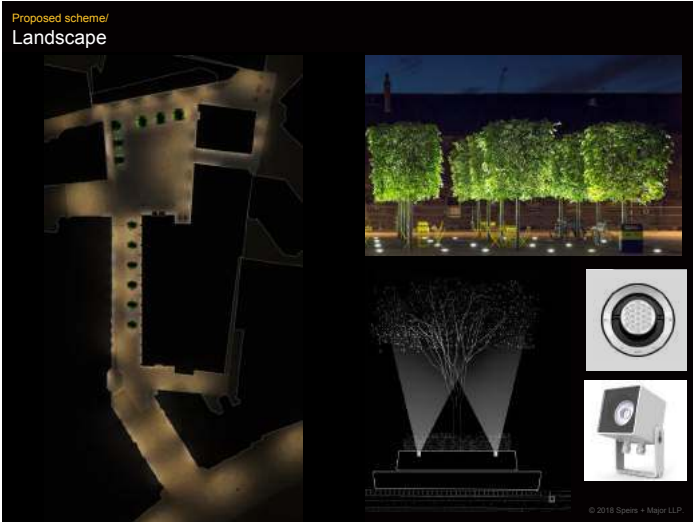
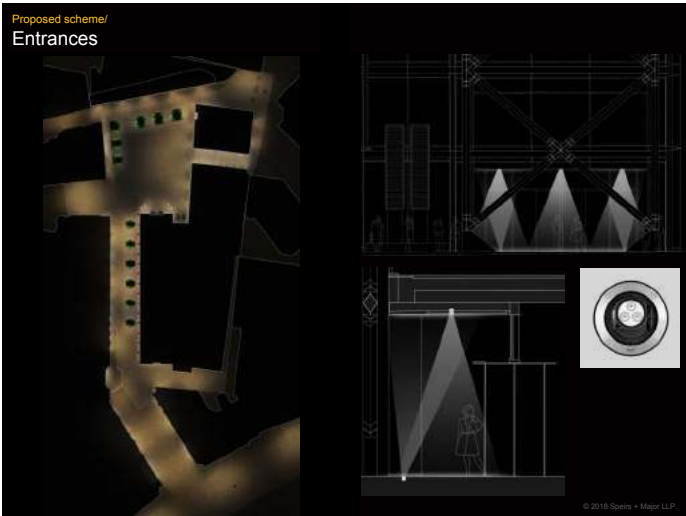
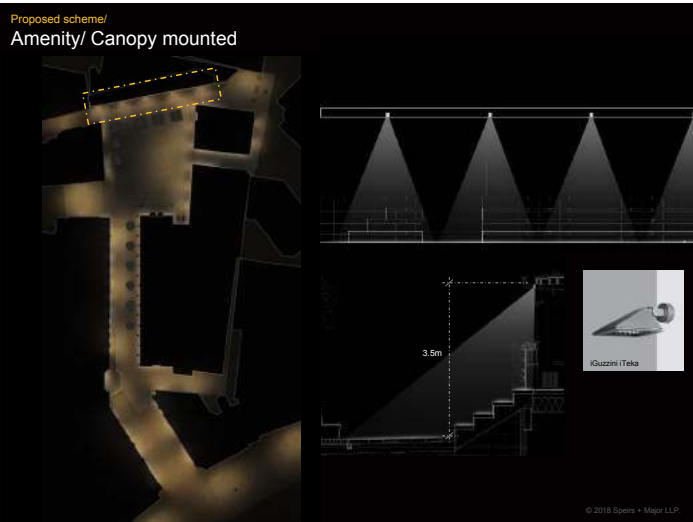
iGuzzini street light in use,



iGuzzini street light in use,

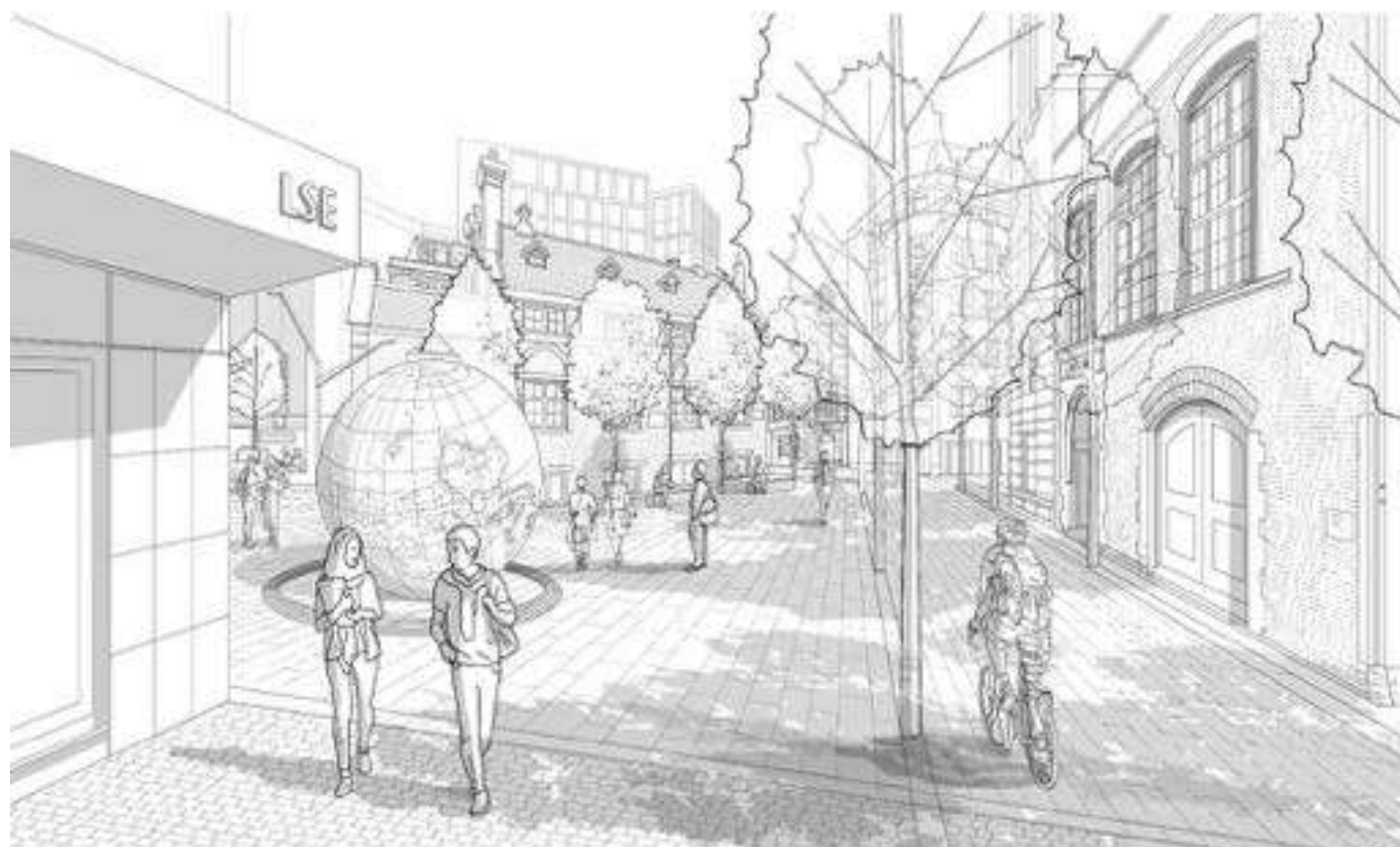


Images, Spire and Major



Images, Spire and Major





Street Perspective, Adriette Myburgh

Status: Sketch prepared as part of visioning and strategy to illustrate potential pedestrianisation to Portugal Street.

View: View looking east along Portugal Street, at the junction with Sheffield Street and Clare Market.

## 3. Analysis

Campus changes since 2013, summary of audit and prioritisation to improve the public realm



## 3.1 Existing Movement and Key Spaces

Since the first edition of the Public Realm Strategy in 2013, several major buildings have been completed. These new buildings and notable public realm projects have had a transformative impact on the campus.

With 12,500 students now enrolled, pedestrians dominate much of the movement through the campus. There are also cycle parking and docking stations for Santander bikes across the campus.

The character of LSE is shaped by its streets and spaces. The whole is greater than the sum of the parts.



Photo caption: The unveiling of the 'World Upside Down' by Mark Wallinger RA in 2019, is an example of the civic value of the spaces between the buildings.

## 3.2 Analysis | Prioritisation of public realm improvements

The analysis section of this report identifies and prioritises the works required to complete the improvements LSE has made to the public realm over recent years.

The audit in Appendix A has been updated from 2013. We have used the information to prioritise the areas needing work and to note where works have already been carried out, including places that need further maintenance. A summary of these areas shows significant capital works at the start of the section. And an annotated plan shows completed works.

The audit work is then further summarised and presented as a series of plans, which show the LSE within the broader city setting as diagrams A-H.

### A. Quality of public realm 2021

This is a qualitative analysis of the public realm. High quality means that an area has a clear and coherent surface treatment and other factors which contribute to the quality of the external environment, such as:

- a lack of clutter
- good lighting
- trees and planting
- bins
- bike racks
- seating
- signage

### B. Density of tree planting

Mature trees in streets and parks help to give London its character. High-density tree planting will connect LSE's University Quarter to its surrounding areas of Lincoln's Inn Fields, Aldwych and the Strand, and the broader setting of London.

### C. Quality of green infrastructure

Green infrastructure brings together several aspects of planting, including green roofs and walls, planters, window boxes, and trees.

### D. Public art

The art in the University Quarter gives it its distinctive character. There are two types of installation: art deeply connected to its physical and conceptual setting and art less specific to its location that could move to allow better access.

### E. External social learning

After getting feedback from students, we looked at the areas they use the most in the University Quarter. The external social learning diagram highlights these areas.

### F. Active frontages

The active frontages diagram highlights the buildings contributing to the street scene, offering passive surveillance, a safer environment, and gives a street presence to the activity of the University.

### G. Paving material audit

The paving material audit provides a high-level summary of the materials used across the University Quarter.

### H. Logistics

### I. EDI (Access)

### J. Combined analysis diagram

The combined analysis diagram shows the areas to be addressed by combining the analytical plans a-g.

### K. Spaces to be addressed

The prioritised public realm diagram provides a simplified view of areas of the public realm where works are required.

### L. Summary of proposed public realm works

The summary provides a space-by-space schedule of planned works.

### M. Phasing timeline

The phasing timeline shows when the different parts of the planned works will happen.



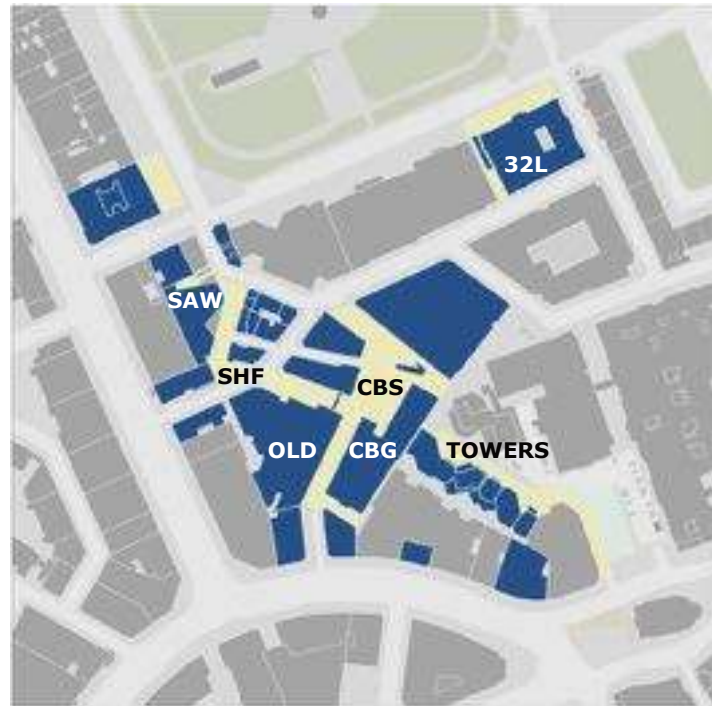
3.3 Completed Capital Works and Associated Public Realm

The LSE has invested in a significant number of capital projects over the past twenty years.

The diagrams below show the capital development, since the turn of the Millennium, and the associated public realm projects drawn to date.



2000-2009



2010-2019



2020-2022

- Selected major capital projects**
- 2001 LRB - Lionel Robbins Building - Foster + Partners
  - 2003 JWP - John Watkins Plaza and Cafe - MJP
  - 2008 NAB - New Academic Building and - Grimshaw
  - 2011 OLD - Old Building Reception - Design Engine
  - 2012 TOWERS - Clements Inn - ArchitecturePLB
  - 2013 32L - Former Land Registry - Jestico Whiles
  - 2014 SAW - Saw Swee Hock Student Centre - O'Donnell Tuomey
  - 2014 SHF - Sheffield Street pedestrianisation and public realm
  - 2019 CBG - Centre Buildings - Rogers Stirk Harbour + Partners
  - 2019 CBS - Centre Building Square - Hard landscaping Houghton
  - Street, Clare Market and creation of new Public Square
  - 2021 MAR - Marshall Building - Grafton Architects
  - 2022 PMS - Portsmouth Street pedestrianisation

Capital Works Diagrams, Public Realm Strategy 2013, FCBS

3.4 Completed Works to Public Realm to End of 2021



Completed Works Diagrams, Public Realm Strategy, FCBS, 2013

- 1. Clare Market**  
No works proposed. Improvement to the quality of junction on Portugal Street required.

**3. Centre Building Square**  
No works proposed.

**3. Houghton Street**  
North of old building entrance, no works proposed.

**4. Lincolns Inn Fields**  
No works proposed.

**5. 32 Lincolns Inn Fields**
- No works proposed.

**6. NAB forecourt**  
No works except minor repairs.

**7. Portsmouth Street**  
Pedestrianisation works as part of Marshall Building. No works proposed after completion.

**8. St Clement's Lane (East)**  
No works proposed, as this was part of the Centre Building Square.

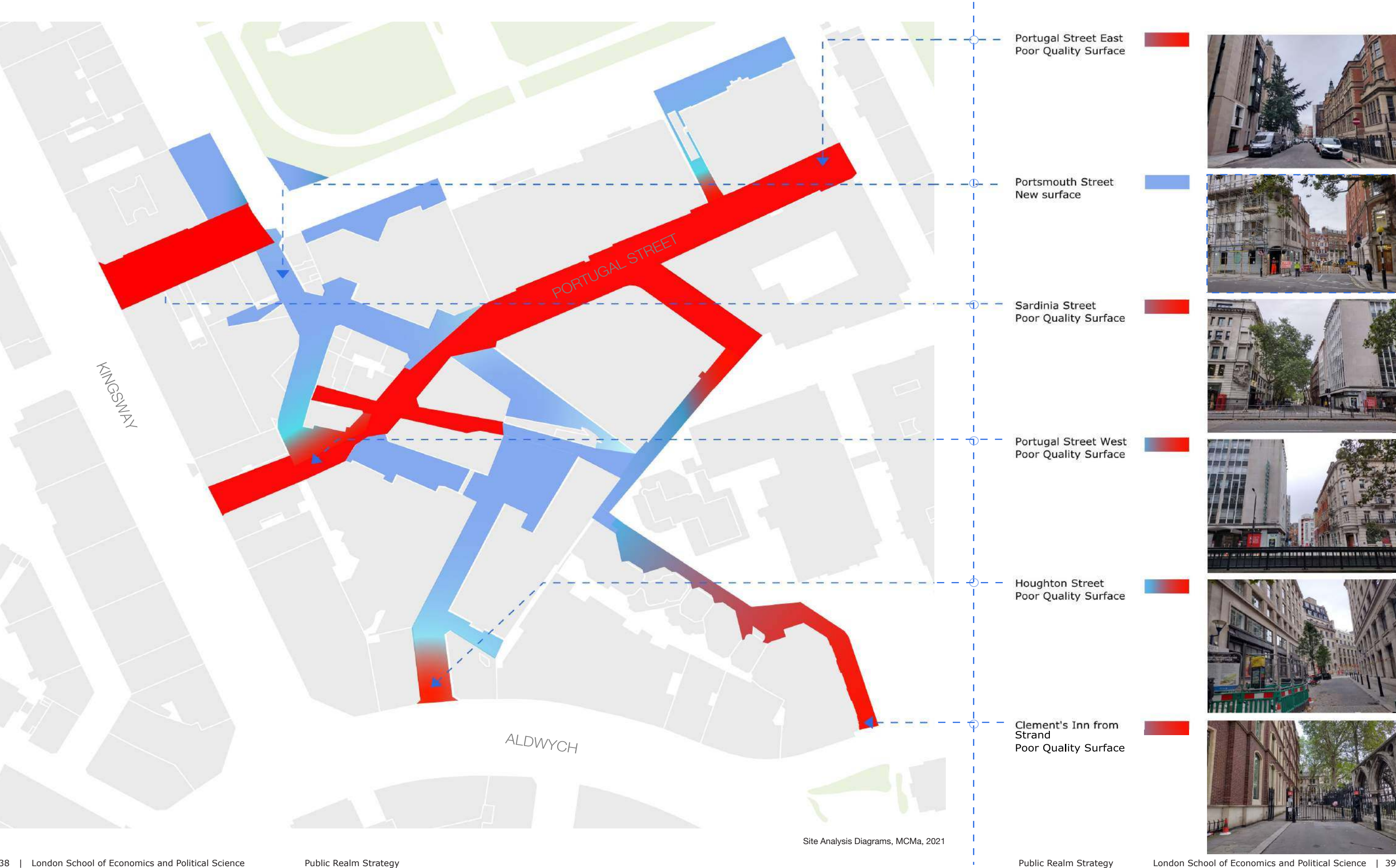
**9. Sheffield Street**  
Sheffield Street was pedestrianised as
- part of the comprehensive redevelopment of the See Saw Hock, Student Centre. There are signs of wear and tear on the bespoke seating and lighting. Recent additions of cycle parking detract from the coherent design and use of the space. York Stone across Portugal Street could be extended.

**10. Marshall Building onto Lincolns Inn Fields**  
No further works proposed after completion.

Refer to Appendix A for audit.

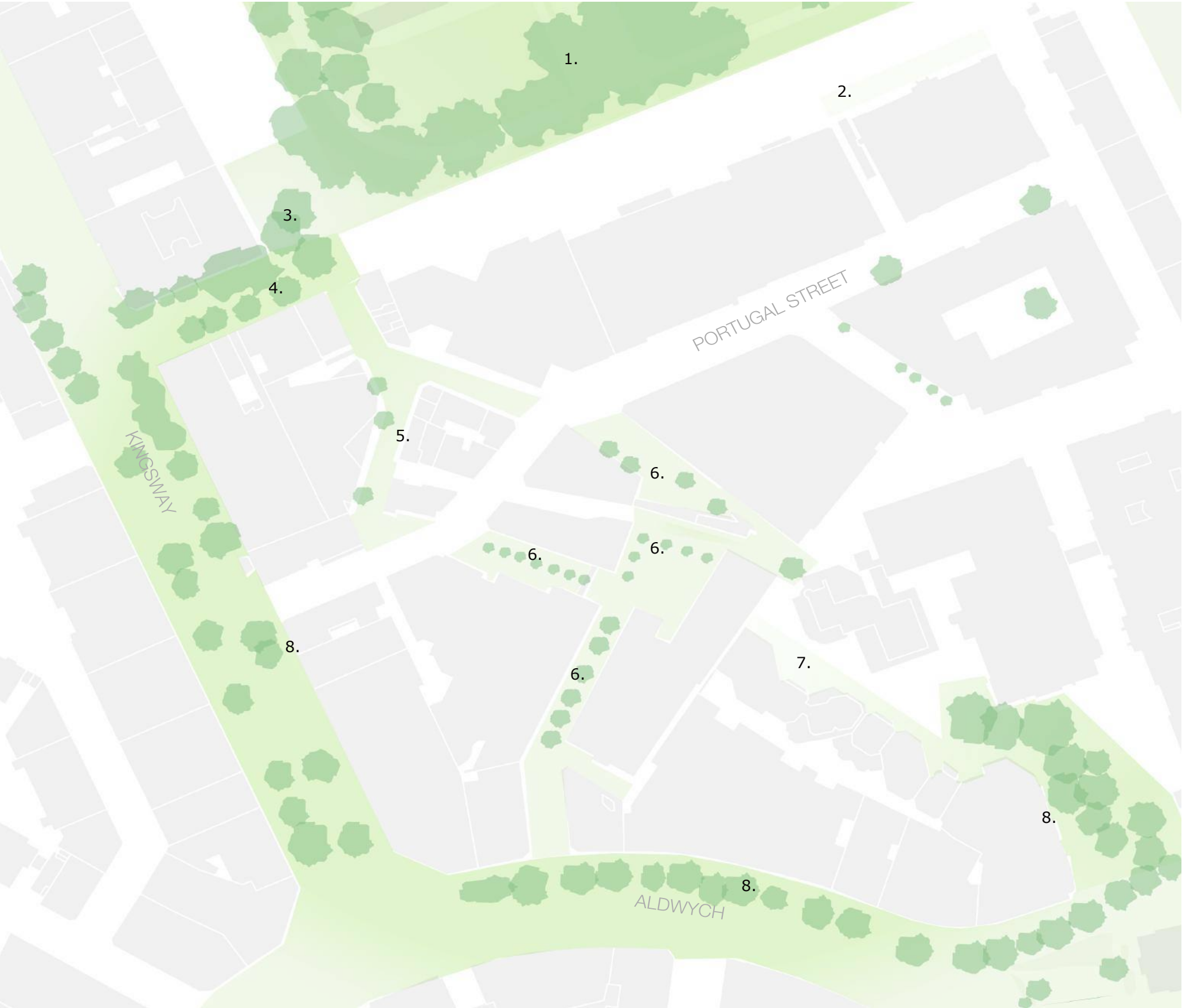


3.5.A Quality of existing public realm 2021






3.5.B. Density of tree planting



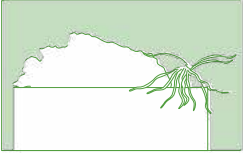
Site Analysis Diagrams, MCMa, 2021

High density planting      Low density planting

1.



2.



3.



4.



5.



6.



7.



8.



Lincoln's Inn Fields

Plane trees

32 Lincoln's Inn Fields

Bespoke Planters

New Academic Building Forecourt

Small Planters

Sardinia Street

Plane trees

Sheffield Street

Trees in bespoke planters

John Watkins Plaza, Clare Market,  
Centre Building Square, Houghton Street

Trees in bespoke planters

Cement's Inn

Bespoke planter along wall

Cement's Inn, Aldwych, Kingsway

Plane trees



3.5.C. Quality of green infrastructure



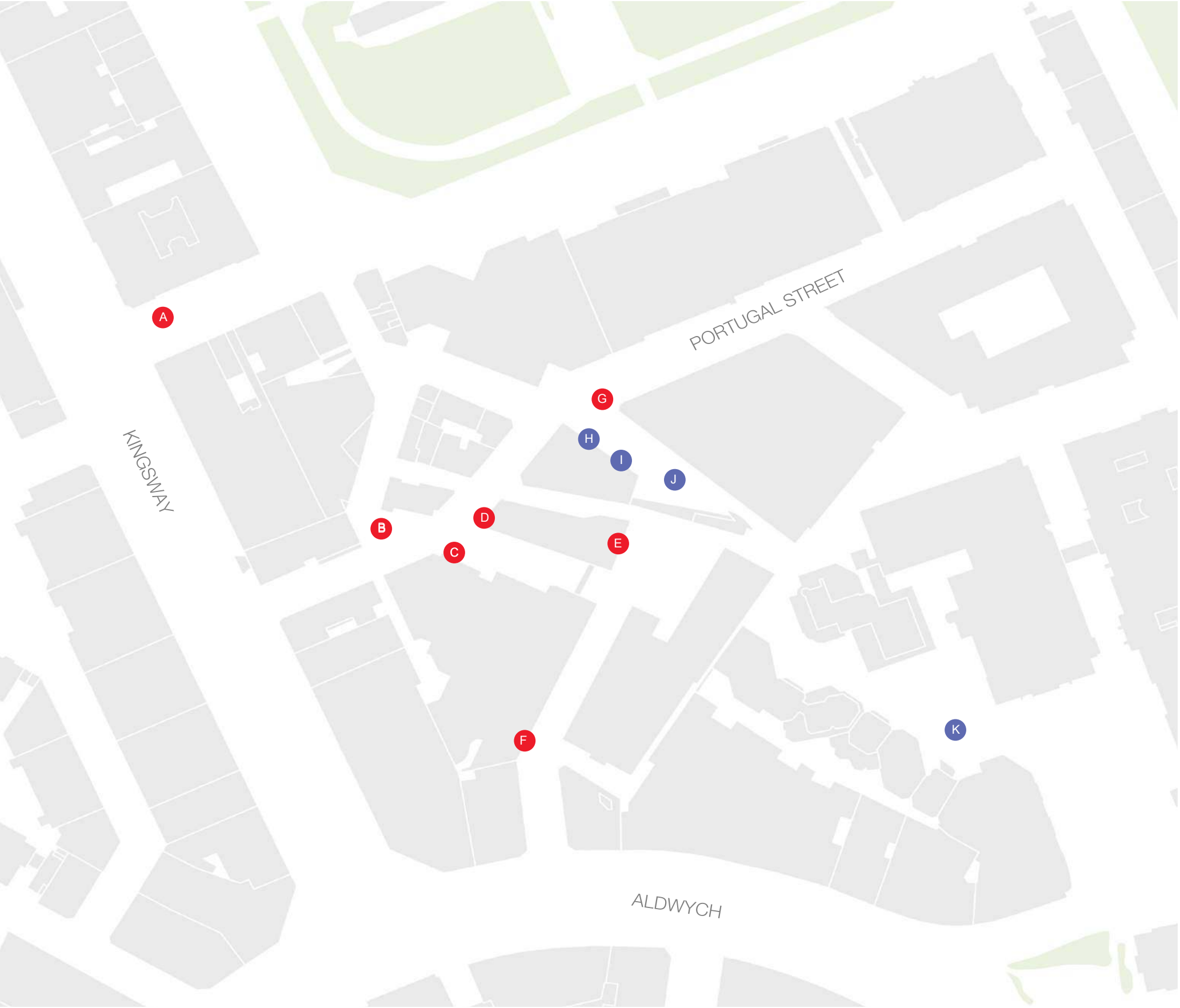
Key

- Window Boxes  
Window boxes with plants along building
- Planters
- Long Planters
- Planting Boundary Wall
- Green Roofs
- Roof Terraces
- Trees
- Planter with Tree

Site Analysis Diagrams, MCMa, 2021



3.5.D. Public art



Site Analysis Diagrams, MCMa, 2021

Site Specific

Sardinia Street

'Square the Block'  
Richard Wilson RA,  
2009

Sheffield Street

'The World Turned  
Upside Down'  
Mark Wallinger,  
2019

Clare Market

Bas Reliefs  
ES Frith, 1933

Portugal Street/  
Clare Market

Mural Harry Warren  
Wilson, 1961

Centre Building  
Square

'Spectra' Tod  
Hanson, 2020

Houghton Street

'Final Sale' Recycle  
Group, 2015

Lionel Robbins  
Building

'Blue Rain' by  
Michael Brown,  
2009

A

B

C

D

E

F

G

Movable

John Watkins  
Plaza

'Baby Tembo'  
Derrick Hudson,  
2002

John Watkins  
Plaza

'Penguin'  
Yolanda  
vanderGaast,  
2005

John Watkins  
Plaza

'Equus' Edwina  
Sandys, 2005

Clement's Inn

Three Fates  
Morton Katz,  
2003

H

I

J

K



3.5.E. External social learning



Site Analysis Diagrams, MCMa, 2021

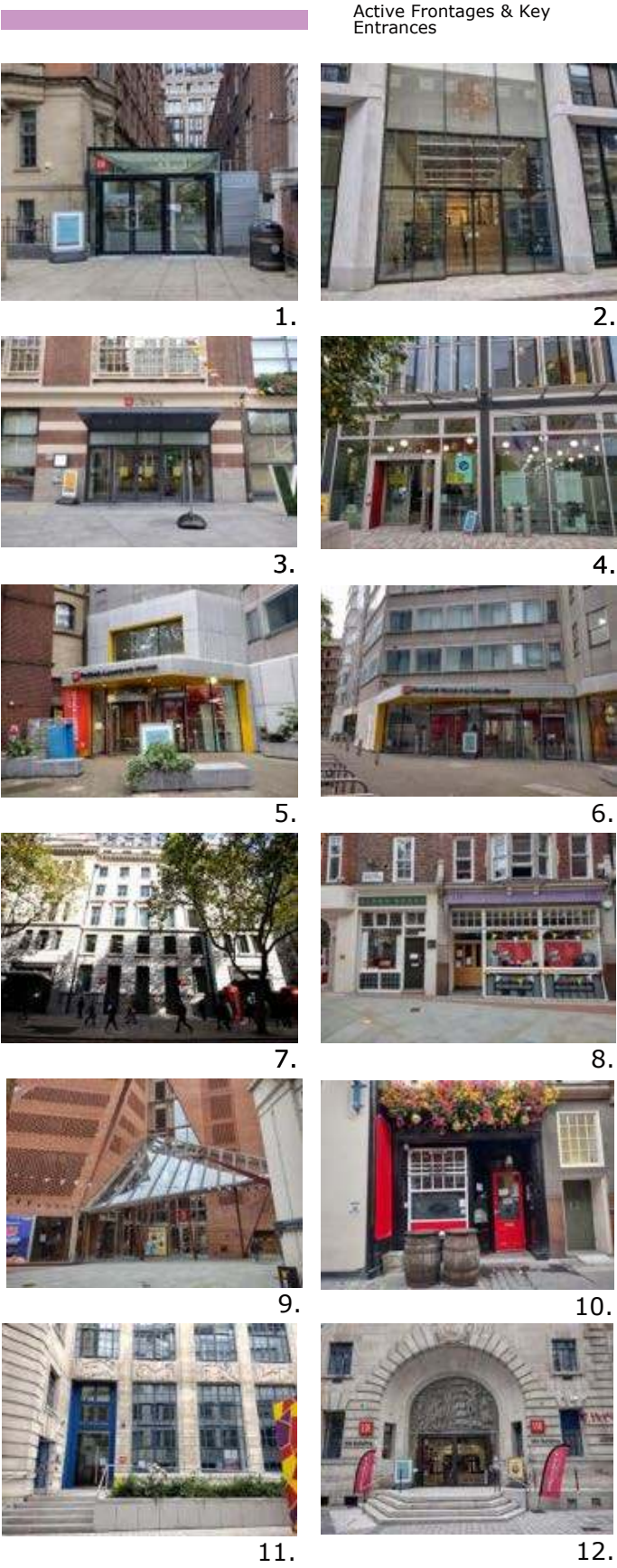
1	32 Lincoln's Inn Fields Timber Benches	
2	New Academic Building Forecourt: Tables and Benches	
3	Sheffield Street: Bespoke Seating	
4	John Watkins Plaza Timber Tables	
5	Centre Buildings Square Bespoke seating and steps	
6	Clare Market, Houghton Street Timber Benches	
7	Clement's Inn Bespoke Seating	
8	Portsmouth Street / Marshall Building Cafe tables and chairs	



3.5.F. Active frontages



Site Analysis Diagrams, MCMa, 2021

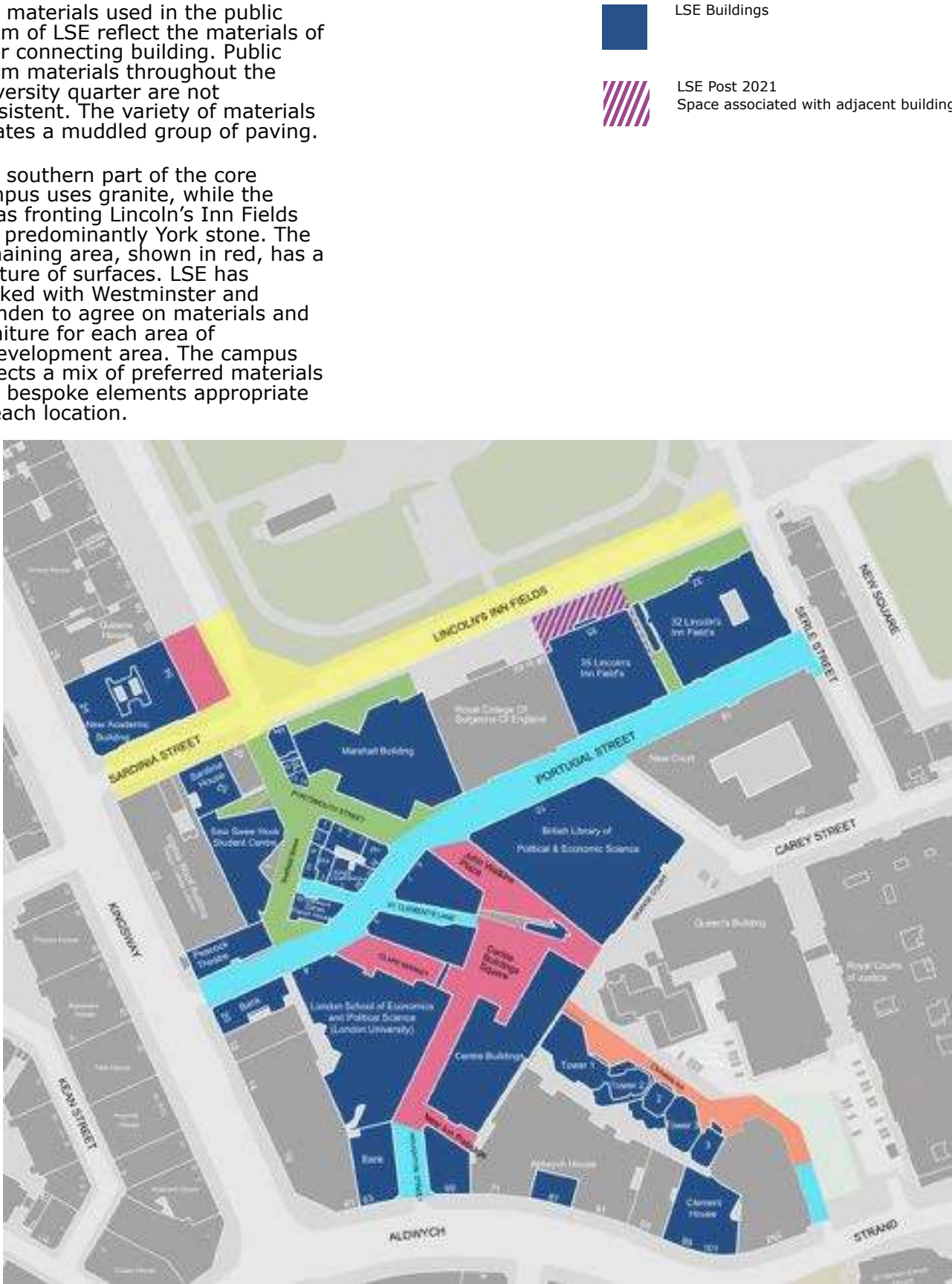




3.5.G. Paving material audit

The materials used in the public realm of LSE reflect the materials of their connecting building. Public realm materials throughout the university quarter are not consistent. The variety of materials creates a muddled group of paving.

The southern part of the core campus uses granite, while the areas fronting Lincoln's Inn Fields use predominantly York stone. The remaining area, shown in red, has a mixture of surfaces. LSE has worked with Westminster and Camden to agree on materials and furniture for each area of redevelopment area. The campus reflects a mix of preferred materials and bespoke elements appropriate to each location.



Material Audit, Public Realm Strategy , FCBS, 2013

- LSE Buildings
- LSE Post 2021 Space associated with adjacent buildings

- LSE Paving Variant Granite



- Mixed Surfaces



- LSE Paving Variant York stone



- Lincoln's Inn Fields Consistent edge



- LSE Paving Variant Bonded Gravel





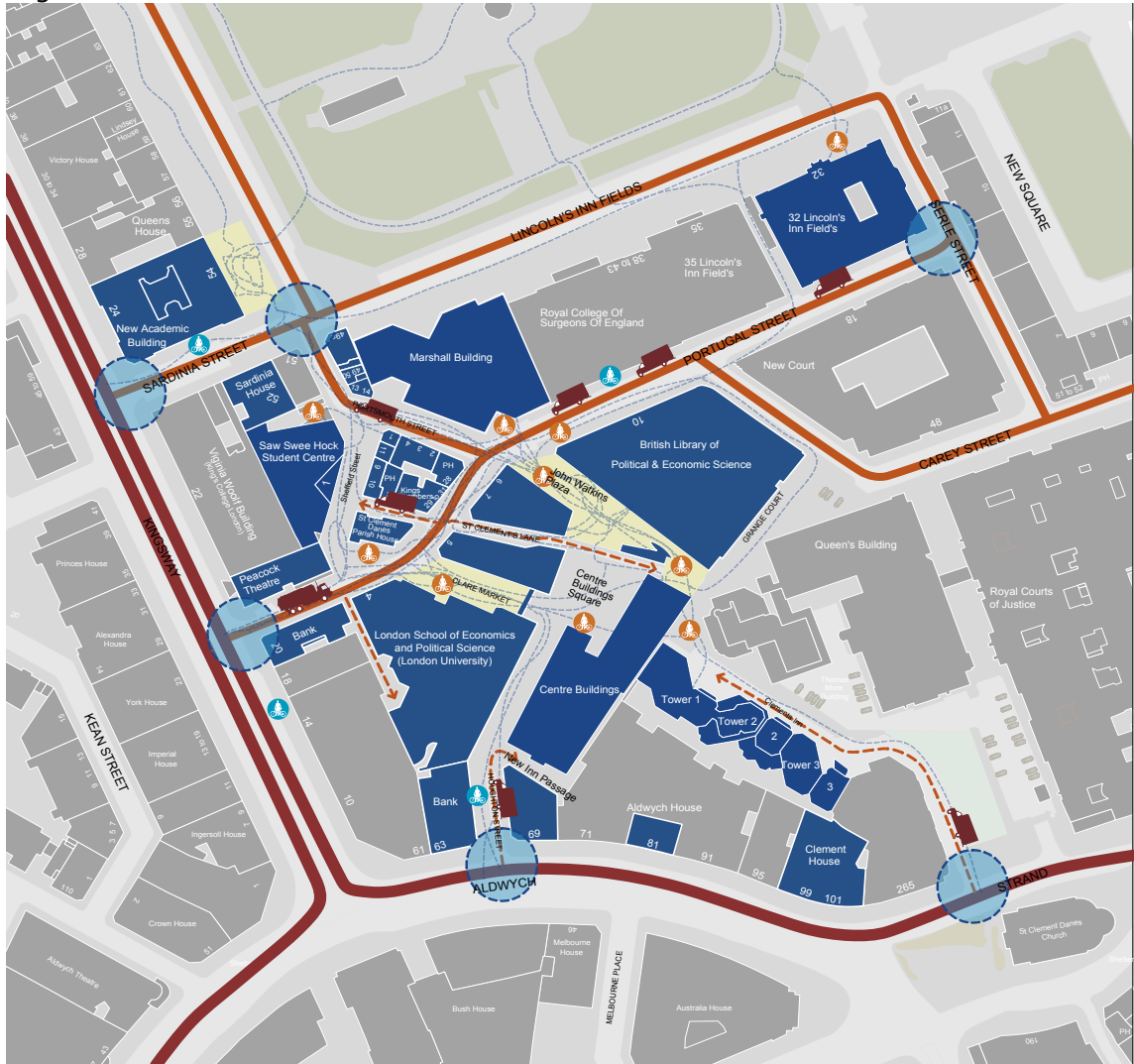
3.5.H. Logistics

The servicing and logistics of running the LSE Estate requires careful planning. We have updated the 2013 logistics plan to take account of the changes in the years. On the page opposite we include extracts from LSE Campus Facilities, Student Handbook, 2021 which includes:

- Waste and recycling points
- Transport
- Social and green spaces
- Food and drink
- Study and IT spaces
- Shops, Banks and post offices

The introduction of new, clear and comprehensive physical and digital way finding is needed.

- LSE Buildings
- Gateway to LSE core campus
- Boulevard (Kingsway/Aldwych)
- Secondary Route
- Tertiary Route (Service access)
- Pedestrian movement
- Waste Access
- Service/Delivery Access
- Cycle Parking
- Santander Bikes



Logistics Study, MCMa, 2022



Campus Facilities, Student Handbook, LSE, 2021



3.5.I. EDI (Access)

Equity, Diversity and Inclusion in the built environment.

How we can design for all? By designing with the use of surfaces, colour, pictographic way finding, calming visuals and sensory planting to make the LSE campus inclusive for all. Allowing the public space that is comfortable for all.

Following our research into designing for all, we should follow a series of principles to allow for the best possible space for international students who make up 70% of the LSE population. A space that will be essential for everyone. An Equality.Impact.Assessment (E.I.A) has been carried out to consider the implications of public realm design on different groups of staff and students, and consider if there are ways the design can proactively advance equality.



Explore LSE 2030, Portfolio, 2022

The LSE are committed to carrying out a full accessibility audit of external public realm, to inform the design development stage of any future project. Design for all criteria should be inherent in the design process in any future project.

Design for All criteria

**Respectful:** it should respect the diversity of users. Nobody should feel marginalised and everybody should be able to access it.

**Safe:** it should be free of risks to all users. This means that all elements forming part of an environment have to be designed with safety in mind.

**Inclusion:** Everyone should feel comfortable and welcome.

**Healthy:** it should not constitute a health risk or cause problems to those who suffer from certain illnesses or allergies. In addition, it should promote healthy use of spaces and products.

**Functional:** it should be designed in such a way that it can carry out the function for which it was intended without any problems or difficulties.

**Comprehensible:** all users should be able to orient themselves without difficulty within a given space, and

therefore the following are essential:

**Clear information:** use of icons that are common to different countries, avoiding the use of words or abbreviations from the local language which may lead to confusion.

**Spatial distribution:** this should be coherent and functional, avoiding disorientation and confusion.

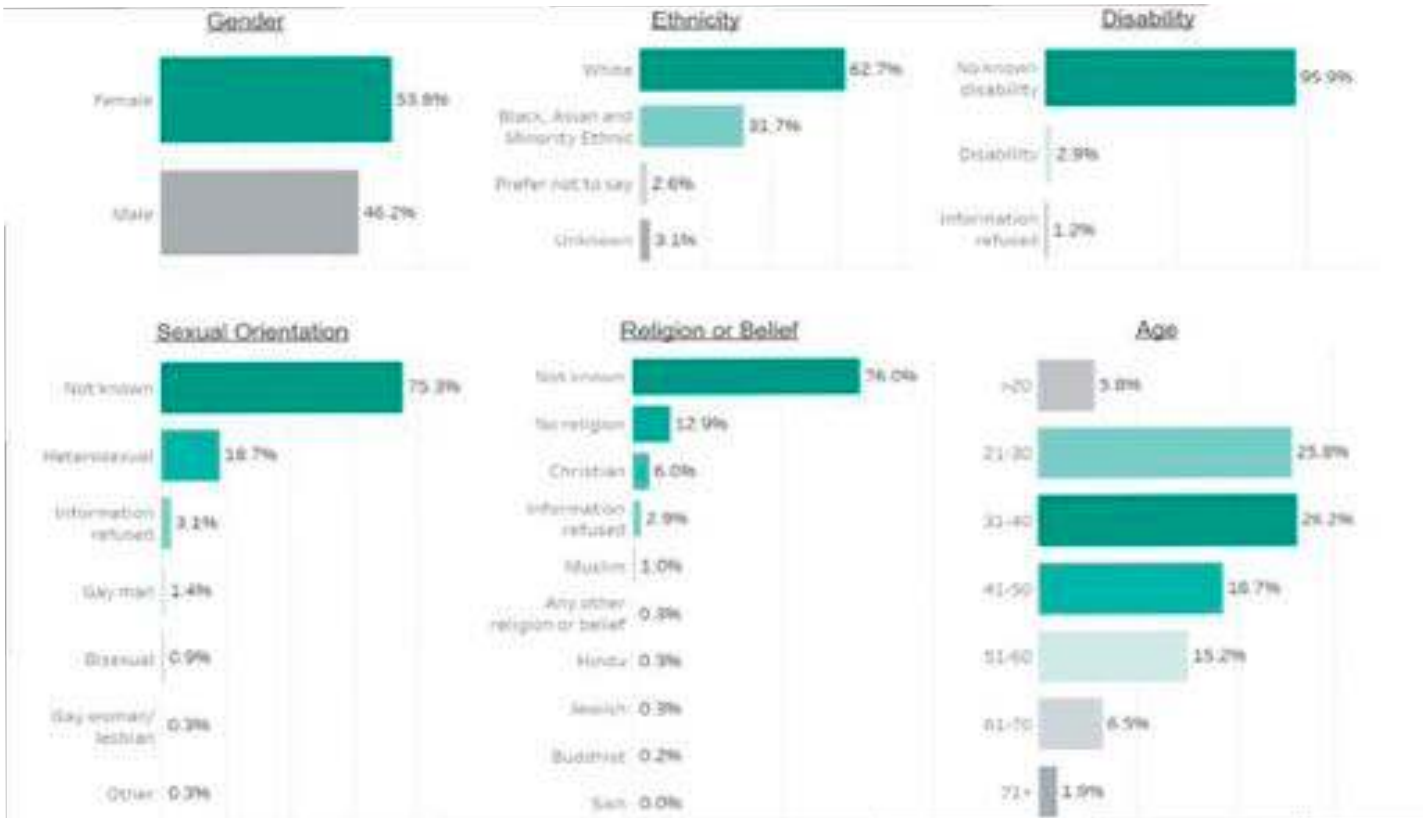
**Sustainable:** misuse of natural resources should be avoided to guarantee that future generations will have the same opportunities as us to preserve the planet.

**Affordable:** anyone should have the opportunity to enjoy what is provided.

**Appealing:** the result should be emotional and socially acceptable but always bearing in mind the seven precedent criteria.

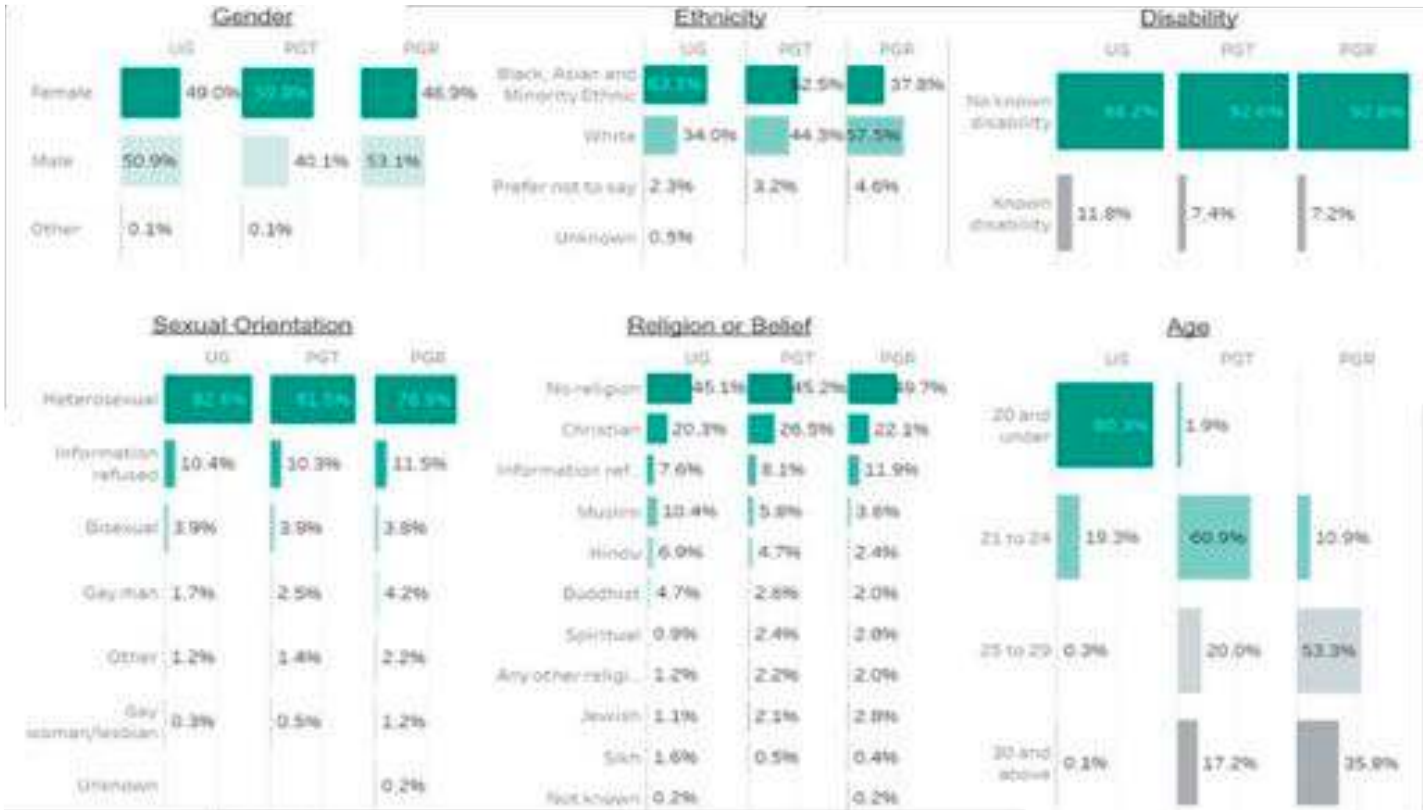
Elements from Design for All is design tailored to human diversity, Global Commitment towards a Society for All, Fukuoka, 2012

Overview of LSE staff demographics 2019-20



Annual report on Equity, Diversity and Inclusion (EDI) at LSE, 2019-2020

Overview of LSE student demographics 2019-20



Annual report on Equity, Diversity and Inclusion (EDI) at LSE, 2019-2020



3.5.J/K Combined Analysis Diagram



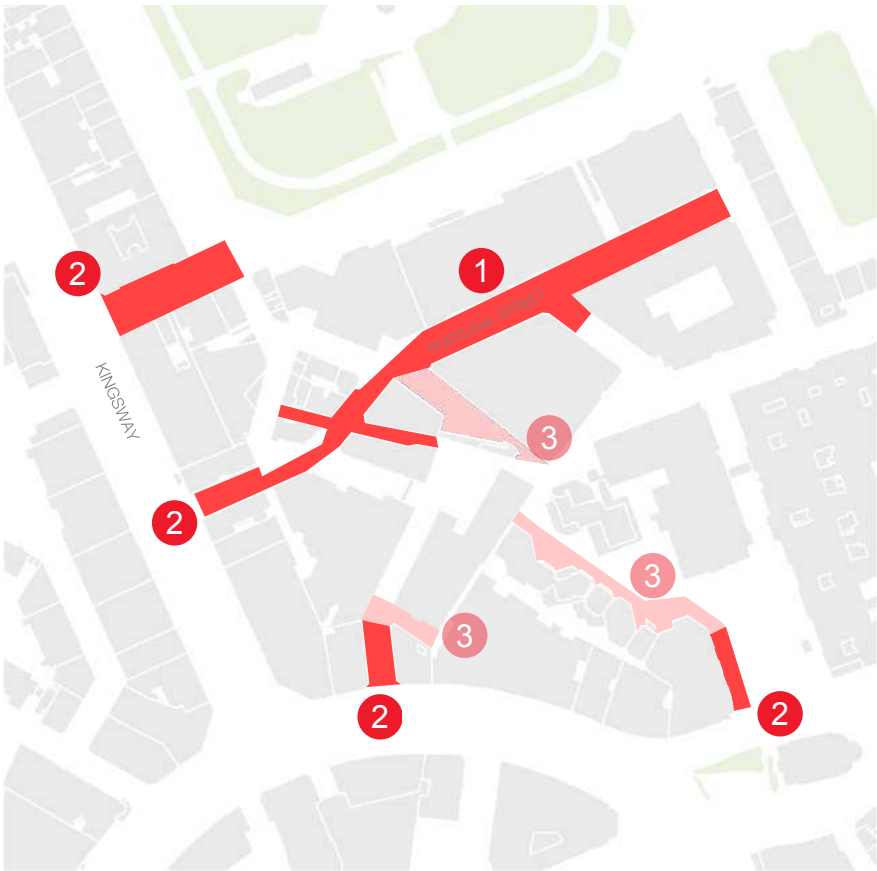
Left: Combined analysis from previous pages A-E, highlighting the The quality of the external environment is analysed in the previous pages a-e. This information is overlaid to demonstrate levels of quality of space.



Below: K. **Prioritised public realm to address**

The combined analysis reveals critical parts of the public realm that need improvement.

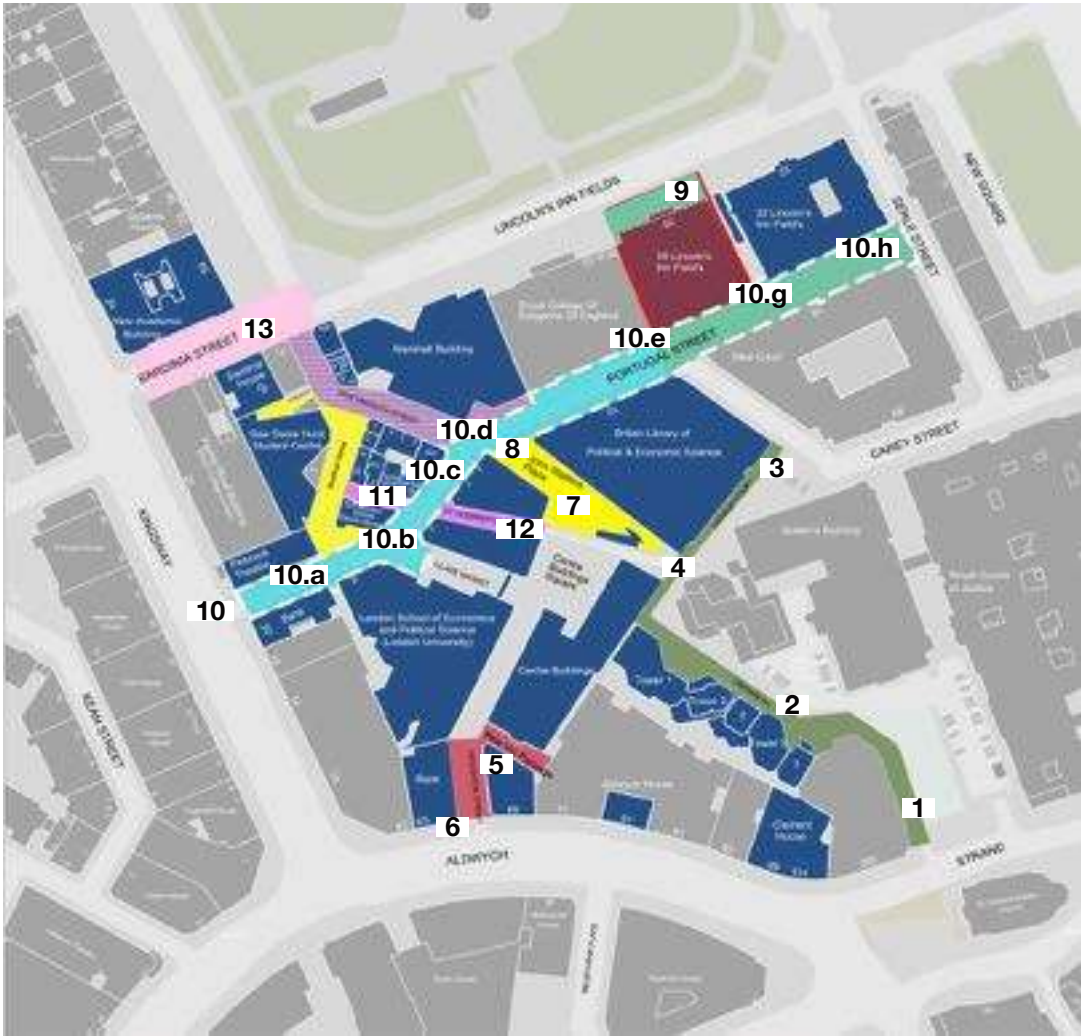
1. Portugal Street - connect the north and south areas of the University Quarter, to encourage people use of the public realm.
2. Entering the LSE University Quarter. The threshold of the LSE University Quarter should be understated but subtly express the institution's values.
3. Repairs, maintenance and improvements.Find descriptions of repairs, maintenance, and improvements on the next page.





3.L. Summary of the public realm audit - planned works

<p><b>1. Clements Inn</b> - East entrance from Strand.</p> <p>Opportunities for improvements to this key campus threshold include:</p> <ul style="list-style-type: none"><li>• Better lighting, signage, and way finding</li><li>• Improved paving materials</li><li>• Subtle marking of the campus entrance</li><li>• Major decluttering</li><li>• Consider the relationship with St Clement Danes pocket park to the south</li></ul>	<p>This cluttered space is showing signs of wear and tear.</p> <ul style="list-style-type: none"><li>• Relocate the public art</li><li>• Plant trees should be in planters to co-ordinate campus planters</li><li>• Unsightly bike and bin store at the southern end to be resolved</li></ul>
<p><b>2. Clements Inn</b> The west and central areas, adjacent to Pankhurst and Fawcett towers.</p> <ul style="list-style-type: none"><li>• The surface showing shows signs of wear</li><li>• Lighting could be re-considered</li><li>• Planting could be better</li><li>• Bollards are now unnecessary</li><li>• Relocate three fates of public art</li></ul>	<p><b>8. John Watkins Plaza north</b> The highly used crossing across Portugal Street to John Watkins plaza needs to be clearly defined.</p> <ul style="list-style-type: none"><li>• Provide space for university activities</li><li>• Resolve the material change from granite to York stone.</li></ul>
<p><b>3. Grange Court</b></p> <ul style="list-style-type: none"><li>• A well-used route</li><li>• Needs better quality materials</li></ul>	<p><b>9. 35 Lincolns Inn Fields</b> Works proposed as part of redevelopment of the site.</p>
<p><b>4. Grange Court junction with St Clement’s Lane and the level change with John Watkins Plaza.</b></p> <ul style="list-style-type: none"><li>• Opportunity for a creative design for a pocket park</li><li>• Address the level change, storage, and unsightly tank barrier/tree planters</li></ul>	<p><b>10. Portugal Street</b> We have shown Portugal split into two sections, east and west. However, the Public Realm Strategy breaks the road into a series of smaller design challenges. We have categorised these challenges from the west:</p> <p><i>10.a Portugal Street</i> <i>The threshold from Kingsway, adjacent to Peacock Theatre.</i></p> <ul style="list-style-type: none"><li>• The materials used in this area are of poor quality and in poor condition. The overall quality is below that of the other areas on campus.</li><li>• Opportunity to mark the threshold.</li></ul> <p><i>10.b Portugal Street</i> <i>The intersection of Clare Market and Sheffield Street around 'The world upside down' and between Parish Hall and Old building.</i></p> <ul style="list-style-type: none"><li>• Proposal to extend the York stone towards Old Building to create a coherent Urban Room. This area could display some of the public art, currently lost in other spaces.</li></ul> <p><i>10.c Portugal Street</i> <i>St Clement’s Lane and pubs.</i></p> <ul style="list-style-type: none"><li>• De-clutter and create spill out space for social groups.</li></ul> <p><i>10.d Portugal Street</i> <i>Portsmouth Street and John Watkins Plaza junction, also highlighted as 6.a</i></p>
<p><b>5. Houghton Street / New Inn Passage</b> The area opposite the main entrance requires further design development.</p> <ul style="list-style-type: none"><li>• The surface materials are good</li></ul>	
<p><b>6 Houghton Street / 65 Aldwych, Connaught House</b> An opportunity to revise this corner and threshold to the campus:</p> <ul style="list-style-type: none"><li>• External street furniture, seating, trees and raised planters to give a distinctive, high-quality entrance to the campus.</li></ul>	

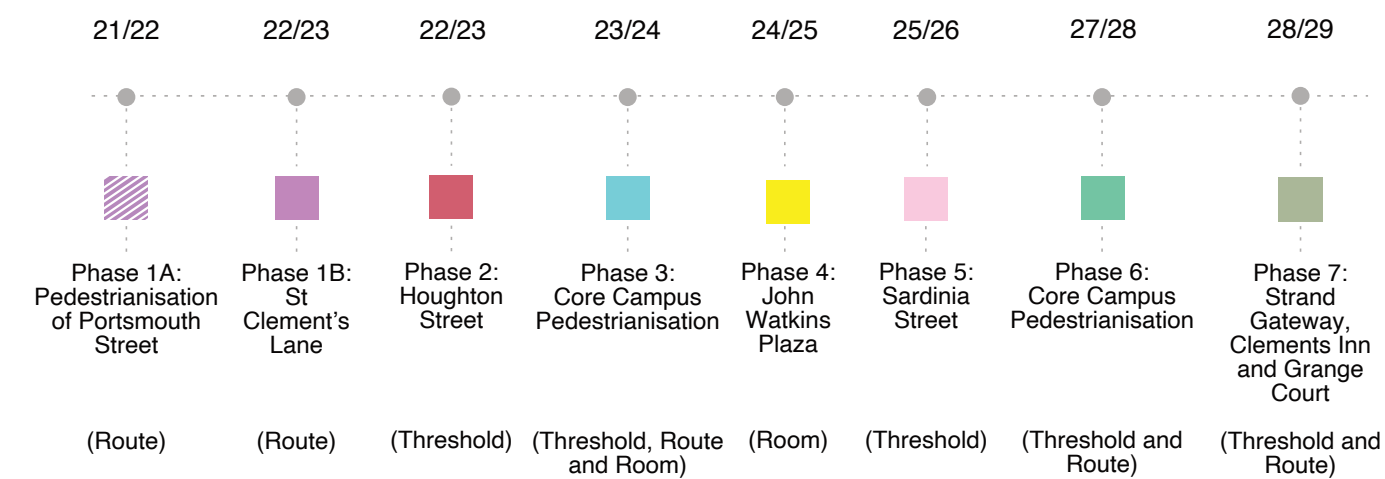


Public Realm Audit, Public Realm Strategy , FCBS, 2013

<p><i>10.e Portugal Street</i> <i>North of the library across the road to Royal College of Surgeons and Hunterian Museum.</i></p> <p><i>10.f Portugal Street</i> <i>Northeast entrance/exit from the library connecting to the redevelopment site of 35 Lincoln Inn’s Fields</i></p> <p><i>10.g Portugal Street</i> <i>The south entrance into 32 LIF, the former Land Registry</i></p> <ul style="list-style-type: none"><li>• There needs to be a better way for pedestrians to cross the road safely</li></ul> <p><i>10.h Portugal Street</i> <i>Connecting with Serle Street, between Lincoln Square the recent residential development and the south facade of 32 Lincoln Inn’s Fields.</i></p> <p>There are many design challenges on Portugal Street. We need a plan to address each one, considering the unique circumstances and intersections.</p> <p>The road should be less dominated by traffic, and become a pedestrian priority zone with delivery access restricted to out-of-house.</p> <p>We suggest that the east section from the</p>	<p>intersection with Portsmouth Street is planted with London plane street trees, towards Serle Street to bind these streets together and help the micro-climate.</p> <p><b>St Clement’s Lane</b> Like Portugal Street, St Clement’s Lane has several conditions to address. So, we have split the recommendations into two parts:</p> <p><b>11. St Clement’s Lane</b> Pedestrianisation in York-stone and Granite cobbles, will create better spill-out space from Ye Old White Horse pub, and allow delivery of kegs by dray and carriage.</p> <p><b>12. St Clement’s Lane</b> Granite would be the natural choice for this narrow street that could benefit from a unified surface. The cages over the pavement lights of the St Clement building are unsightly. Adding seating or planting in window boxes could help improve the appearance.</p> <p><b>13. Sardinia Street</b> This significant threshold on the campus, needs decluttering to signal the approach to the LSE Campus. Existing trees are an asset.</p> <p>Refer to Appendix A for full audit.</p>
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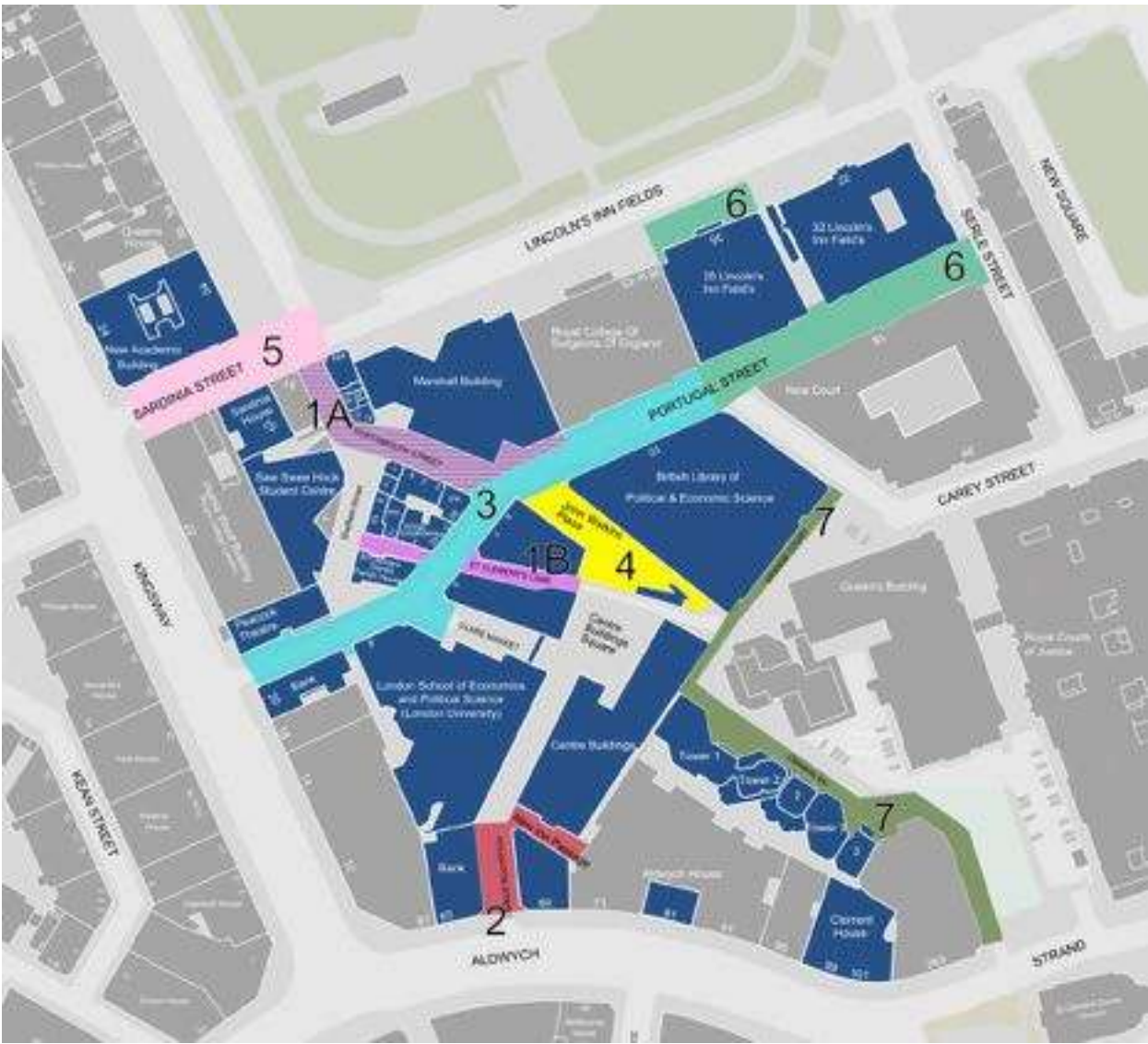


3.M. Timeline: Prioritisation of Public Realm Works



# 4. Strategy

A strategic approach to the public realm, through thresholds, routes and rooms.



Public Realm Audit, Public Realm Strategy , FCBS, 2013



4.1 Introduction

LSE is both campus and part of the city. The public realm is valuable for students, staff, and visitors to relax and socialise.

The LSE’s public realm strategy will connect the campus to the city. The plan will ensure that key spaces and buildings are connected by making interventions that link buildings with adjacent spaces. The strategy also meets WCC’s aspirations for adopted areas.

The public realm strategy is explained in the following chapter. It’s based on the changes since 2013, the detailed analysis, and the long-term aspirations of the LSE.

The remaining major capital project at 35 Lincolns Inn Fields extends the campus eastwards. The analysis shows that the core of the campus, connecting east to west along Portugal Street and at each key intersection, is not in good condition. The north-south connections for pedestrian movement within and through the campus are a priority, as shown in diagram I. on page 51.

The types of public realm spaces have been characterised as:



Site Photo. MCMa, 2021

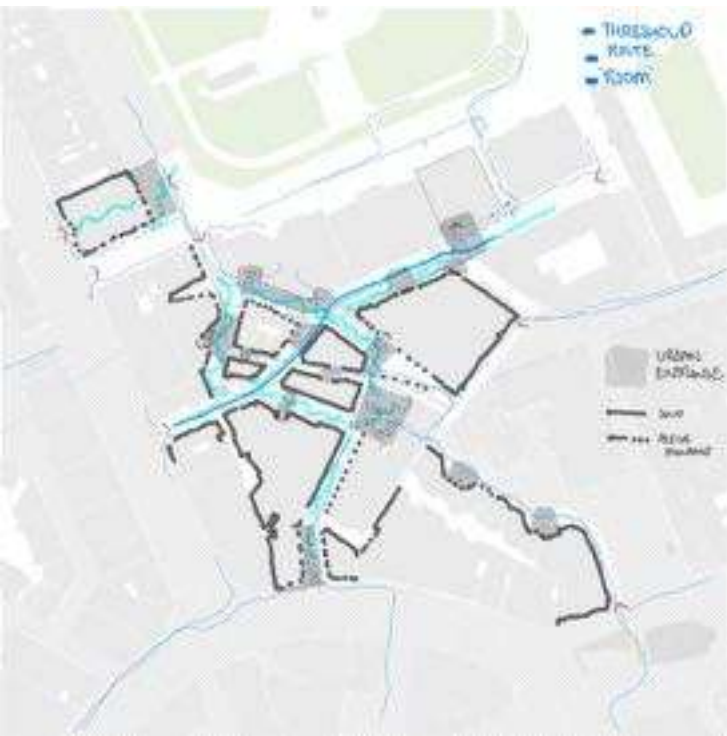
4.2 Conceptual Approach

The aim is to create a University Quarter that is:

- **Open**  
A continuation of the wider city
- **Well connected**  
Easily accessible between buildings and adjacent parts of London
- **Legible**  
A distinctive University Quarter with ease of wayfinding
- **Supportive of university activities**  
Supporting a wide range of student and academic activity
- **High quality**  
A durable public realm with enduring quality
- **Safe**  
With good passive surveillance and lighting, students, staff and visitors feel the LSE is a safe place.
- **Sustainable**  
Sustainable materials and types of construction are chosen based on how they impact the environment.

We have identified areas where the public realm needs improvement. The Public Realm Strategy should have a clear conceptual approach that underpins the development of the remaining public realm. We have listed different ways to solve the different condition of each space.

The strategy defines the underlying structure, concept, and brief for the remainder of the public realm works at the LSE. The designs are not final.



Sketch Analysis. MCMa, 2021



4.2 Conceptual Approach

Thresholds:

The spaces where people come into the LSE campus are important. The design changes should be subtle, but clear, so that visitors and students can feel safe and find their way around easily.

Routes:

These are the streets that connect to form the campus - the winding, granular nature of a historic piece of London streetscape. They also sometimes host events, such as the careers fair, on Houghton Street.

Rooms:

These are the places where events and activities happen at the LSE. So far, these places have been led by the buildings next to them. We propose that the University Quarter should have coherence between its many buildings.



Diagrams, Public Realm Strategy, FCBS, 2013



Combined: Thresholds, Routes and Rooms



Diagrams, Public Realm Strategy 2013, FCBS

Key:

Threshold



Key:

Routes where works are complete



Routes where work is required



Key:

Rooms where works are complete



Rooms where work is required





4.3 Thresholds

Different streets and spaces lead to different experiences and levels of recognition when you enter the campus.

The thresholds between the different areas of the campus should be subtle and understated. There should be a range of signage, surface material, lighting, planting, external social learning, and celebration of LSE buildings to show the transition.

- Key:
- 1 Clements Inn
  - 2 Houghton Street
  - 3 Portugal Street off Kingsway
  - 4 Grange Court
  - 5 Portugal Street off Searle Street
  - 6 Portsmouth Street
  - 7 Sardinia Street

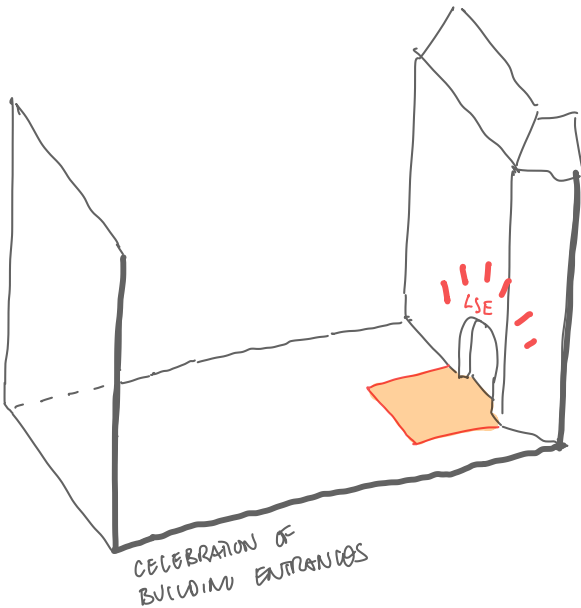


Diagrams, Public Realm Strategy, FCBS, 2013

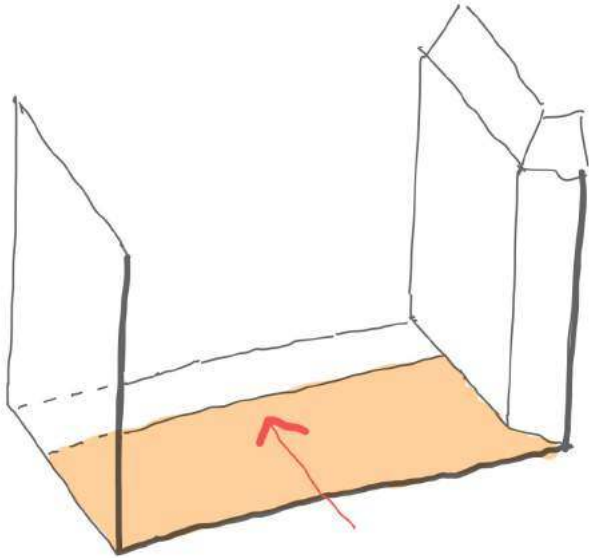


These diagrams show how the entrance of the LSE can be designed in different ways.

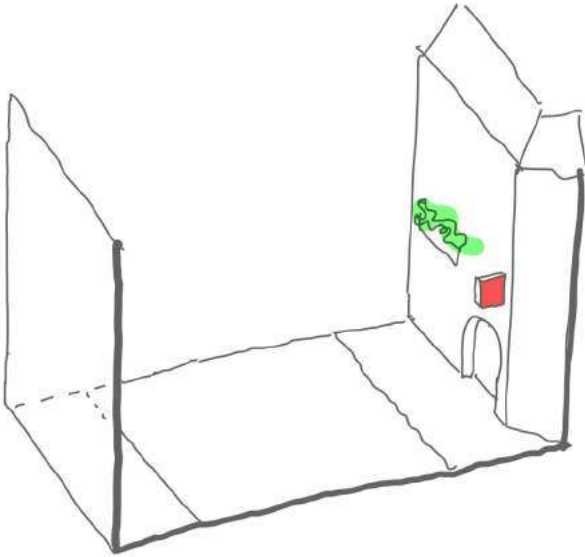
Getting rid of clutter in each transition zone is critical. Depending on the local conditions, each area may need improvements to make an entrance threshold.



The LSE's buildings mark a change from adjacent parts of the City



Surface materials can mark the threshold. These marks could be unique to the LSE or subtle and distinctive detailing could be used.



The family of external elements can mark the threshold, but they need to work within an environment that's been decluttered.

Threshold Diagrams, MCMa, 2021



4.3 Thresholds

Threshold Example - Clements Inn

The junction of Clements Inn with Aldwych is an example of several factors covered in the strategy.

**Declutter**  
Clear the gates, signage, notices and other left-over materials. This includes removing redundant or duplicated signs.

**Signage**  
Both the enamelled LSE red square and a damaged stone monolith require repair. Repair the stone monolith to match the character and quality of adjacent materials.

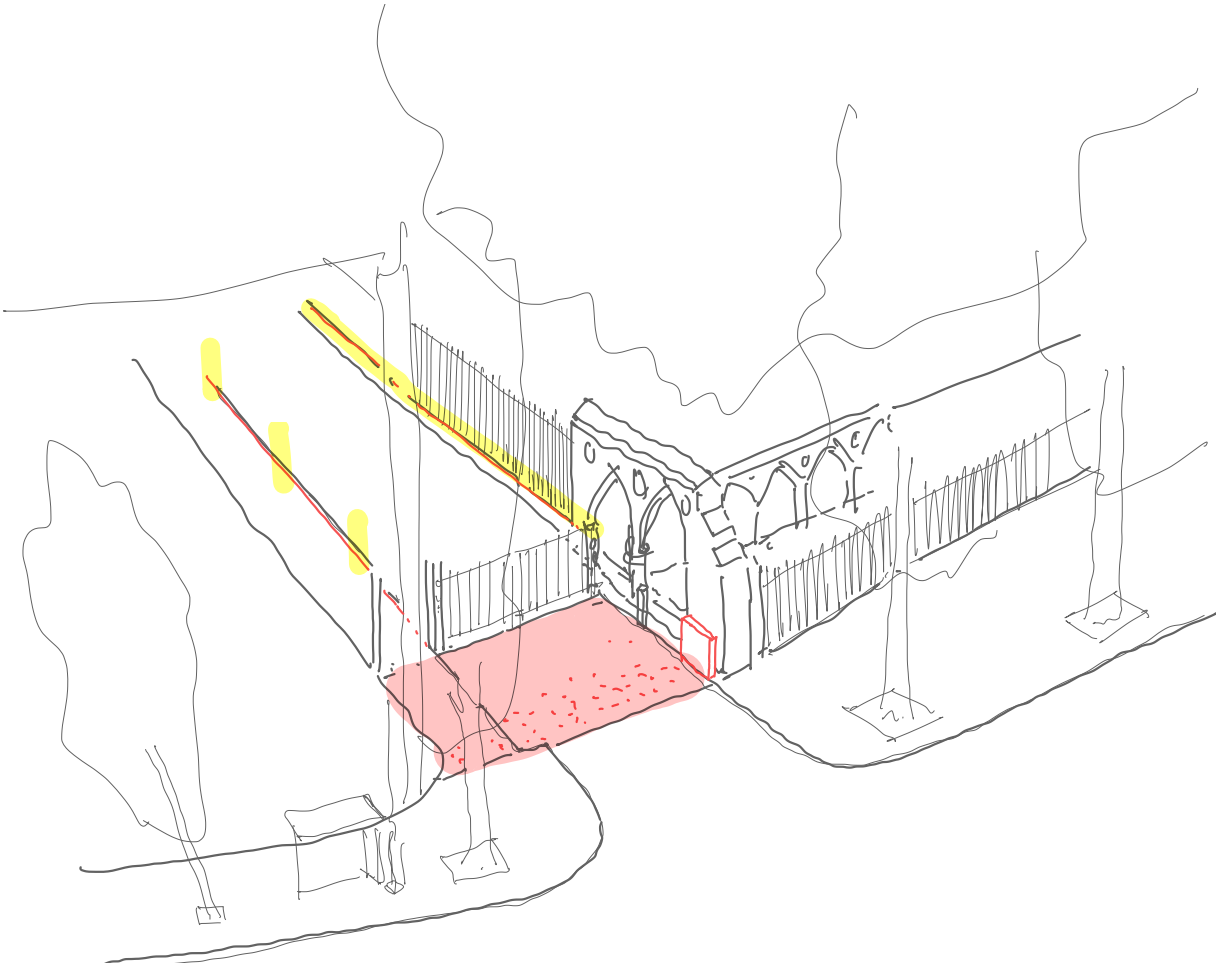
**Materials**  
The materials used in the area, including tarmac, stone curbs, and Yorkstone paving, are generally in poor condition. We suggest a more straightforward palette, creating a subtle, high-quality, and durable threshold.

**Lighting**  
Introduce coordinated lighting to create a safe route from dusk to dawn.

**Subtle LSE branding**  
The LSE branding could be expressed in different ways, depending on the scale or the material used. For example, small scale could use special castings, while large scale could use cobbles or other surface materials.



Site Photos, MCMa, 2021



Impression of the entrance to Clements Inn, from Aldwych as proposed by the strategy.

Wayfinding markers at Thresholds, MCMa, 2021

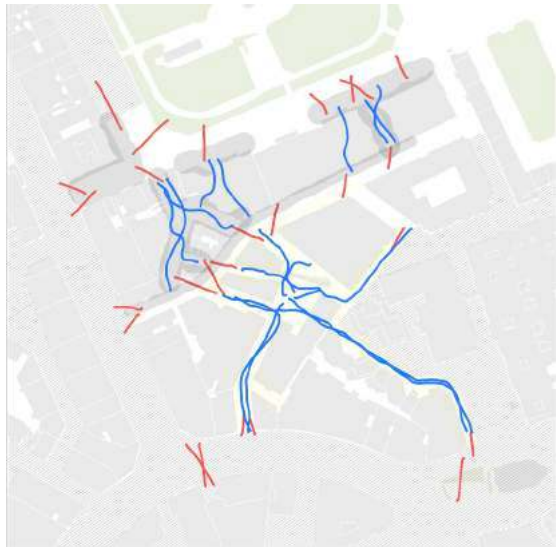
Above  
Entrance to Clements Inn, from Aldwych summer 2021

Right  
Stone monolith signage in a state of disrepair.

Below  
As part of rationalising surface materials, we propose

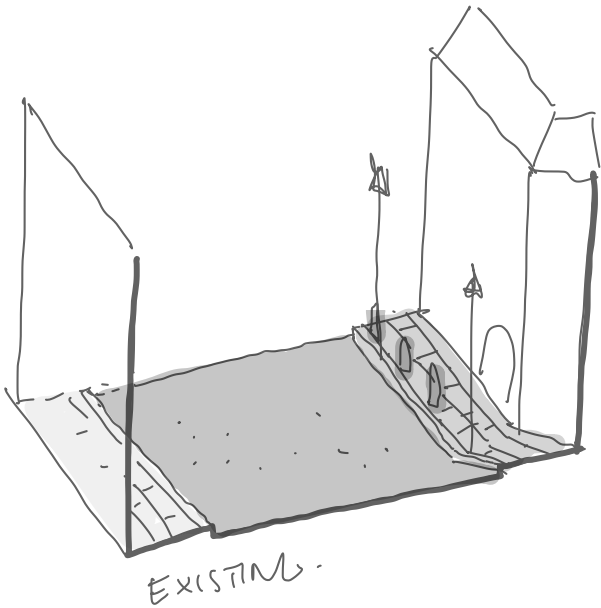


4.4 Routes



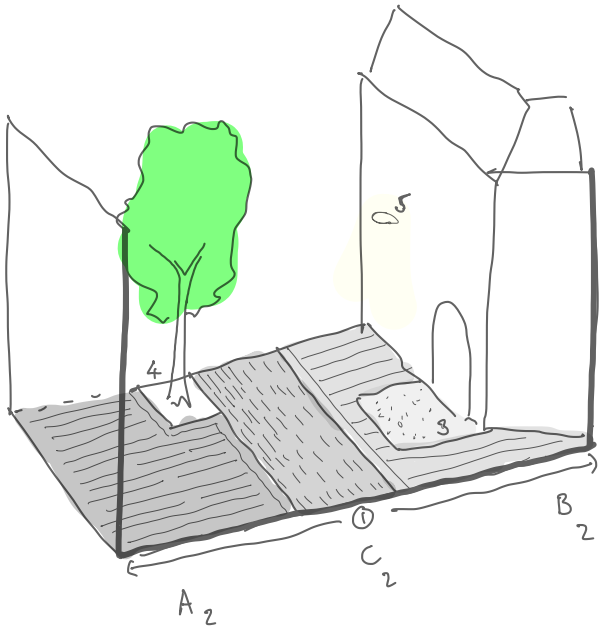
Sketch Analysis. MCMa, 2021

Blue routes and red 'stitching'

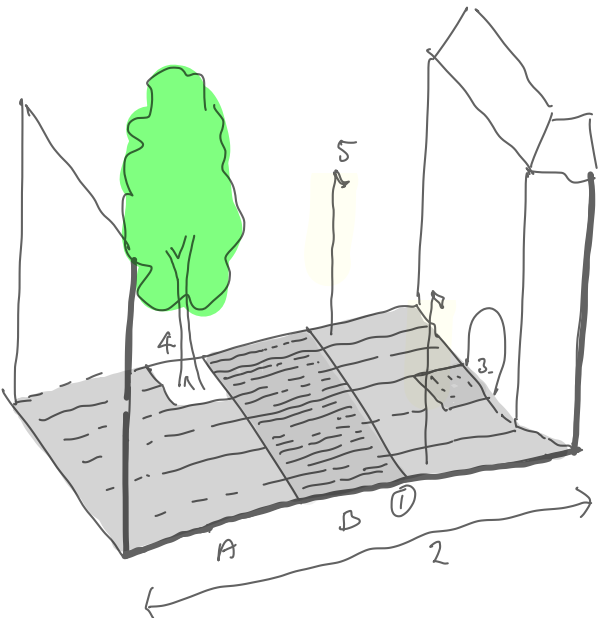


Sketch. MCMa, 2021

- 1. Material transition
- 2. Shared surface
- 3. Building entrance and threshold
- 4. Planting/tree
- 5. Lighting (building or lamppost mounted)



Surface materials that differ on each side of the street, need either a third material (c) above or use of different textures above right



The current layout, material, and combination of street furniture on Portugal Street do not contribute positively or support the broader university activity.

These routes can be marked and organised also to support activities such as careers fairs and farmers' market.

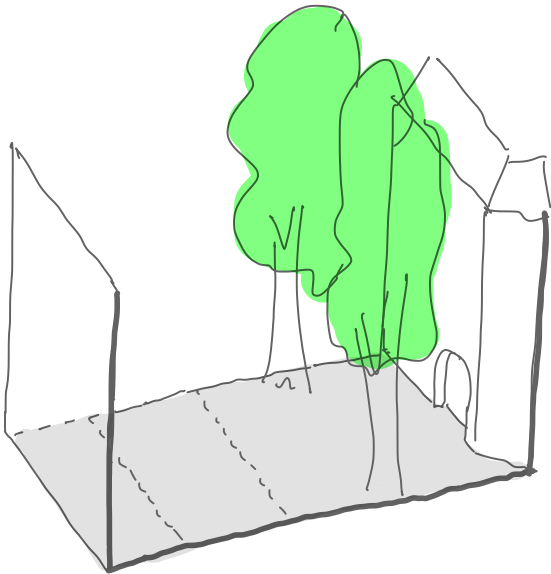
A number of the streets on campus are designed and managed well, but others need some work. This includes decluttering and redesigning so they match the rest of the campus standards.

Portugal Street cuts the center of the campus- connecting each part of LSE.

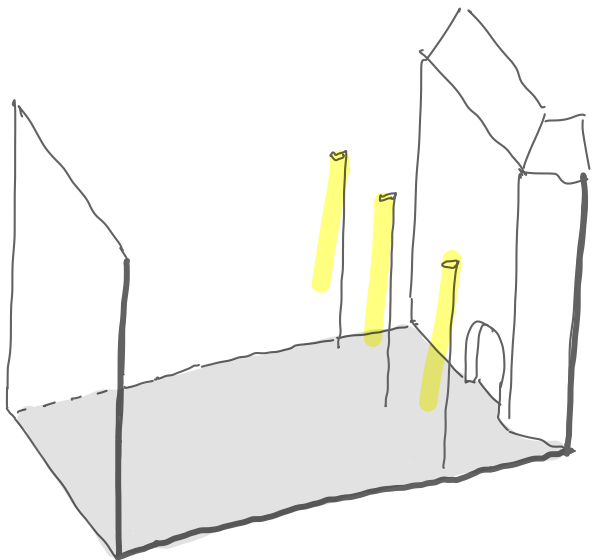
Portugal Street is a priority because it's a significant crossing point from north to south and south to north. The materials are in poor condition, and the street furniture and signage add to the clutter.



Site Photos, MCMa, 2021



Adding trees or lampposts along a street can help create a sense of coherence, making the street look more consistent even with the various building styles. Trees improve the microclimate with shading and cooling on hot days



Sketch, MCMa, 2021

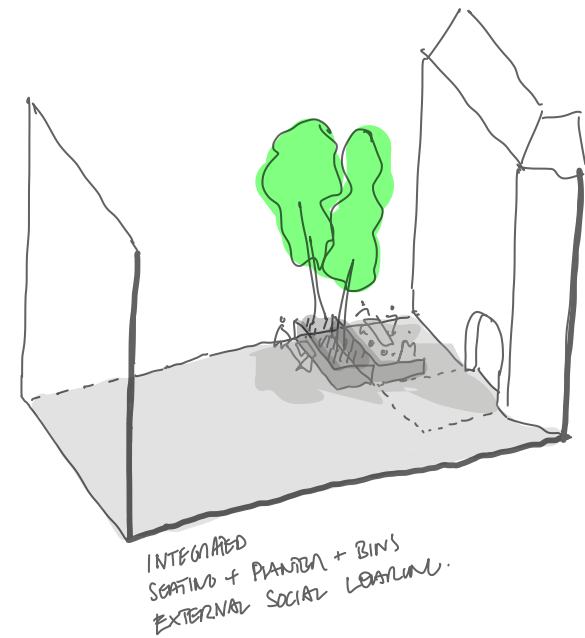


4.5 External Rooms

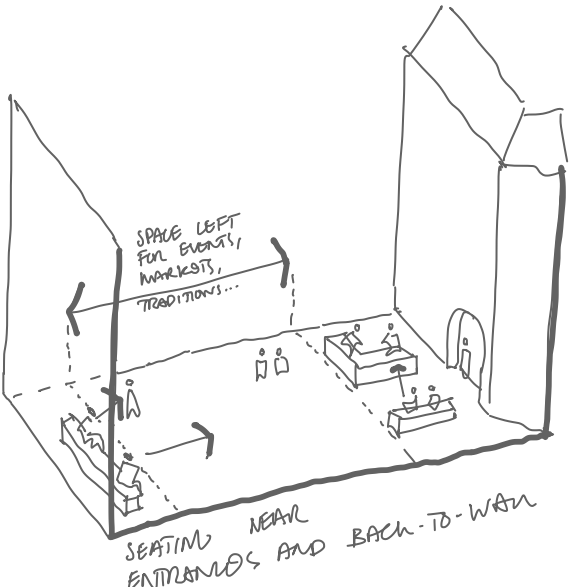
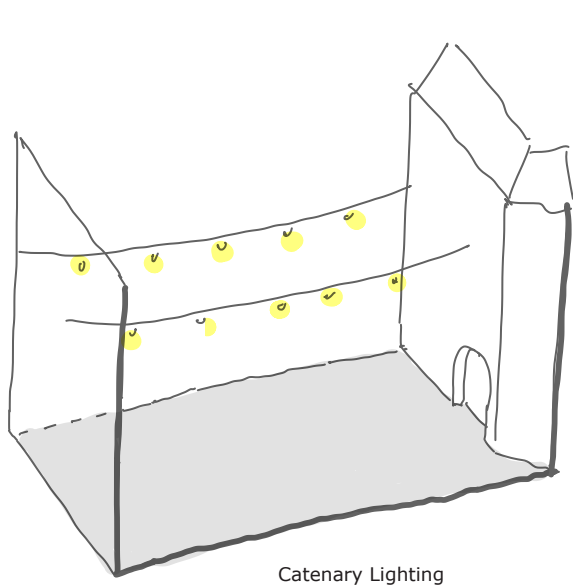
The northern part of the campus is mainly laid with York stone, while the southern half is laid with granite. However, Clement’s Inn is bound gravel. Where the two principal materials meet, there are opportunities for the street to be more than a connecting route.

To create more cohesive areas, we propose that these intersections are considered as rooms, with a specific purpose for each space and street furniture that supports those activities.

The following pages show the concepts in more detail, then illustrated with street-level perspective views.



Cool shading under trees



Sketch, MCMa, 2021

Benefits of trees on the campus offering shade, shelter and biodiversity



Students enjoying the shade, LSE summer school, Twitter, July 2021



Students enjoying Lincolns inn, LSE summer school, Diliff, 2006

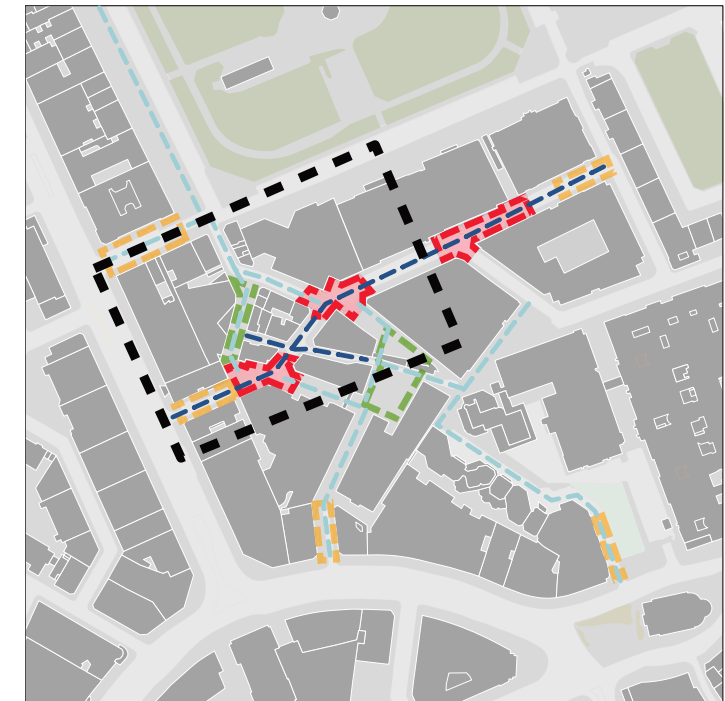
External rooms potentially defined with catenary lighting



This excerpt was prepared as Appendix 3 to the Public Realm Strategy report, as requested by Julian Robinson prepared by ZZA responsive User environments, 2022



# 4.6.A Overview Focus area Portugal Street west



Diagrams, Public Realm Strategy, FCBS, 2013

Focus area: Portugal Street west

The diagram above shows a detailed area. An enlarged view is on the right.

We've given the two connecting spaces across Portugal street their own identities.

The Art Square is a space that continues the Yorkstone finish of Sheffield Street. We propose to add trees and seating, as well as de-cluttering the area.

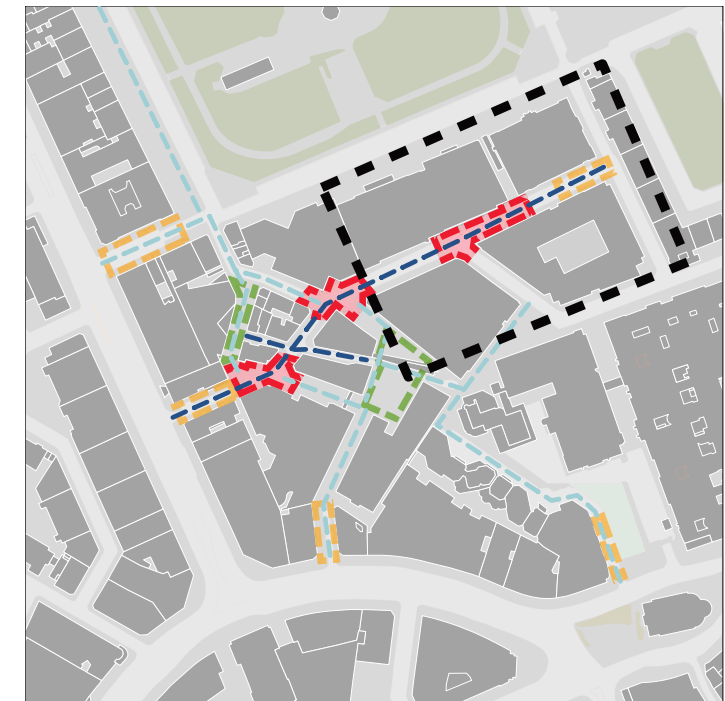
The external social learning area extends between and under the trees along Portugal Street. Pedestrianisation means that people can use the street more and that the buildings are better connected.



Diagrams, Public Realm Strategy, FCBS, 2013



# 4.6.B Overview Focus area Portugal Street east



Diagrams, Public Realm Strategy, FCBS, 2013

Focus area: Portugal Street east

The diagram above shows a detailed area. An enlarged view is on the right

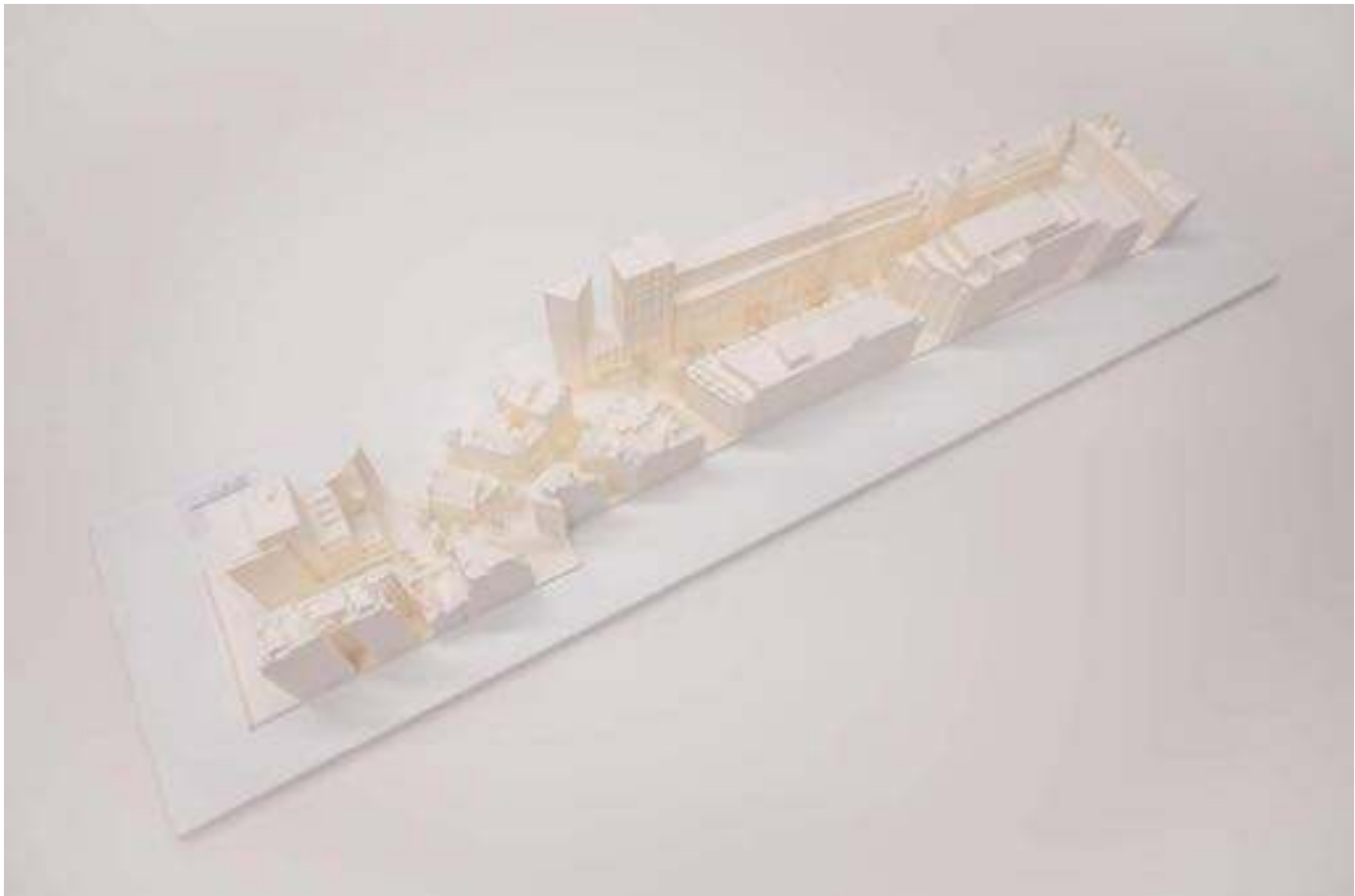
The external social learning activates the street, connecting Portugal Street with the two LSE buildings at 32 and 35 Lincoln's Inn Fields.



Diagrams, Public Realm Strategy, FCBS, 2013



4.6.B Model Study  
Focus area Portugal Street



Photos of model, Public Realm Strategy, MCMA, 2021



Photos of model, Public Realm Strategy, MCMA, 2021



4.7 Visualisation  
View 1



View 1  
Status: Sketch to show how Portugal Street could be made into a pedestrian area.  
View: View looking east along Portugal Street at the junction with Sheffield Street.

Street Perspective, Adriette Myburgh, 2021

View 2



View 2  
Status: Sketch to show how Portugal Steet could be made into a pedestrian area.  
View: View looking east along Portugal Street at the junction with Portsmouth Street and John Watkins Plaza.

Street Perspective, Adriette Myburgh, 2021



4.7 Visualisation  
View 3



View 3  
Status: Sketch to show how Portugal Street could be made into a pedestrian area.  
View: View looking west along Portugal Street adjacent to 32 Lincolns Inn Fields.

Street Perspective, Adriette Myburgh, 2021

4.8 Precedents

1.South Molton Street

South Molton Street runs from Oxford Street to Brook Street. The road was pedestrianised in 2011 but it's open to vehicles outside standard working hours.

The pedestrianisation strategy uses key entrances into South Molton Street to create a new movement pattern through the street. These passageways are a distinctive characteristic of South Molton Street and Mayfair.

Vehicles and pedestrians share a surface, with larger pedestrian areas providing secondary gathering areas and the opportunity for outdoor amenities.

2.Hanover Square

Publica’s design for Hanover Square provides a revived setting for the area’s buildings, businesses, monuments, and new public art pieces. It celebrates the square’s intrinsic character by revealing historical views and honouring its civic identity.

The design of the square and its adjoining streets makes it more enjoyable to be in and move through. This is achieved by increasing pedestrian space, improving crossings, paving, street furniture lighting, signage, planting new trees, and improving cycle infrastructure.

3.Glasshouse Street

Glasshouse Street connects Piccadilly Circus to Regent Street.

The recent improvements include:

- Construction of a raised carriageway table junction and introduction of a cycle contraflow lane
- Repaving and widening of footway in Yorkstone paving
- Reinstatement of granite sets on the carriageway
- Upgrades of street lighting and drainage
- Installation and relocation of street furniture and traffic signs
- Construction of raised loading and parking bays

4.Church Street Green Spine

The Green Spine will be a new park and pedestrian-friendly route through the Church Street area. It will connect Lisson Gardens, Broadley Gardens, Church Street, and the new Luton Street development. The improved lighting will remove dark, hidden corners and provide better safety.



Images, DSDHA, 2021



Images, WCC, 2021



Images, WCC, 2021



Images, WCC, 2021





Graduation Day  
View looking south down  
Houghton Street towards  
Aldwych, adjacent to Old Building  
main entrance.

Site Photo, MCMa

# Appendix A.

## Audit of existing public realm.


Feilden Clegg Bradley Studios (FCBS), 2013.




Appendix A - Campus Public Realm Audit

A public realm audit has been carried out on the existing spaces and streets that make up the LSE campus. The following pages give an overview of the existing materials and furniture throughout the campus.


Key




Vehicular Route




Pedestrian Only




Key Public Spaces




Secondary Spaces




Planting



Trees



Public Art



Historic Character

Appendix A - Campus Public Realm Audit  
Study Area



LSE Buildings as of October 2021





# Appendix A - Campus Public Realm Audit Clare Market

Location

Clare Market.

Description

Granite sett footways and paving with unique bond. Tactile paving around stairs. Natural colour.

Quality/Condition

Good.

Seating

Steps are used as seating. Timber benches

Bins/Bollards

Black recycling bins; signage integrated into facade.

Lighting

Previously LSE blue lighting wall mounted lighting now replaced with iGuzzini Teka.

Planting

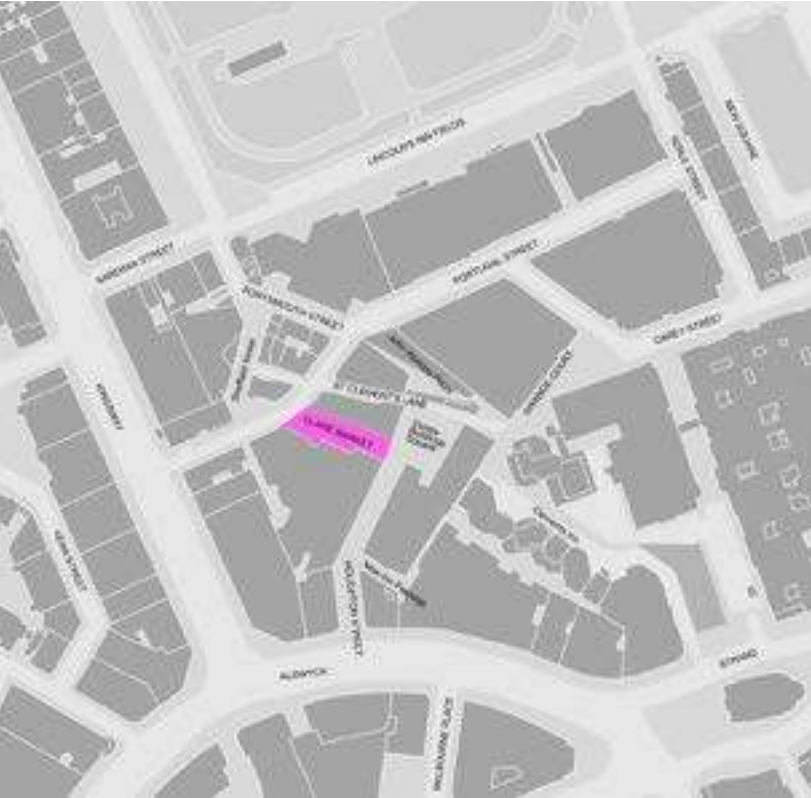
Planters with trees

Cycle Parking

Sheffield hoops.

Constraints/Opportunities

No works proposed



# Appendix A - Campus Public Realm Audit Clare Market





## Appendix A - Campus Public Realm Audit

Clements Inn - Entrance from the Strand

### Location

Entrance from the Strand

### Description

Gated vehicular access to Towers. Bound gravel consistent with entrance with Pankhurst Tower entrance

### Quality/Condition

Fair. Bound gravel showing signs of wear.

### Seating

n/a

### Bins/Bollards

Bins and bollards from Westminster Catalogue.

### Lighting

Windsor street light.

### Planting

Tree and planters.

### Cycle Parking

n/a

### Constraints/Opportunities

Opportunity to create a stronger threshold, at junction with the Strand.  
General improvements to surface and de-clutter.



## Appendix A - Campus Public Realm Audit

Clements Inn - Entrance from the Strand





# Appendix A - Campus Public Realm Audit

Clements Inn - Entrance to Pankhurst House

**Location**  
Entrance to Pankhurst House.

**Description**  
Integrated planting and seating wall creating a backdrop for the space in front of Pankhurst House.

**Quality/Condition**  
Bound gravel showing signs of wear.

**Seating**  
Bespoke planter and bench.

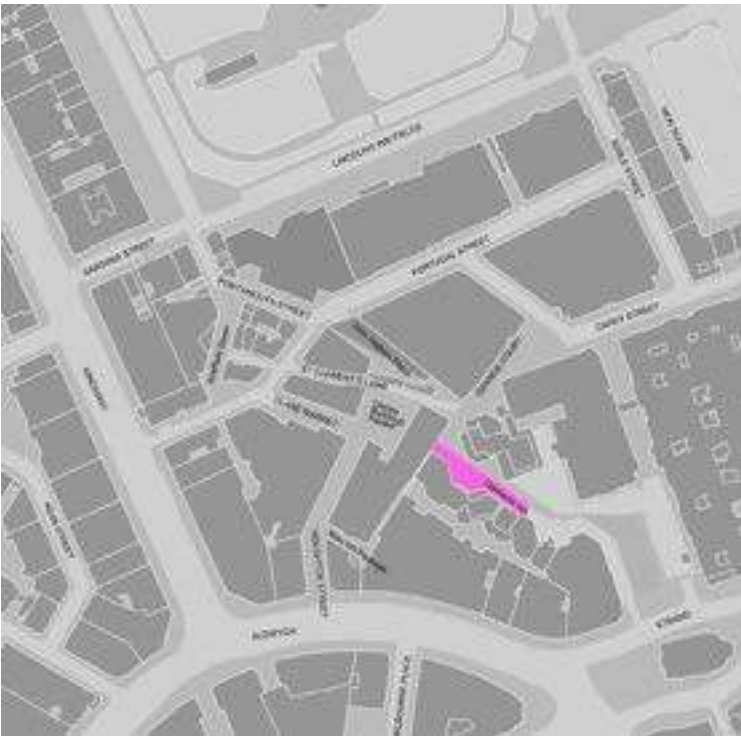
**Bins/Bollards**  
Stainless steel bollard – light, flip down, and fixed.

**Lighting**  
Traditional lights to boundary with courts.

**Planting**  
Planters along boundary wall.

**Cycle Parking**  
Sheffield hoops.

**Constraints/Opportunities**  
Opportunity to improve lighting of steps. Opportunity to enhance greening and ecological benefit. General improvements to surface and de-clutter.



# Appendix A - Campus Public Realm Audit

Clements Inn - Entrance to Tower 1





Appendix A - Campus Public Realm Audit

Centre Building Square

- Location

Centre Building Square
- Description

Public space associated with Centre Building
- Quality/Condition

Excellent
- Seating

Bespoke seating
- Bins/Bollards

Black bins (Check with Westminster Catalogue)
- Lighting

iGuzzini Teka as part of redevelopment.
- Planting

Trees in bespoke planters
- Cycle Parking

Sheffield hoops.
- Constraints/Opportunities

No works proposed



Appendix A - Campus Public Realm Audit

Centre Building Square





Appendix A - Public Realm Audit

Grange Court

Location

Grange Court.

Description

Narrow pedestrianised lane.

Quality/Condition

Good.

Seating

Benches

Bins/Bollards

Westminster recycling bins

Lighting

Westminster catalogue.

Planting

Single tree planted at the end of St. Clement's Lane and Grange Court. 2 large planters with bedding plants.

Cycle Parking

"Sheffield" bike hoops.

Constraints/Opportunities

Narrow route; Opportunity for additional planting. Opportunity to clad existing planters at Junction with St Clements Lane.



Appendix A - Public Realm Audit

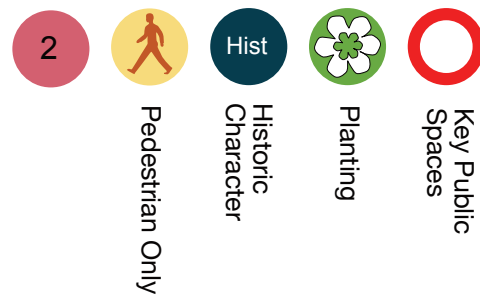
Grange Court





## Appendix A - Public Realm Audit

Houghton Street



### Location

Houghton Street – Entrance to campus from the Aldwych.

### Description

Granite paving with unique bond and kerb details. Sett paving with granite kerb towards end. Natural colour [01].

### Quality/Condition

Tips of irregular granite paving broken.

### Seating

Timber benches and cafe tables.

### Bins/Bollards

Cannon bollards [02] Plastic recycling bins.

### Lighting

Blue wall mounted.

### Planting

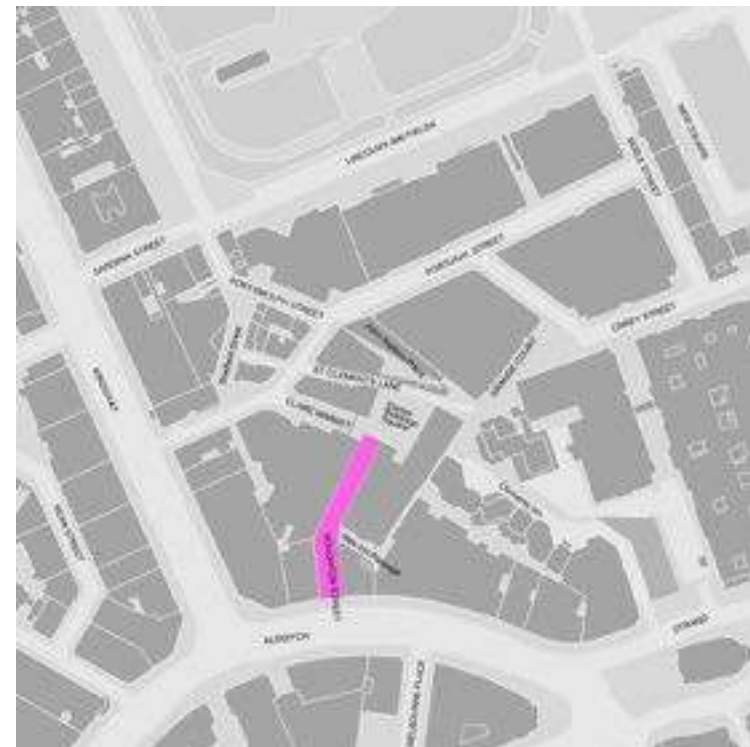
Trees planting with protection. Planters. Window boxes.

### Cycle Parking

Santander bikes at south end.

### Constraints/Opportunities

Gateway leading to core of campus at Centre Building Square. New Inn Passage, while finishes have been upgraded the view toward plant and service access is unsightly.



## Appendix A - Public Realm Audit

Houghton Street





# Appendix A - Public Realm Audit

John Watkins Plaza

## Location

John Watkins Plaza – entrance to British Library of Political and Economic Science.

## Description

Granite rectangular paving – pattern of large and medium size paving at 45 degree angle of building [02].

## Quality/Condition

Showing signs of wear and tear.

## Seating

Concrete benches; tables and chairs.

## Bins/Bollards

Black recycling bins; signage integrated into facade.

## Lighting

Wall mounted.

## Planting

4 trees in concrete planters [01].

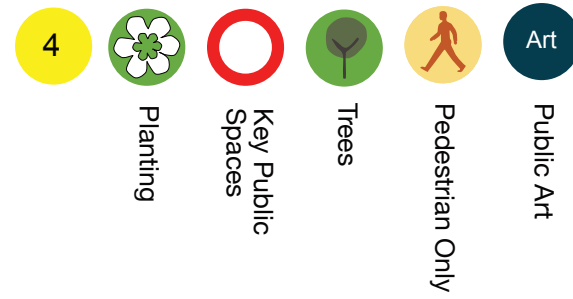
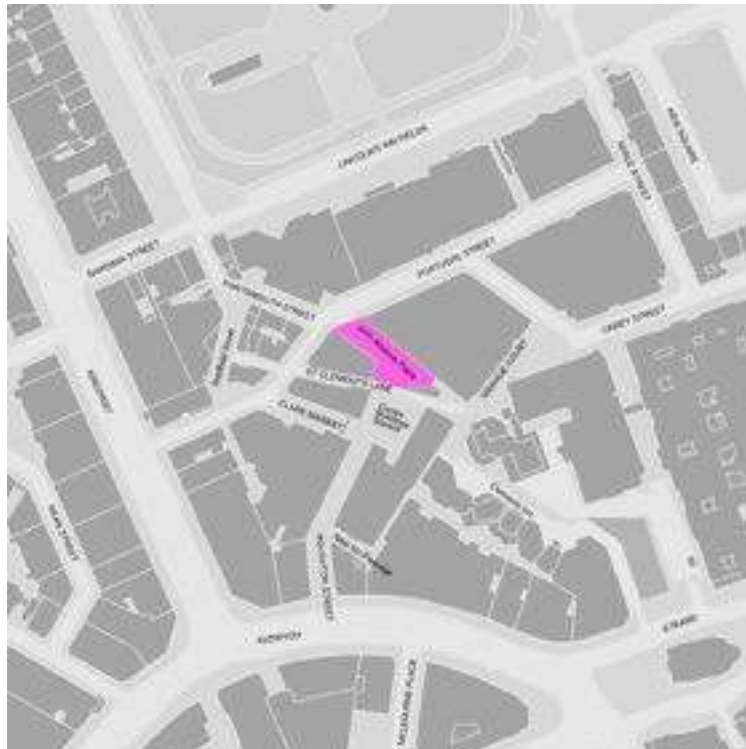
Window boxes, to Library facade make positive contribution.

## Cycle Parking

Sheffield hoops provided at the northeast corner and along northwest edge of the Lakatos Building.

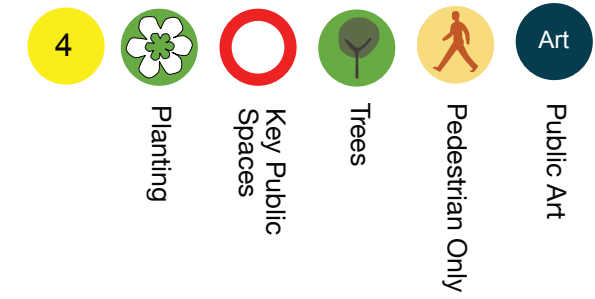
## Constraints/Opportunities

In need to refurbishment finishes now showing signs of wear. General de-clutter. Consider connection with Portugal Street.



# Appendix A - Public Realm Audit

John Watkins Plaza





# Appendix A - Public Realm Audit

## Lincoln's Inn Fields

**Location**  
Southern boundary to Lincoln's Inn Fields.

**Description**  
01. Natural Yorkstone Slab Paving with conservation kerb. Cobbles at vehicular entrance.  
02. Axogold, an asphalt blending heritage style and durability that stands the test of time, on north side of Lincoln's Inn Fields.

**Quality/Condition**  
Excellent.

**Seating**  
n/a

**Bins/Bollards**  
Black recycling bins; Signage integrated into facade.

**Lighting**  
Traditional Windsor lanterns.

**Planting**  
Mature Plane trees on the northern side of street.

**Cycle Parking**  
Sheffield Hoops

**Constraints/Opportunities**  
Boundary of Camden and Westminster.



# Appendix A - Public Realm Audit

## Lincoln's Inn Fields



01



02





## Appendix A - Public Realm

32 Lincoln's Inn Fields forecourt

### Location

32 Lincoln's Inn Fields.

### Description

Small space for students to sit outside north side of buildings [01] Long entrance with art/storage wall on south side of building [02] Square natural stone paving matching building.

### Quality/Condition

Excellent.

### Seating

Seating integrated onto planter.

### Bins/Bollards

Ashtrays adjacent to planters.

### Lighting

Down lighters on planters and on perimeter walls and building in places.

### Planting

Mix of foliage in bespoke planters.

### Cycle Parking

In courtyard at the front of the building.

### Constraints/Opportunities

Improve connection to core campus.



Key Public  
Spaces



Planting



Pedestrian Only



Public Art



Historic  
Character



Key Public  
Spaces



Planting



Pedestrian Only



Public Art



Historic  
Character

## Appendix A - Public Realm

32 Lincoln's Inn Fields forecourt



01



02





# Appendix A - Public Realm

New Academic Building forecourt

**Location**  
Northwest corner of Sardinia Street and Lincoln's Inn Fields.

**Description**  
Hard public space serving the New Academic Building. A place for students to meet, study and relax. Quartzite Riven Paving compliments NAB.

**Quality/Condition**  
Good.

**Seating**  
South facing stadium style seating and concrete tables with bench seating.

**Bins/Bollards**  
Removable stainless steel bollards with reflective strip. Three part Westminster recycling bin.

**Lighting**  
Up lighters for building and LSE strip in pavement.

**Planting**  
Mature Plane trees planted on Sardinia Street.  
Planters provided in forecourt.

**Cycle Parking**  
n/a

**Constraints/Opportunities**  
No works proposed



# Appendix A - Public Realm

New Academic Building forecourt





# Appendix A – Public Realm Audit

Portsmouth Street

**Location**  
Portsmouth Street connects to Lincoln's Inn Fields.

**Description**  
Newly created pedestrianised area in with high quality Yorkstone finish with trees. [1,2]

**Quality/Condition**  
Poor.

**Seating**  
n/a

**Bins/Bollards**  
Black recycling bins; signage integrated into facade.

**Lighting**  
Traditional Victorian street light.

**Planting**  
n/a

**Cycle Parking**  
n/a

**Constraints/Opportunities**  
None



# Appendix A – Public Realm Audit

Portsmouth Street





# Appendix A – Public Realm Audit

Portugal Street West

## Location

Providing access to LSE from Kingsway.

## Description

The Initial gateway is marked by the use of small unit granite pavers [01] but then changes to the Westminster pallet utilising asphalt and concrete paving after St. Clement's Lane/Clare Market.

A small, south facing space is located in front of the Parish Hall. The space uses the LSE granite paving variant with a unique bond. [02]

There are two characters to Portugal Street. Granite is used to create a gateway at the western end, while a mixture of materials is used along the remainder of the street.[03]

## Quality/Condition

Varies/ Poor (east end).

## Seating

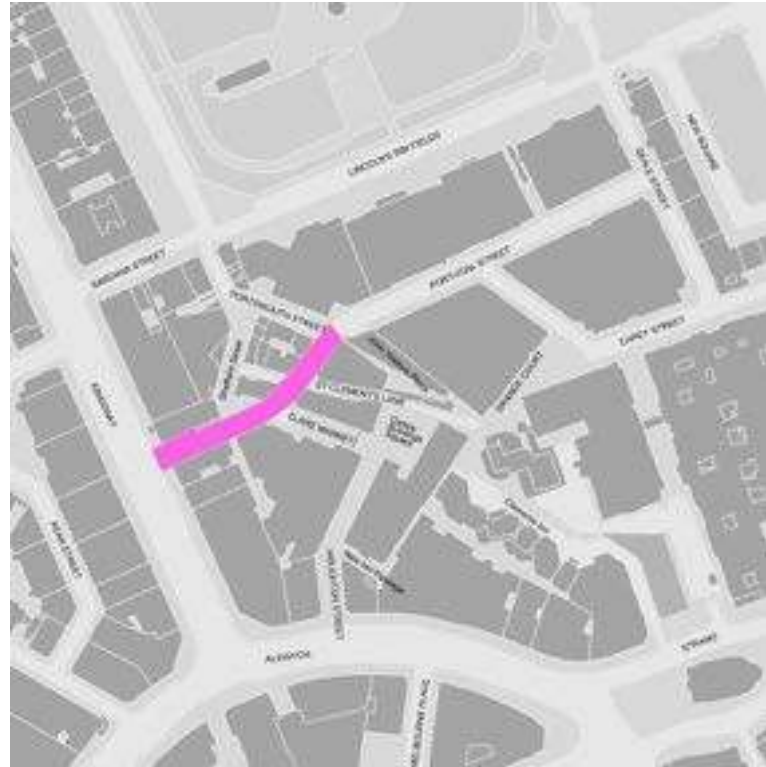
N/a

## Bins/Bollards

Black recycling bins; signage integrated into facade.

## Lighting

LSE blue lights are used at the western end of Portugal Street. The Westminster Small Grey Wornum is used further along the street.



01



02



Vehicular Access



Key Public Spaces



Public Art



Historic Character



Vehicular Access



Historic Character

# Appendix A – Public Realm Audit

Portugal Street East

## Planting

n/a

## Cycle Parking

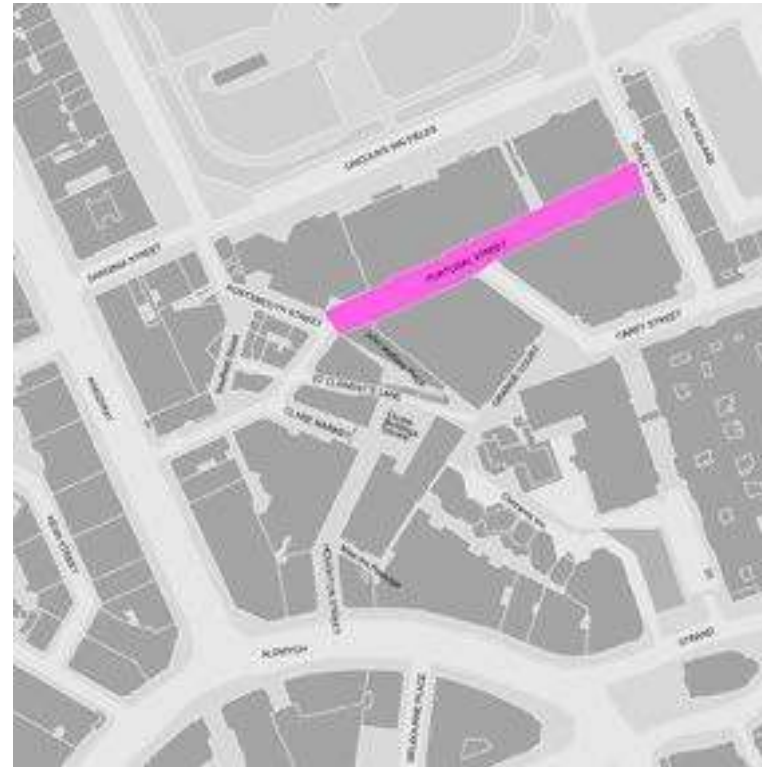
Sheffield hoops next to George IV pub, Cowdray House and LSE Library.

## Constraints/Opportunities

Opportunity to create shared space to better connect campus.

Opportunities for tree planting, additional LSE bike parking, bin enclosures, renewal and rationalisation of street signage.

Opportunity to review lighting columns with WCC. Opportunity to create new space on sunny side of street. Opportunity to create a landscaped shared surface.



03 Mixed surface towards eastern gateway of Portugal Street



## Appendix A – Public Realm Audit

St Clement's Lane

### Location

St. Clement's Lane.

### Description

Granite setts [01] or concrete [02] with conservation kerb and asphalt. Major improvements with creation of Centre Buildings Square, with steps and planting.

### Quality/Condition

Mixed.

### Seating

n/a

### Bins/Bollards

n/a

### Lighting

Blue LSE lighting – columns and wall mounted [04].

### Planting

Planting boundary wall of John Watkins Plaza [03].

### Cycle Parking

n/a

### Constraints/Opportunities

Narrow street pavements, potential for pedestrianisation as part of planned development. Opportunity for planters at high level, better lighting and single shared surface.



Planting



Pedestrian Only



Vehicular Access

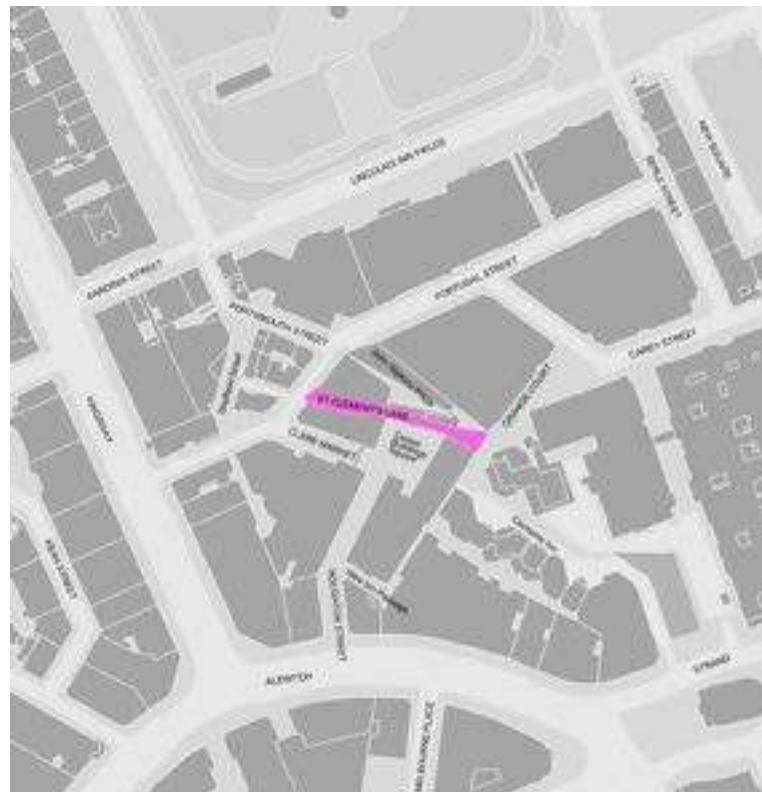
01



02



03



## Appendix A – Public Realm Audit

St Clement's Lane



Planting



Pedestrian Only



Vehicular Access



04



Appendix A - Public Realm Audit

Sardinia Street

Location

Sardinia Street.

Description

Entrance to Lincoln's Inn Fields and northern gateway into campus. Junction of Lincoln's Inn Fields and Sardinia Street dominated by street markings. Natural Yorkstone Slab Paving with conservation kerb. Asphalt.

Quality/Condition

Varies.

Bins/Bollards

Westminster catalogue.

Lighting

Windsor lanterns.

Planting

Mature Plane trees.

Cycle Parking

"Santander Bikes" along northern side of street.

Constraints/Opportunities

Difficult pedestrian movement at junction with Lincoln's Inn Fields and Portsmouth Road Review street signage (highway) and declutter. The mixed material palette is a detractor.

Opportunity for more significant and considered threshold to Campus



Appendix A - Public Realm Audit

Sardinia Street





## Appendix A - Public Realm Audit

Sheffield Street pedestrianisation

### Location

Sheffield Street running from Portsmouth Street to Portugal Street.

### Description

Public space associated with the Saw Swee Hock Student Centre.

### Quality/Condition

Good

### Materials

Marshall's Yorkstone "Moseldon" Capital finish, Brick setts, Granite kerb.

### Seating/Bins/Bollards

High quality street light integrated with bench, bins, planter, ashtray; Steel to co-ordinate with brick.

### Lighting

LED pole top fitting.

### Planting

Native species in bespoke steel planter.

### Cycle Parking

Sheffield hoops.

### Constraints/Opportunities

Review street signage (highway) and declutter. Westminster black bike hoops, are not well located.



Art

Public Art



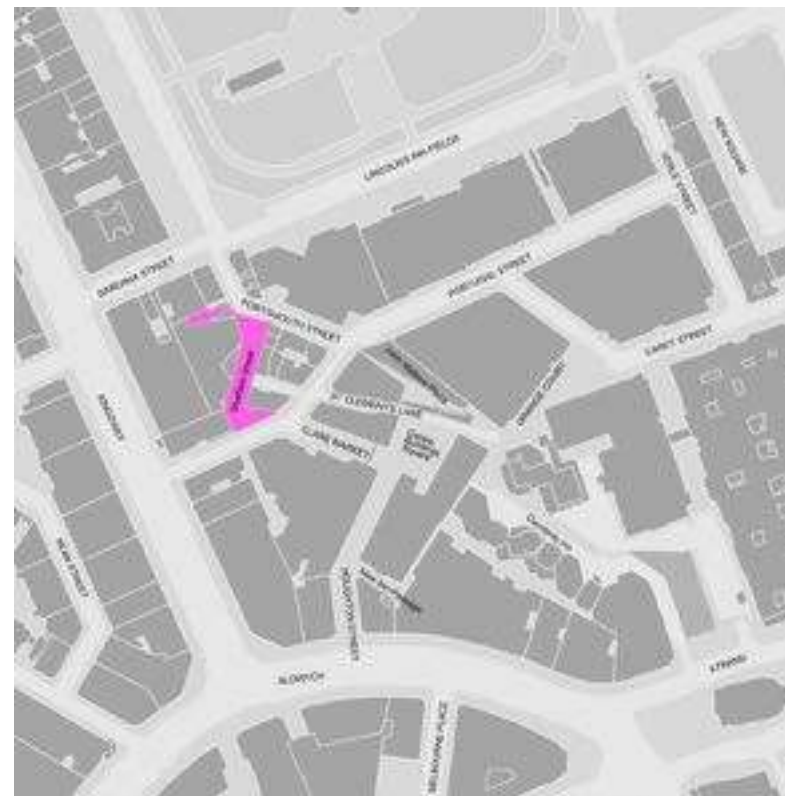
Key Public Spaces



Trees



Pedestrian Only



## Appendix A - Public Realm Audit

Sheffield Street pedestrianisation



Art

Public Art



Key Public Spaces



Trees



Pedestrian Only







Centre Building Public Square  
Completed Autumn 2019

# Appendix B.

Planning Policy Summary.

Litchfields, 201



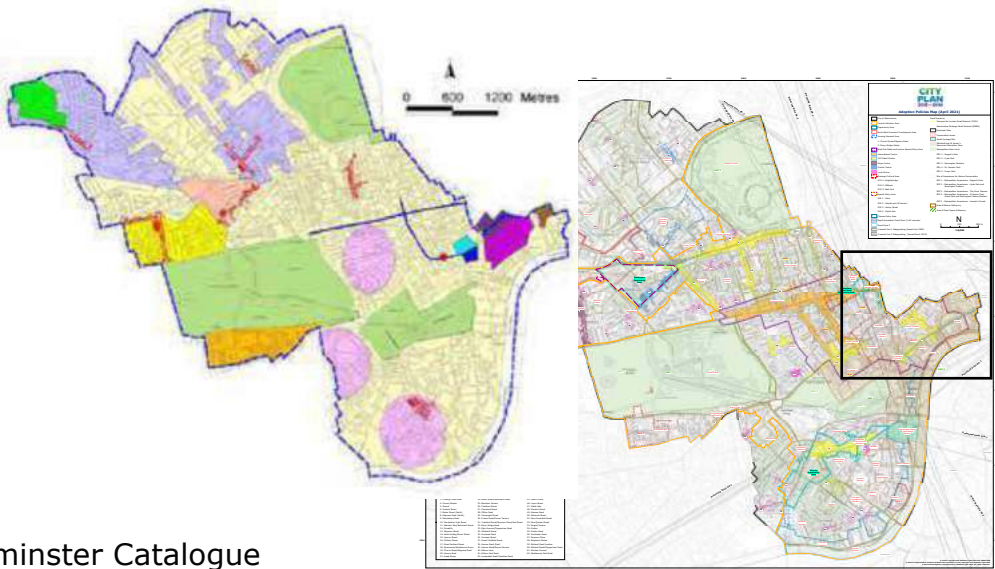
**The London Borough of Westminster published Westminster Way – Public Realm Strategy in 2011.**

This supplementary planning document sets the design principles and practice for the public realm in Westminster.  
The LSE campus is highlighted as:

“An area where two exceptions have been agreed to give LSE a more ‘campus like’ feel to the streets linking the buildings used by LSE with the school’s corporate blue colour. Paving patterns are an exception as well.”

Supporting the SPD, the Westminster Catalogue contains a source of product detail pages for the range of approved open space and street furniture components and paving techniques for use within Westminster. The Catalogue is a living document which supports the philosophy and topics explored in the SPD.

The diagrams below and to the right illustrate the current planning guidance for the area around LSE.



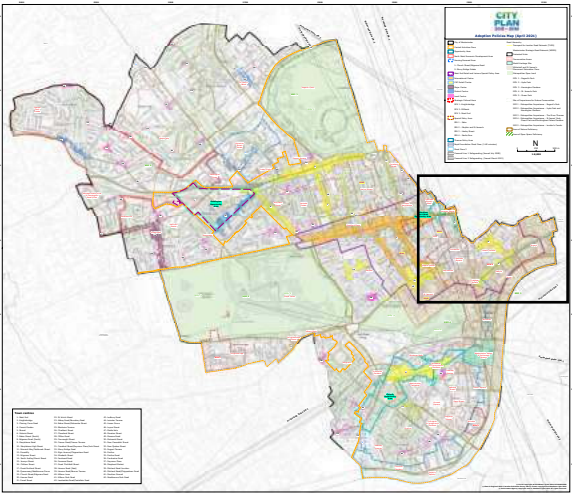
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The diagrams below and to the right illustrate the current planning guidance for the area around LSE.







**Lighting differences**

The LSE campus, outlined in brown on the left, is identified as a character area where the normal city suite of furniture needs to be changed. The exceptions to lighting and paving patterns seek to give LSE a more “campus like” feel to the streets linking the buildings to the school’s corporate blue colour.

Source: Westminster Way – Public Realm Strategy, 2011



**Areas with enhanced conservation area paving expectation**

Kingsway, the Aldwych and the Strand have been identified as areas with enhanced conservation area paving. These areas border the LSE campus.

Source: Westminster Way – Public Realm Strategy, 2011



**Tree planting in the public realm**

The LSE campus is identified as an area for planting moderation where planting needs to respect historic context and design objectives. The Aldwych and Kingsway are also identified as existing boulevards bordering the campus.

For more information, please refer to the Westminster policy document: “Trees and the Public Realm.”

Source: Westminster Way – Public Realm Strategy, 2011

**The London Plan (2021) is the Spatial Development Strategy for Greater London.**

It sets out a fully integrated economic, social and environmental framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth.

The following policies relate to LSE:

**Policy S3 Education and childcare facilities**

**Part A**

To ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice, boroughs should:

- 1) prepare Development Plans that are informed by a needs assessment of education and childcare facility needs. Needs should be assessed locally and sub-regionally, addressing cross-boundary issues. Needs assessments should include an audit of existing facilities.
- 2) identify sites for future provision through the Development Plan process, particularly in areas with significant planned growth or need for school places (including Special Educational Needs and Disability places)...

**Part B**

Development proposals for education and childcare facilities should:

- 1) locate facilities in areas of identified need
- 2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling...
- 4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)

5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures

6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers

7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach

8) ensure that facilities incorporate suitable, accessible outdoor space

9) locate facilities next to parks or green spaces, where possible

**Part C**

Development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need. Any proposed loss of sport or recreation land (including playing fields) should be considered against the requirements of Part C of Policy S5 Sports and recreation facilities.



**Policy E8 Sector growth opportunities and clusters**

Part E

London’s higher and further education providers and their development across all parts of London should be promoted. Their integration into regeneration and development opportunities to support social mobility and the growth of emerging sectors should be encouraged.

*The supporting text (Para. 6.8.4) recognises the wider economic role higher education facilities such as LSE play in the London economy:*

*"The Mayor also supports measures to secure and develop London’s leading role as a centre of higher and further education of national and international importance. London’s higher and further education providers have considerable potential for innovation supported by collaboration between businesses, the public sector and other relevant research organisations. These initiatives can act as a catalyst for economic growth and promote social mobility in areas with high levels of deprivation by creating new jobs and training opportunities for local residents, as well as supporting the growth of emerging sectors in London. The Mayor will support higher and further education providers and boroughs to identify opportunities to work in partnership to benefit from the development of higher and further education facilities."*

**The City Plan 2019-2040**

The City Plan (2021) is the principal Local Plan document for parts of the LSE estate within WCC. It recognises LSE as a world class educational institution and a huge asset which helps to boost the local economy and reputation of Westminster as an attractive place to study.

The LSE estate east of Kingsway falls within the designated Central Activities Zone and Strand Conservation Area. It sits adjacent to the West End Retail and Leisure Special Policy Area and the West End Strategic Cultural Area (both to the west of Kingsway and South of Aldwych).

The following policies from the City Plan relate to LSE:

**Policy 13 – Supporting Economic Growth**

A. New and improved office floorspace will be supported to provide capacity for at least 63,000 new jobs over the Plan period, enabling the continued growth and clustering of the creative, knowledge, and research-based sectors. Additional floorspace that meets the needs of modern working practices, including through the provision of co-working space and a range of Class E (commercial, business and service) uses on site, is supported in principle in the:

1. Parts of the Central Activities Zone (CAZ) with a commercial or mixed-use character, including the West End Retail and Leisure Special Policy Area (WERLSPA) and Opportunity Areas;...

C. Proposals involving the provision of affordable workspace will generally be supported throughout the commercial areas of the city...

**Policy 18 – Education and Skills**

A. The council will support the provision of new or expanded primary and secondary schools and further education facilities, to meet the needs of a changing population and enhance education provision.

B. The improvement and expansion of Westminster’s world-class higher educational institutions will be supported in principle, in recognition of the economic benefits they provide to Westminster, London and the UK. This includes proposals for the upgrading of existing, and provision of new, teaching and research facilities and the provision of purpose-built student housing.

C. Where new and additional educational facilities are provided, proposals for their use outside of core operation hours for community or recreational use will be supported in principle...

**Policy 43 Public realm**

A. Development will contribute to a well-designed, clutter-free public realm with use of high quality and durable materials capable of easy maintenance and cleaning, and the integration of high-quality soft landscaping as part of the streetscape design.



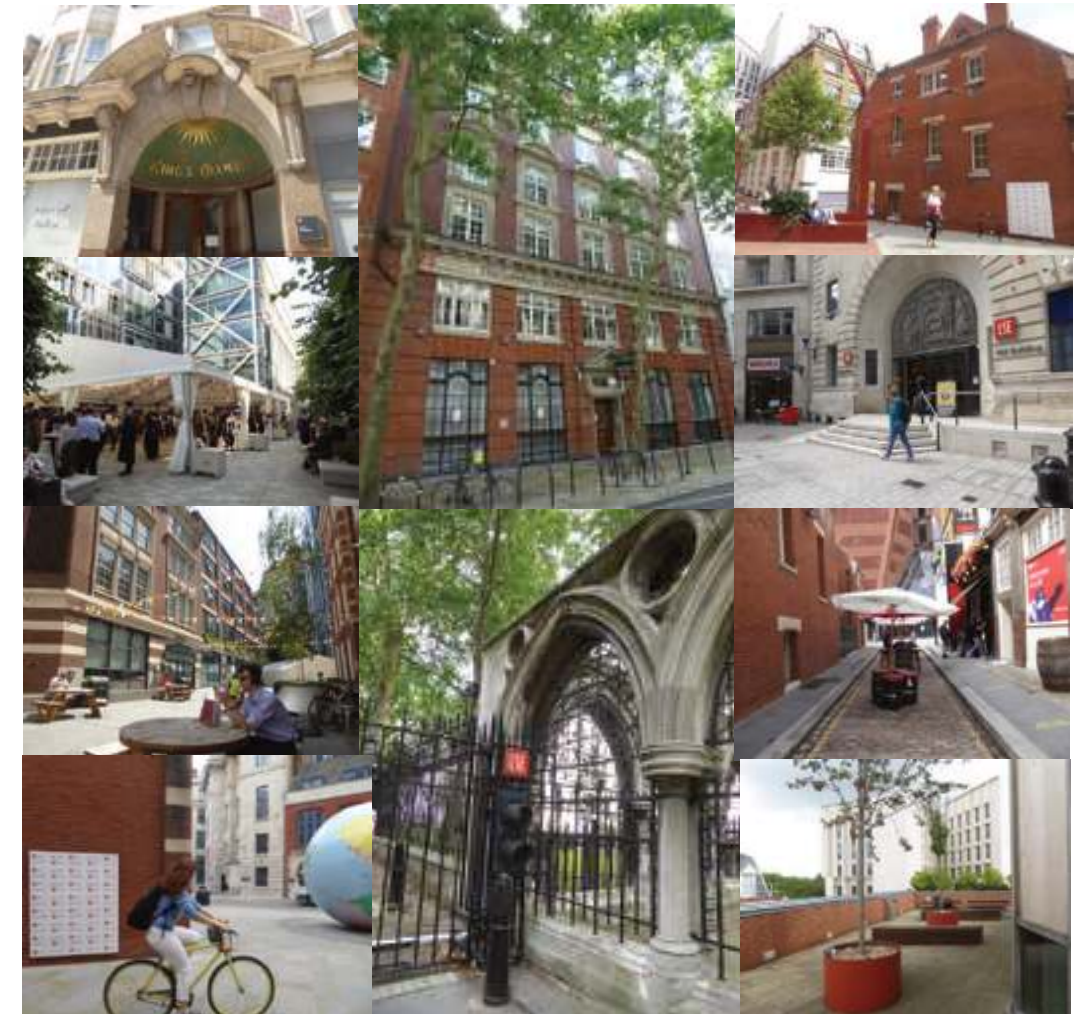
# Appendix C.

Excerpt from ZZA report to LSE Estates: Levelling up old and new campus space

ZZA Responsive User Environments, 31 August 2021.

## Appendix C

Excerpt from ZZA report to LSE Estates:  
Levelling up old and newer campus space



Scope to enhance user experience

31 August 2021

© ZZA Responsive User Environments





CONTENTS

1	BACKGROUND + APPROACH	3
2	RATINGS: <b>EXTERNAL LSE SPACES</b>	3
3	PUBLIC REALM OPPORTUNITIES	4

1 BACKGROUND

Background

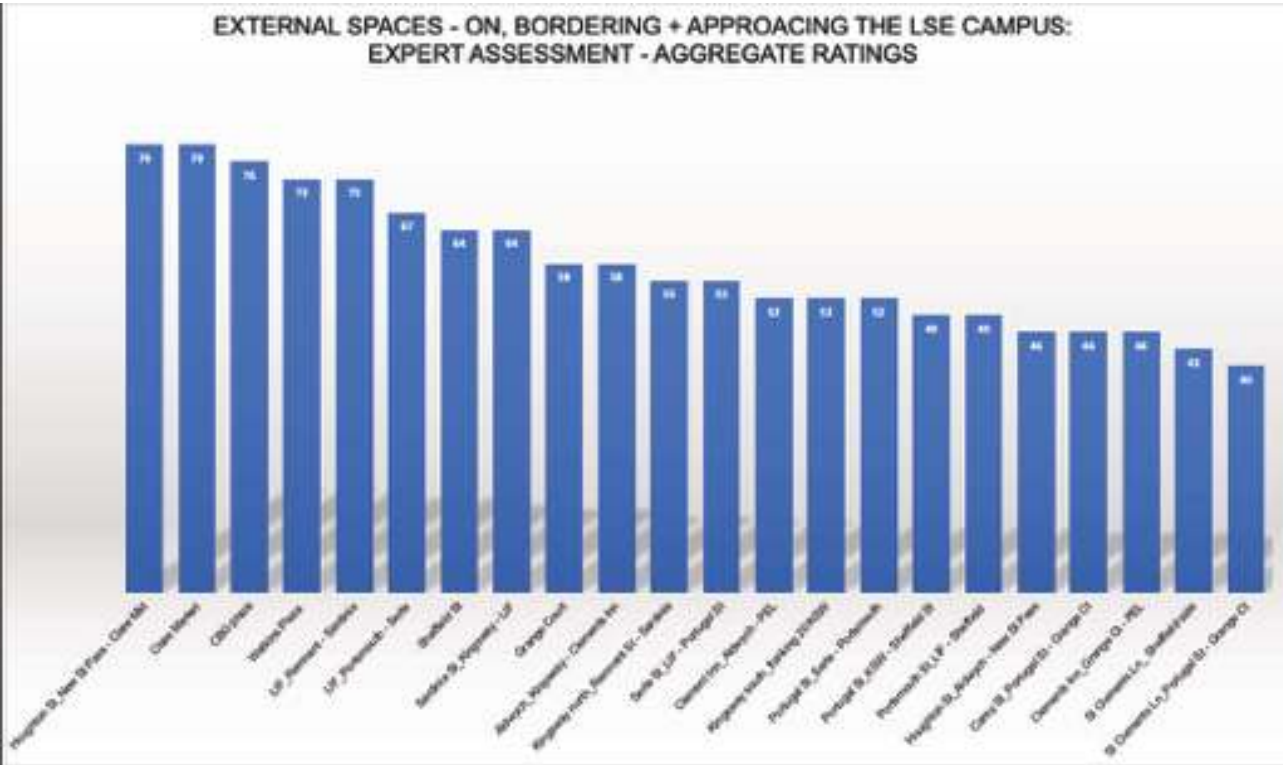
This appendix is an excerpt from a report to LSE Estates in August 2021 identifying opportunities to address the qualitative gap between the School’s legacy and new infrastructure, evident in sequential studies of students’ perceptions of the LSE campus in 2011, 2015 and 2019. The ‘levelling up’ study surveyed and analysed campus buildings and external spaces. To complement the LSE’s updated Public Realm Strategy, this appendix references external campus spaces only.

Approach

The opportunities identified derive from a systematic evaluation in July and August 202, based on physical attributes and ZZA’s distinctive knowledge of user experience and strategies to optimize built settings on university and commercial campuses. Given the benefits of optimizing the campus overall, the enhancement opportunities also include the LSE’s newer settings.

2 RATINGS: EXTERNAL LSE SPACES

Based on systematic evaluation of physical attributes, LSE external zones were rated as follows:





### 3 PUBLIC REALM OPPORTUNITIES

#### Perimeter zones

As well as the obvious asset of Lincoln's Inn Fields, most perimeter zones benefit from mature trees and urban interest. However, the identity of LSE's gateways and buildings dissipates in the outer ring – particularly in the busier zones.

#### Zones within the campus

Within the perimeter, the quality and nature of campus spaces are highly varied. The transformative effect of the CBG development and Clare Market shows augurs well for the potential of the lower rated spaces, all with distinctive features to develop for utility, quality and character, and there is also scope to enhance the public realm experience with interventions to buildings that address external spaces. A specific challenge relates to vehicle access especially to / from third-party properties.

#### Opportunities: by external zone

##### Aldwych: Kingsway to Clements Inn

- The key gateway to the campus at Houghton Street from the Aldwych is not marked.  
Consider:
  - ◆ An LSE directional column similar to cycle stand post that now dominates the entrance
  - ◆ Planters at the corner entrances of the Garrick and former NatWest unit
- Better identify the entrance at Clement's Inn as an LSE gateway
- As Clement House is essentially anonymous, consider:
  - Installing projecting external signage as at the Post Office (and Sardinia House)
  - Rationalising the signage on the three separate entrances to Clement House, and provide planters on either side of the main access door.



Current pavement seating outside The Garrick (left); Example of architectural interest along the Aldwych (right)



Clement House – weak identity on the Aldwych relative to Post Office (top left); Cycle totem at Aldwych gateway to LSE – a comparable signal for LSE is lacking (right); Potential for pavement furniture outside Connaught House as spill space for The Garrick



## Aldwych to Pethick-Lawrence

- Extend the bollards along Clement's Inn to segregate the vehicle lane all the way to the building entrance, securing the front apron as vehicle-free
- Pave the external space at the building entrance, to distinguish it from the vehicle route
- Install congenial seating in front of the building – either fully outdoors or in a sheltered / semi-sheltered kiosk or projecting building lobby
- Replace the tired banner outside the building
- Reposition the sculptural ensemble opposite the entrance for fuller impact.



Vehicles marring pedestrian arrival at Pethick-Lawrence, plus tired banner and seating / planter blocks warranting replacement; Sculptural ensemble opposite Pethick-Lawrence – impact dissipated against the foliage backdrop (bottom right)

## Clement's Inn: Pethick-Lawrence to Grange Court

- The surface is conspicuously patched outside Fawcett. Consider paving at least an arc to create a more congenial apron in the bay entrance to Fawcett and Pankhurst Houses
- This space lends itself to a venue – either free-standing or as a projecting building lobby. The lively use of an open tent behind Africa House at Holborn Station suggests what a simpler, less costly structure could offer as an amenity of the type students want, and make this part of the campus more active
- In any event, consider improved seating and planting and new signage to replace the current tired external building banners
- There is a lack of directional signage to the rest of the campus – most notably with nothing indicating the CBG at the top of the steps
- The steps to Grange Court challenge inclusive access to the rest of the campus.



Poor and patched ground surface outside Fawcett and Pankhurst Houses (top left); Seating and planter warranting replacement / upgrade (top right); Space in front of the buildings for a new lobby or free-standing social space / café (bottom left); Example of simple semi-sheltered outdoor venue – behind Africa House / Mischon De Reya, Holborn (bottom right)







Steps challenging inclusive access from Clement's Inn to rest of LSE campus

### Grange Court

- Flanking Grange Court, LRB gives little to user experience nor to promote LSE. Consider:
  - ◆ A decorative feature on / outside the Grange Court elevation
  - ◆ Replacing the repeated worn signs not to chain bicycles to the railings
  - ◆ Repaving the sector of Grange Court past the Library.
- Deficient signage, with nothing to identify the CBG
- The only directional signs are at the Carey Street end. This includes a sign to Lionel Robbins Building (as opposed to the 'Library') whereas LRB building is only designated that way on the campus map – it is designated Library at the main building entrance
- The intersection with St Clement's Lane lacks a sense of ownership and feels uncertain. This can be addressed on the St Clement's Lane side.



Repaved sector of Grange Court past the CBG (left), versus untreated sector past the Library (right)



Repeated sign concerning bicycle parking along the elevation of the Library building



### Carey St: Grange Court to Portugal Street

- With the loading bay entrance to back of Library cutting across the pedestrian path, the footway narrowing towards the south, and the pavement in poor condition, this offers poor passage for pedestrians and an unattractive outlook from the apartments opposite
- The only greenery is tree and plant boxes lining the apartment building
- The signage on the Library corner at Grange Court shows the route to Old Building and Student Services via Portugal Street, omitting the more direct route via the CBG plaza.



Patchy pavement outside the Library building (above left); Available greenery outside the apartment building opposite (above right); Outdated signage showing route to Old Building and Student Services via Portugal Street (right)

### Portugal Street: Portsmouth to Serle Streets

- The strengths are continuity of width and view, plus direct access to the RCS café, 32 LIF and MAR. Despite these, this zone lacks a sense of integration. Opening the Library entrance on Portugal Street and redeveloping 35 Lincoln's Inn Fields will help. Meanwhile, consider stronger signage between 32 LIF and the rest of the LSE campus.

### Serle St: Portugal Street to LIF

### LIF: Serle St to Portsmouth Streets

### LIF: Sardinia to Remnant Streets

- These three external zones all benefit from magnificent LIF greenery and fine street furniture and architectural ornament – fountains, finials, crests, street lamps, etc. These assets, and pavement width, quality and consistency are notably strong on the two LIF edges. The opportunity for these zones is enhancing directional signage – currently weak.



Examples of the rich planting and architectural elements contributing to strong user experience on the campus interface with Lincoln's Inn Fields



### Kingsway: Remnant Street to Sardinia Street

- Approaching the LSE from Holborn Station, one sees olive trees and other plants, projecting signage, pavement seating and screens. Then approaching the NAB, dead facades depress the look and feel, accentuated where the NAB's northern canopy signifies an entrance, with no active realisation. Consider:
  - ◆ Animating the phone boxes that currently fetter the pavement and view to the Shaw Café with an active use, eg. as planters or refreshment kiosks
  - ◆ Placing seats and plants, possibly with low buffering screens, in front of the NAB, north of the Shaw Café, and placing seats in front of the Shaw Café
  - ◆ Revealing the view into the Shaw Café to attract custom from the pavement
  - ◆ Placing plant/s on the corner with Sardinia Street, under 'Square the block' sculpture.



*Inactive NAB north canopy on Kingsway (top left) and further closed doors (top right); Inactive phone boxes obscuring the desire line and entrance to the Shaw Café (below left); Example of planted phone boxes, Dorset (below right)*

### Sardinia St: Kingsway to LIF

- The trees on Sardinia Street frame the Sardinia Building well, but the view to the NAB on the opposite pavement is less engaging. Consider:
  - ◆ Opening the entrance to Café 54 with access from Sardinia Street, and providing a clear view in the Shaw Café
  - ◆ Stronger directional signage to the main NAB entrance.



*Mature trees on Sardinia Street framing Sardinia House (left); Ambiguous street view to Café 54 – is it open or closed, public or private, welcoming or off limits? (above right)*

### Portsmouth Street: LIF to Sheffield

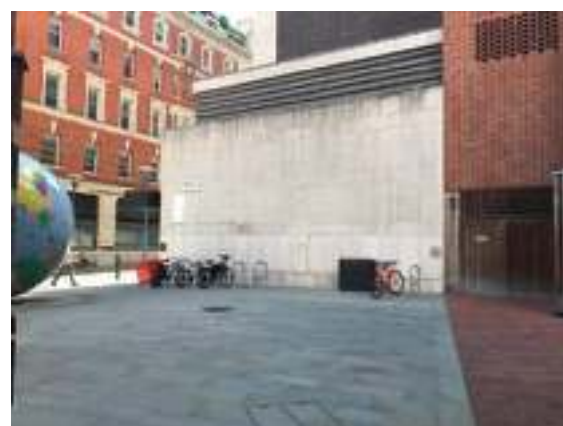
The pedestrianisation scheme currently hand will take care of the current three-way change in surface treatment at junction of Portsmouth and Sheffield Street.

- The opportunity to create an outdoor seating area in the SAW yard, potentially as spill space from The Three Tuns, could contribute where Portsmouth Street flexes at Sheffield Street.



## Sheffield Street

- Sheffield Street reflects its positive treatment associated with the SAW, but conditions have changed, with opportunities to enhance this zone. Consider:
  - ◆ The service 'yard' outside The Three Tuns exit from the SAW which currently presents as vacant and messy could be an informal seating venue, associated with the pub and used independently, possibly semi-sheltered under a tensile or similar cover, with the remaining yard uses screened behind
  - ◆ Repairing the chipped planters / seats / refuse containers outside the SAW, and adding further seats, while still leaving space for the space's ad hoc uses – food stand, stand, poster sales, campaigns
  - ◆ Lighting Parish Hall, and introducing planting outside its south elevation
  - ◆ Adding seating at the end of Sheffield Street, near the blank wall
  - ◆ Exploiting the blank wall as a display surface.



Opportunity for informal seating venue in the current service yard outside Three Tuns (top left); Blank wall for animation (above); Shortage of seating even in the summer recess, and chipped / worn surface of planter / seating / refuse units (left)

## Portugal Street: Sheffield Street to Kingsway

- On Portugal Street, 20 Kingsway is impacted by trucks to / from the service yard behind Old Building. Consider bollards at the building frontage to protect / assure pedestrians
- There is scope to add utility / create a 'moment' with some seating between the globe sculpture and Parish Hall, defining this space as a rendezvous or 'place'
- The view towards Clare Market could be greened by planning on St Clements' vertical stack of open balconies that currently house air-conditioning kit

## Kingsway: 20 Kingsway to Portugal Street

- With its trees, Kingsway is a boulevard, but this section – with the central underpass – is harder edged, accentuated by the harsh vista past the Peacock Theatre in both directions. Consider low level planting along the Kingsway elevation of 20 Kingsway.
- Approaching 20 Kingsway from the Aldwych, there is no notion of the building's entrance. Consider projecting signage with the building name and LSE logo.

## Houghton Street: Aldwych to New Inn Passage

- This 'undone up' section of Houghton Street is challenged by trucks entering and leaving New Inn Passage, but the quality could be improved. Consider:
  - ◆ Active entrances to Connaught and Columbia Houses on Houghton Street
  - ◆ Outdoor seating from the Garrick – almost inevitably on the Connaught House side
  - ◆ Significant signposting of the gateway to LSE at the Aldwych end.
- Additional enhancements:
  - ◆ A tree outwith the vehicle turning path at Houghton Street / New Inn Passage
  - ◆ Matching the paving and seating to the surface from New Inn Passage to CBG plaza
  - ◆ Screening the bin uses in New Inn Passage



- ♦ Aligning the CBG's LSE logo facing New Inn Passage to the height of the logos on Old Building and Columbia House
- ♦ Possible introduction of catenary lighting festoon – as also suggested for the section of Houghton Street from New Inn Passage to Clare Market.



*Cluttered approach on key gateway to LSE campus, and showing the LSE logo on CBG a storey above the equivalent datum line on Columbia House and Old Building*



*Bins and service vehicles to / from New Inn Passage, compromising user experience there and on Houghton Street*

### Houghton Street: New Inn Passage to Clare Market

- This zone evidences the investment in paving, planting, seating and vistas in association with the CBG development. Additional opportunities include:
  - ♦ Introducing catenary lighting, based on the effective bunting installed overhead.
  - ♦ Replacing the plant boxes on the Old Building elevation with street level trees flanking the building's alternate solid walls, affording more direct engagement with planting and avoiding both the maintenance cost / impact to replace high plants with a cherry picker, and water from overhead irrigation dripping onto people seated below
  - ♦ Animating the street with views to active uses in the Old Building's spaces currently occupied by the gym and sports court.



*Bunting suggestive of catenary lighting and the comparative strong impact of the trees rising from ground level (left); Resource-intensive work to change high level planting on Old Building elevation (right)*



## CBG Plaza

Of the highest rated external zones, the plaza's scope to accommodate its large marquee for graduation and freshers' events evidences the benefits of versatility and semi-sheltered space.

- This marquee serves as a test-bed for future semi-enclosures, perhaps with a reduced footprint to facilitate sightlines and access routes around spaces in which they sit
- The mural on St Clements is a tour de force, with the fullest view from higher levels (of CBG and LRB), but less visibility at grade. Research shows that users mostly notice content at eye level, suggesting future murals extending closer to ground level
- The planting along the CBG's Houghton Street elevation (and within) is the best at LSE, with Clare Market's, but the potted plants at the entrance look corporate / tokenistic, and could be replaced with softer, more 'real' looking specimens.



*CBG Plaza, showing its valuable adaptive capacity to accommodate a large marquee for graduation*

## Clare Market

Clare Market evidences the benefit of its recent upgrade, and its high rating reflects its physical and visual clarity, benches, view to reliefs on the Old Building, and flow to the CBG plaza. It was always seen in active use during this review. For further enhancement, consider:

- ◆ More comprehensive signage
- ◆ Productive interface with active GF frontage in STC when that premium space flanking Clare Market is realised.



*Clare Market in its upgraded state, hosting visitors to graduation*



### St Clement's Lane (Sheffield Street end)

Part of this is at one level, but it mostly comprises a lower roadway and higher narrow pavements on both sides, with the road section frequently used by the White Horse pub for tables and chairs. The lane here has a sense of containment, coherence and intimacy, complementing the width and dispersed positioning of elements on Sheffield Street.

- The opportunities to leverage the lane's charm and enhance its appeal are:
  - ◆ Unifying the surface level and finishes – essentially to pedestrianise it, while managing deliveries to the pub. (As a precedent, vehicles do not enter the pedestrian section of Clare Market from Portugal Street, stopping at the bollards)
  - ◆ Signalling the space as an outdoor venue, expressed by overhead catenary lighting.



*Pub in the street, suggesting scope to unify the ground planes and potentially adding overhead catenary lighting to strengthen definition of the lane as a place*

### St Clement's Lane: Portugal Street to Grange Court

Running from Portugal Street past the rear of St Clements, John Watkins Plaza, CBG plaza, and the CBG to Grange Court which it meets in a T, St Clement's Lane reads as a coherent route on the campus map, but not in user experience.

- Linear lighting along the whole route, and signage to align with its presentation on the map, would support orientation and wayfinding
- Narrowing the width shown on the map between St Clements and Cowdray House would further align the map to the actual narrowness of this zone
- Without active frontage on either flanking building and the rear of St Clements in its present state, the quality of the lane between Cowdray House and St Clements is dismal. Future retrofit of St Clements offers scope to enhance the lane. This should be defined in a brief. Meanwhile, plants in the alcoves instead of the metal gratings would be enhancing
- Despite its fine mature tree, the section running past the CBG to Grange Court presents as uncared for. More could be made of it as a positive quiet spot on campus.



*Dismal look and feel could be lifted by plants in the St Clement's alcoves as an interim enhancement (left and top right); Space at the Grange Court end of St Clement's Lane could be strengthened (right bottom)*



## Portugal Street to Watkins Plaza

As the 'apron' to the Library, with its informal seating and free-standing café, this intensively used outdoor space is also used for pop-up campaigns. Consider enhancements:

- ♦ Cleaning the paving and the low wall
  - ♦ Updating the tired 'pub' tables and seats
  - ♦ Improving the planting outside the Library and the facing elevation of the Lakatos Building on lines like Clare Market's and that outside the CBG on Houghton Street
  - ♦ The overhead bunting suggests scope for benefit from festoon catenary lighting
  - ♦ A possible semi-sheltered space (perhaps under a tensile cover), or a projecting extension to the library serving as a café to supplement or replace the current reliance on the Library Escape zone
- It could be beneficial to reinforce 'no smoking' signage at the Library entrance, as this is defined as a non-smoking area, but not observed in practice.



Popular space, in active use even through Covid in the summer recess

## Portsmouth Street: Sheffield to Portugal Street

- Dominated by construction activity for the MAR during the 'Levelling up' study, this section of Portsmouth Street was not reviewed, but a strategy for its enhancement was already in hand, as shown below.





# Appendix D.

Public Realm Strategy

Publica, August 2017.





## Public Realm Strategy

Publica

August 2017 update

Publica



CONTENTS		
1.	INTRODUCTION	4
2.	CONTEXT & WIDER AREA SURVEY	4
2.1	Character areas and the setting of the LSE quarter	4
2.2	Historic development of the street network	6
2.3	Wider context: civic buildings	7
2.4	Transport connections	8
2.5	Perceived street typologies	9
2.6	Land use	10
2.7	Daytime, evening, night-time and weekend use	12
2.8	Public realm	14
2.9	Key junctions and adjacent streets	16
3.	PRINCIPLES FOR THE PUBLIC REALM	18
3.1	Public realm workshops and design development process	18
3.2	Case studies	18
3.3	Principles for the public realm of The Marshall Building	22
3.4	Wider public realm opportunities	24
3.5	LSE public realm strategy	26

1. INTRODUCTION

In 2016 Publica was commissioned to develop a public realm strategy and to advise on the integration of The Marshall Building at 44 Lincoln’s Inn Fields to support the planning application. The following document presents a collation of the work undertaken by Publica between May and November 2016 through Stages 1 and 2 of the project. It presents the findings of Publica’s wider area survey, which includes research, case study analysis and fieldwork undertaken in summer and autumn 2016. These findings have informed a set of design principles for the public realm, which have been further developed and refined through two workshops and subsequent discussions with Grafton Architects, LSE and the design team. The findings and principles contained within this document have helped to shape and inform the design development of The Marshall Building and its public realm.

*N.B. This report was updated in August 2017 to include an illustration of the LSE’s public realm strategy phasing for 2017-2022 (see p.27) and other minor amendments.*

2. CONTEXT & WIDER AREA SURVEY

2.1 CHARACTER AREAS AND THE SETTING OF THE LSE QUARTER

The LSE is located at the eastern edge of the City of Westminster, bordered by the City of London and the London Borough of Camden, an ‘in-between’ condition that affects the area’s character and identity. Although within Westminster, and despite its close proximity to popular international destinations such as Somerset House and Covent Garden (which welcomes over 40million visitors a year), the identity and use of the LSE and its surroundings is very different to that of the West End and Theatreland nearby, and is characterised by a calmer, quieter pace of life and the particular patterns of use associated with the educational and legal sectors.

The university quarter is geographically bounded by areas of distinct characters. The walls of the Lincoln’s Inn and the Royal Courts of Justice form a clearly defined boundary to the east of the LSE, with the distinctive lawyers’ quarters beyond these walls. Similarly, the grand Portland stone buildings and wide, arterial roads at Kingsway and Aldwych, built in the early 1900s, give this stretch a distinctive scale and identity, forming a marked edge to the west and south of the quarter. The LSE has in recent years expanded northwards to face Lincoln’s Inn Fields, with the garden square forming its northern edge. Today this open space – the largest public square in London – is central to the character and identity of the LSE, just as the LSE contributes to the garden’s life and character.

Despite its international reputation, the LSE quarter itself does not have a widely known and clearly recognisable ‘front door’, and the university’s hubs of activity are concentrated within a network of streets and spaces located one street back from the area’s primary routes.



The wide roads and grand Edwardian buildings of the Aldwych form a distinct edge to the LSE quarter



The Royal Courts of Justice enclose the LSE quarter on the east



Kingsway forms a clear boundary to the west of the LSE, and – along most of its length – a barrier to pedestrian movement





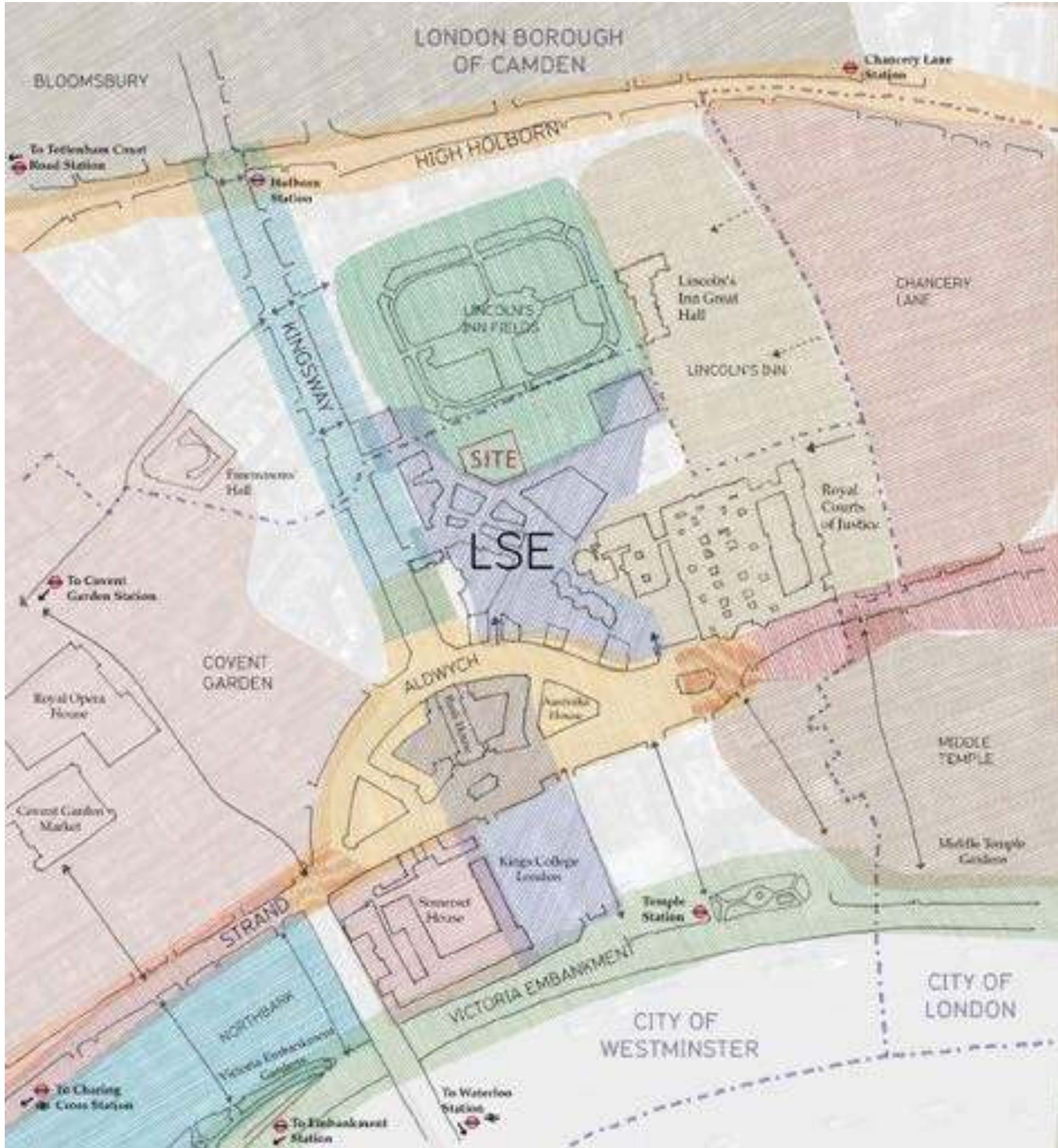
Although privately owned and managed, the spaces and through-routes within Lincoln's Inn are accessible to the public at certain times during weekdays



Lincoln's Inn Fields is an important amenity and is central to the character of the area and of the LSE quarter



Lincoln's Inn has a distinctive character and identity relating to its close ties with the legal industry. The inns of court are separated from Lincoln's Inn Fields by a long garden wall with a number of gates along its length



Map showing character areas surrounding the site and the LSE quarter

## 2. CONTEXT & WIDER AREA SURVEY

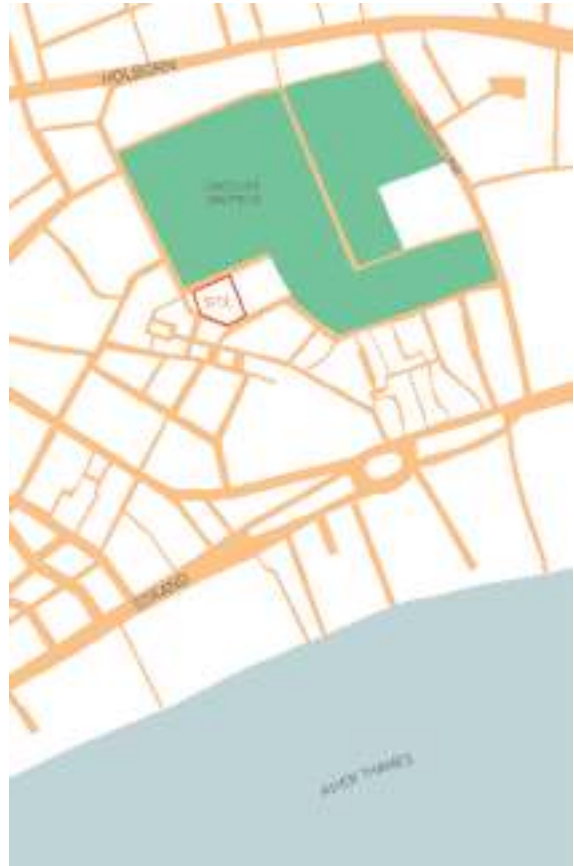
### 2.2 HISTORIC DEVELOPMENT OF THE STREET NETWORK

The site of The Marshall Building is located at what has been, for centuries, an important and prominent corner between the formally planned grid of streets around Lincoln's Inn Fields and the medieval streets that were established as development grew westwards. The following indicative diagrams illustrate the development of the street network over time, an evolution that has informed the hierarchy, character and use of these streets today.

Lincoln's Inn was established in 1422 after the legal industry relocated to the City of London's periphery, originally in the form of a building on Chancery Lane with two adjacent fields. The area immediately to the west of Lincoln's Inn remained relatively undeveloped and was occupied by large fields until around the 1660s, after which the formal square and surrounding terraces plan around the 1660s were laid out, inspired by Inigo Jones' formal urban plan at Covent Garden nearby.

The area's street network continued to develop until the mid-19th century. Large infrastructural projects were constructed, with Waterloo Bridge providing a new connection across the river in 1817 and Bazalgette's Victoria Embankment completed in 1870. To the south of Lincoln's Inn, a network of alleys was demolished to make way for the Royal Courts of Justice, which opened in 1882. The pattern of permeable streets that connected Lincoln's Inn Fields to Drury Lane and Covent Garden beyond remained largely unchanged until the early 1900s.

The grand boulevards of Aldwych and Kingsway were built in 1905, and their construction radically transformed the street network, replacing and cutting across many of the small streets that linked Lincoln's Inn Fields to Covent Garden. The street network has remained relatively unchanged since, but important proposed infrastructural projects such as the proposed removal of the Aldwych/Strand traffic gyratory may significantly change the use and context of these streets in the near future.



1667  
By the late 1660s the area around Lincoln's Inn Fields has begun to develop, with buildings enclosing its western and (in part) southern edges, also adjoined by Lesser Lincoln's Inn Fields to the south.



1792  
By 1792 the formal enclosure and octagonal layout of Lincoln's Inn Fields has been established, and the street network has developed further around the square.



1870  
By 1870 the streets immediately around the site remain relatively unchanged, except for the Royal Courts of Justice which are under construction. Nearby, Waterloo Bridge has opened to provide a connection to the south, and the Victoria Embankment has been built along the northern shore of the Thames.



1910  
By 1910, the Aldwych, Kingsway and Sardinia Street have been built and replaced many of the area's narrow streets with wide routes connecting High Holborn to the Strand. These new streets sever the continuous links between Lincoln's Inn Fields and Covent Garden, isolating a small network of streets between Lincoln's Inn Fields and the Aldwych.



2.3 WIDER CONTEXT: CIVIC BUILDINGS

The LSE’s ambition is for The Marshall Building to be a welcoming and public-facing building that contributes to the life of London, located at an important corner with the civic prominence to operate at a district-wide scale and provide a gateway for the whole university.

There are civic buildings around Lincoln’s Inn Fields including the Soane Museum and the Hunterian Museum, with proposals to return the Hunterian Museum to its original location on the ground floor, making this civic use more prominent at street level and more accessible to the public with entrances from both Lincoln’s Inn Fields and Portugal Street (planning ref: 16/09110/FULL). The LSE quarter is surrounded by civic buildings and cultural uses that include the Peacock Theatre, with the cluster of Covent Garden theatres also nearby; institutions of national significance such as the Royal Opera House and Somerset House, both of which accommodate creative communities and creative processes and have strong relationships to adjacent open spaces; world-renowned universities such as King’s College London; and a number of churches, libraries and other facilities that serve the area’s users. Not far from the LSE, the new cultural use at 180 The Strand and the long established cultural centre at the South Bank (such as the Royal Festival Hall, National Theatre and Southbank Centre) are connected via Waterloo Bridge.

This archipelago of connected spaces and public forecourts is evolving. The area around the LSE quarter is undergoing an extraordinary amount of change, with multiple planned and proposed developments including the LSE’s ambitious architectural commissions and King’s College London’s planned expansion across the Aldwych into Bush House, which will see a shift in the district’s centre of gravity, bringing the two universities closer together. Alongside recently completed projects such as the east-west Cycle Superhighway on the Embankment, a number of major infrastructural projects such as the proposed removal of the Aldwych gyratory have the potential to transform the setting of the LSE quarter and drastically improve pedestrian connections across the district, with greater permeability and strengthened links in particular westwards towards Covent Garden, south to the river and beyond. Additionally, the City of London’s Fleet Street Area Enhancement Strategy, published in December 2015, will bring improved connections between the City of Westminster and the City of London, nearby.

- LSE Buildings
- LSE Public Realm Strategy



Map illustrating LSE's location amongst notable cultural and civic buildings

2. CONTEXT & WIDER AREA SURVEY

2.4 TRANSPORT CONNECTIONS

The LSE quarter is bounded on three sides by busy, primary roads. These roads, particularly Kingsway, provide limited opportunities for pedestrian crossings, severing the area from neighbouring districts. Bus routes run along these edges on Kingsway, High Holborn and Strand.

Within the edges demarcated by these primary roads, around the LSE quarter and its surroundings, there are few vehicular through-routes, and the streets typically carry little traffic.

Primary cycle routes through the area run east-west along High Holborn and Fleet Street, and north-south along Wellington Street in Covent Garden. Further south, the Cycle Superhighway runs along the Embankment. There are no signed routes for cyclists within the LSE quarter, but this area is served by several quieter cycle routes as recommended by cyclists.

- Traffic direction
- Traffic direction
- Privately controlled
- Bus stops
- Site boundary
- - Borough boundary
- Quieter roads that have been recommended by cyclists (TfL 2014)
- Routes signed or marked for cycling (TfL 2014)
- Proposed Quietway or additional cycle link on the Central London Cycle Grid (WCC)
- Potential Future Route (WCC)





2.5 PERCEIVED STREET TYPOLOGIES

The area’s different street typologies play an important part in defining the character of the area’s streets. The area is bounded by primary vehicular routes including Kingsway, Aldwych and High Holborn

The network of streets within this boundary can be categorised by their scale, character and use. Typologies include secondary streets, service streets and narrow passageways, alongside the wide streets of Lincoln’s Inn Fields itself. In addition, the streets within the LSE quarter and within Lincoln’s Inn have their own distinctive characters.

Map showing the perceived street hierarchy and typologies around 44 Lincoln’s Inn Fields

- Primary roads
- Lincoln’s Inn Fields
- Secondary streets
- Passages, mews and service spaces
- Site boundary
- Borough boundary
- Streets within LSE
- Planned/proposed street within LSE
- Lincoln’s Inn



Kingsway is a primary, arterial road that defines the western edge to the area



The wide street to the south of Lincoln’s Inn Fields is framed by the handsome, mature trees of the garden square, but has relatively narrow footways with adjacent parked vehicles and with few visual connections into the fields



Many passageways provide pedestrian connections between busy roads and the LSE quarter

2. CONTEXT & WIDER AREA SURVEY

2.6 LAND USE

Land use plays an important part in defining the identity, character and use of an area’s public realm. The area around 44 Lincoln’s Inn Fields is less mixed in use than adjacent districts, and is predominantly characterised by university and institutional buildings and by uses relating to law, such as barristers’ chambers, the Inns of Court and the Royal Courts of Justice.

Higher education has an important bearing on the use, character and identity of the area, not only with the presence of the LSE quarter, but also with King’s College London to the south. King’s College London, Queen Mary University, University of the Arts London and The Mary Ward Centre all have smaller buildings within the mapped area.

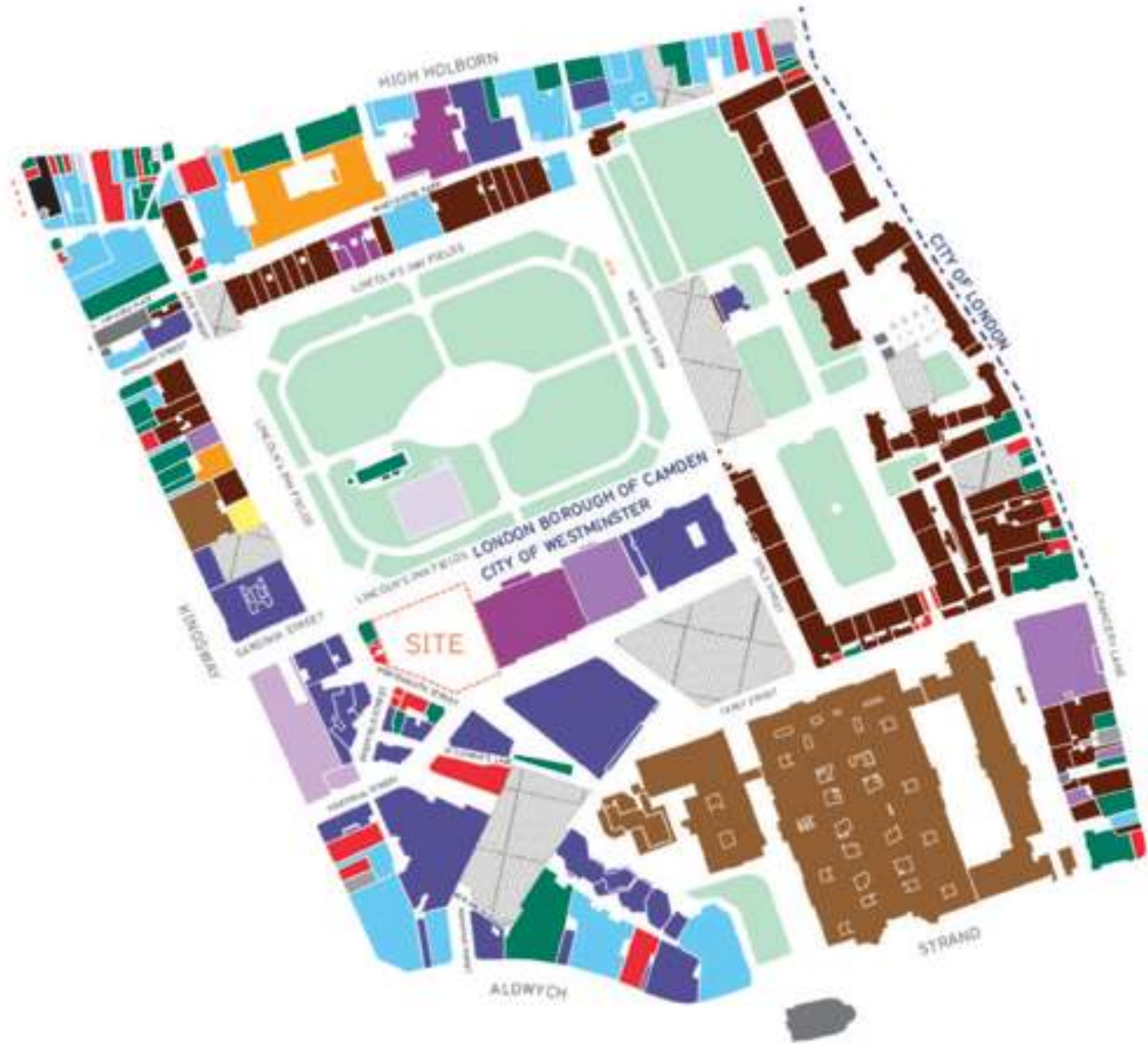
Many of the shops that surround these uses are specialist retailers with links to the universities or the Inns of Court. Similarly, although there are no residential uses in the area, the barristers’ chambers within the Inns of Court include accommodation, and have a relatively constant level of activity throughout the day and week.

In addition, the area is also home to cultural uses including the Peacock Theatre, the Soane Museum and the Hunterian Museum, and to institutes and societies such as the Antiquarian Booksellers Association, the Royal College of Surgeons and the Royal College of Radiologists.

There is one London Underground station within the survey boundary at Holborn, and many restaurants, cafés, pubs and shops are clustered around this transport hub.

Many of the area’s buildings are occupied by a single use across all floors, with limited active frontages at street level, a condition that is unusual in central London.

- |                     |                      |
|---------------------|----------------------|
| Residential         | Transport            |
| Hotel               | Food & drink         |
| Commercial          | Retail               |
| Museum              | Health               |
| Institute / society | Barristers’ chambers |
| Theatre             | Law courts           |
| Sports facility     | Public toilets       |
| Education           | Vacant               |
| Religious           | Construction site    |



Land uses at street level





The British Library of Political and Economic Science brings activity to the John Watkins Plaza throughout the day



The Royal Courts of Justice's main entrance on Strand is often busy with camera crews and onlookers waiting to hear the outcome of nationally significant cases



Holborn Station is a focus of activity throughout the day and into the night, with the Night Tube now serving the station on Fridays and Saturdays

## 2. CONTEXT & WIDER AREA SURVEY

### 2.7 DAYTIME, EVENING, NIGHT-TIME AND WEEKEND ACTIVITY

The district's pace and patterns of use are greatly affected by the nature of building uses and their opening hours.

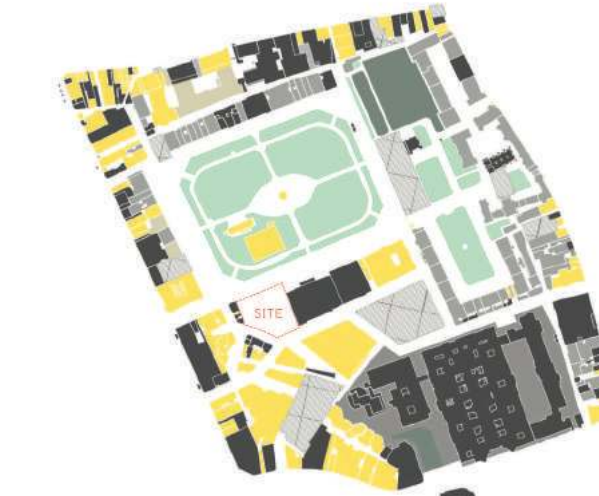
There is a concentration of active uses around the edge of the survey area. Holborn station and many of the LSE's buildings open very early in the morning, but the area is typically at its busiest between 9am and 4.30pm on weekdays, when most buildings are in use. The Royal Courts of Justice close at 4.30pm, but pubs and restaurants become busier after this time and well into the evening, when the Peacock Theatre is also in use. Conversely, Lincoln's Inn closes in the evenings, and Lincoln's Inn Fields closes at dusk.

Night-time uses in the area are very limited, particularly after pubs have closed, although the bars and restaurants around Holborn station are open late. Since the survey was conducted, Night Tube services have been introduced across London, with Holborn station now served by the Night Tube on Friday and Saturday nights (Central Line services were introduced in August 2016, with Piccadilly Line night-time services expected in December 2016).

The area is typically quieter at weekends (and in particular on Sundays), when both the Royal Courts of Justice and Lincoln's Inn are closed, but Lincoln's Inn Fields and its sports facilities remain open and in use. Although Lincoln's Inn closes to the public in the evenings and at weekends, the barristers' chambers do not have set opening or closing times, and often activity can be observed here until late in the night and during the weekend.

Throughout the seasons the use of the area's open spaces varies, while the LSE's term times also affect the district's pace, with university buildings open late at peak times of the year, and with the summer months typically hosting less activity.

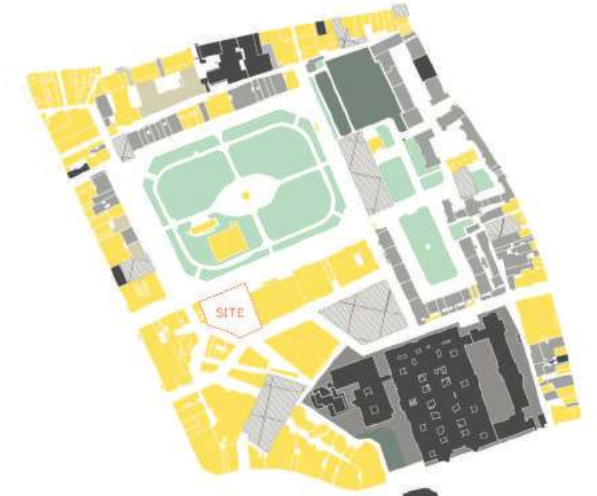
#### OPENING TIMES: WEEKDAY (STREET LEVEL)



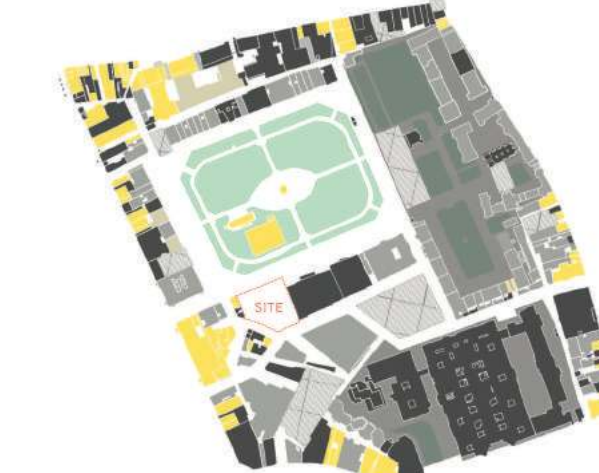
Open: 5-9am



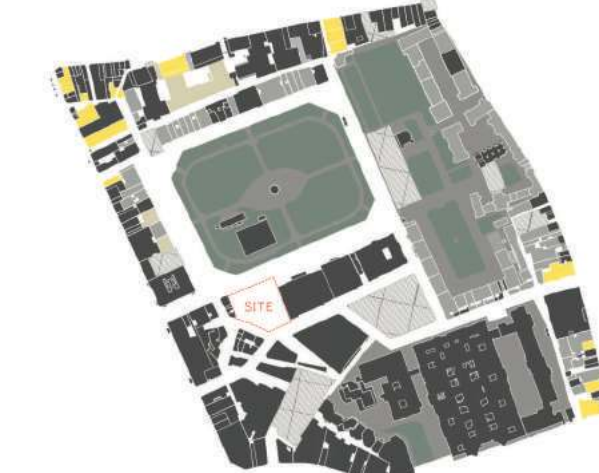
Open: 9am-4.30pm



Open: 4.30-7pm

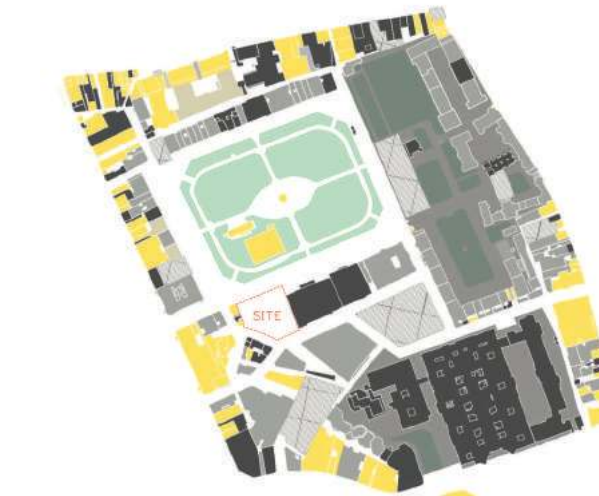


Open: 7-11pm

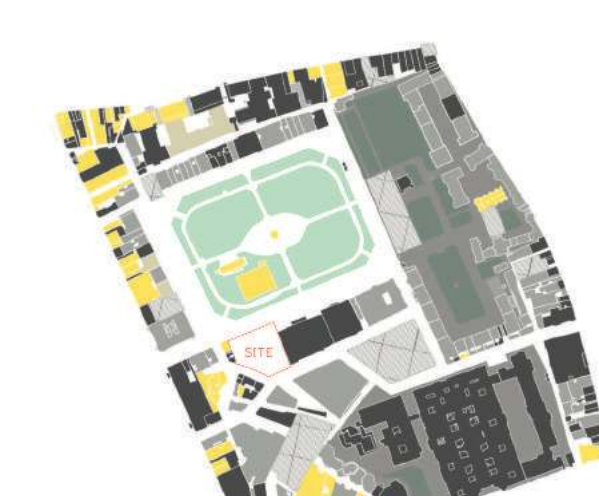


Open: 11pm-1am

#### OPENING TIMES: WEEKEND (STREET LEVEL)



Saturday



Sunday



### 2.8 PUBLIC REALM: PEDESTRIAN SPACES AND THE FRONTAGES THAT FRAME THESE

The site is neighboured by green spaces of a remarkable scale. Lincoln's Inn Fields provides an important amenity when it is open during daylight hours. The square is lined along its eastern edge by the garden wall of Lincoln's Inn, which is punctuated by a gatehouse that provides access, typically between 7am and 7pm on weekdays, to the lush and calm open spaces within the Inns of Court, and to the routes through to Chancery Lane beyond. When these two large open spaces are closed, the public realm provision and routes that remain accessible in the area are extremely limited.

Kingsway and the Aldwych gyratory are currently a barrier to pedestrian movement. Although footways are generous, the dominance of traffic on these streets and limited active frontages mean that the pedestrian realm is under-performing. These wide roads are difficult to cross as a pedestrian, and connections across Kingsway from the LSE are limited, with no opportunities to cross the road between Aldwych and Keeley Street.

However, set back behind these arterial roads and particularly around the LSE is the contained network of Westminster streets, many of which have either pedestrian priority or comparatively little vehicular traffic. These pockets of space are often enclosed by active frontages and accommodate a great deal of the university's life, providing both places of pause and spaces to move through. The recent pedestrianisation of Sheffield Street and the forthcoming public square currently under construction as part of the Centre Buildings Redevelopment, as well as the planned improvements of the LSE's Public Realm Strategy cumulatively contribute to the success of this network. Nevertheless, these streets and spaces are somewhat fragmented and do not revolve around a single, strong centre of gravity. The existing building at 44 Lincoln's Inn Fields currently contributes very little to the public realm, but its pivotal location provides an opportunity for an important civic space, a focal point that could have primacy within the university and the city.



The south-west corner of Lincoln's Inn Fields is enclosed by generous footways and spaces that accommodate pedestrian activity and important pedestrian routes.



Lincoln's Inn Fields is an important heritage asset, and its layout has remained largely unaltered since the late 17th century. The gardens contain open fields and mature trees, and shrubs around its perimeter



The forecourt of the LSE's New Academic Building, overlooking Lincoln's Inn Fields, is a focal point of activity and anchors the LSE in the square



Large stretches of Kingsway and Aldwych are lined by blank frontages, such as the service area of the Peacock Theatre, pictured



Lincoln's Inn Fields has a green space provision which is open at specific times of day



The network of small streets within the LSE campus is generally framed and animated by active frontages and uses such as shops, pubs and cafés



There are regular soup kitchens at Lincoln's Inn Fields, typically set up in the evenings



There are often parking suspensions on the south side of Lincoln's Inn Fields for film crews filming in Lincoln's Inn - often over the weekend, but occasionally during the week



After Lincoln's Inn Fields and Lincoln's Inn have closed, the surrounding streets typically become very quiet with very little activity



During LSE graduation ceremonies Sheffield Street is used for temporary gazebos and becomes the backdrop to many photographs



In the evenings, the rear of the Royal Courts of Justice on Carey Street is used by patrons of the pub across the street



Barristers can be seen working late into the night in their chambers



Lincoln's Inn Fields is well used throughout the daytime, particularly during the summer months



After working hours, patrons of the pubs around the LSE quarter socialise in the streets, often standing in the carriageways



The Peacock Theatre, lit before an evening performance





The diagram above illustrates the public realm that remains accessible when the private and gated spaces and streets in the area – such as Lincoln's Inn and Lincoln's Inn Fields – are closed to the public.

## 2. CONTEXT & WIDER AREA SURVEY

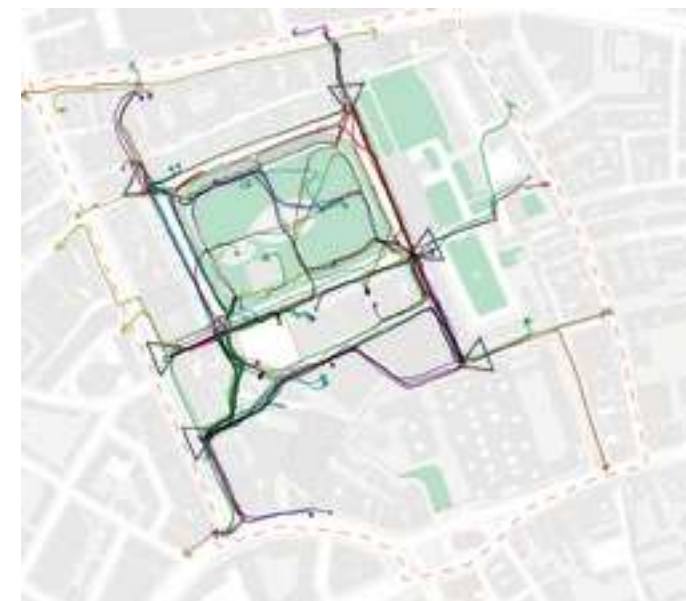
### 2.9 KEY JUNCTIONS AND ADJACENT STREETS: PEDESTRIAN MOVEMENT

The streets and junctions surrounding 44 Lincoln's Inn Fields all have distinctive and particular patterns of use and movement. The following studies illustrate pedestrian routes, desire lines and movement in the area, and in particular at the three key junctions surrounding the site.

Pedestrian routes were observed and recorded from selected entry points into the area, shown in the map below. Pedestrians were often found to move through the district by cutting across Lincoln's Inn Fields, with many also choosing to move through the area's network of passages and smaller streets instead of along busy roads.

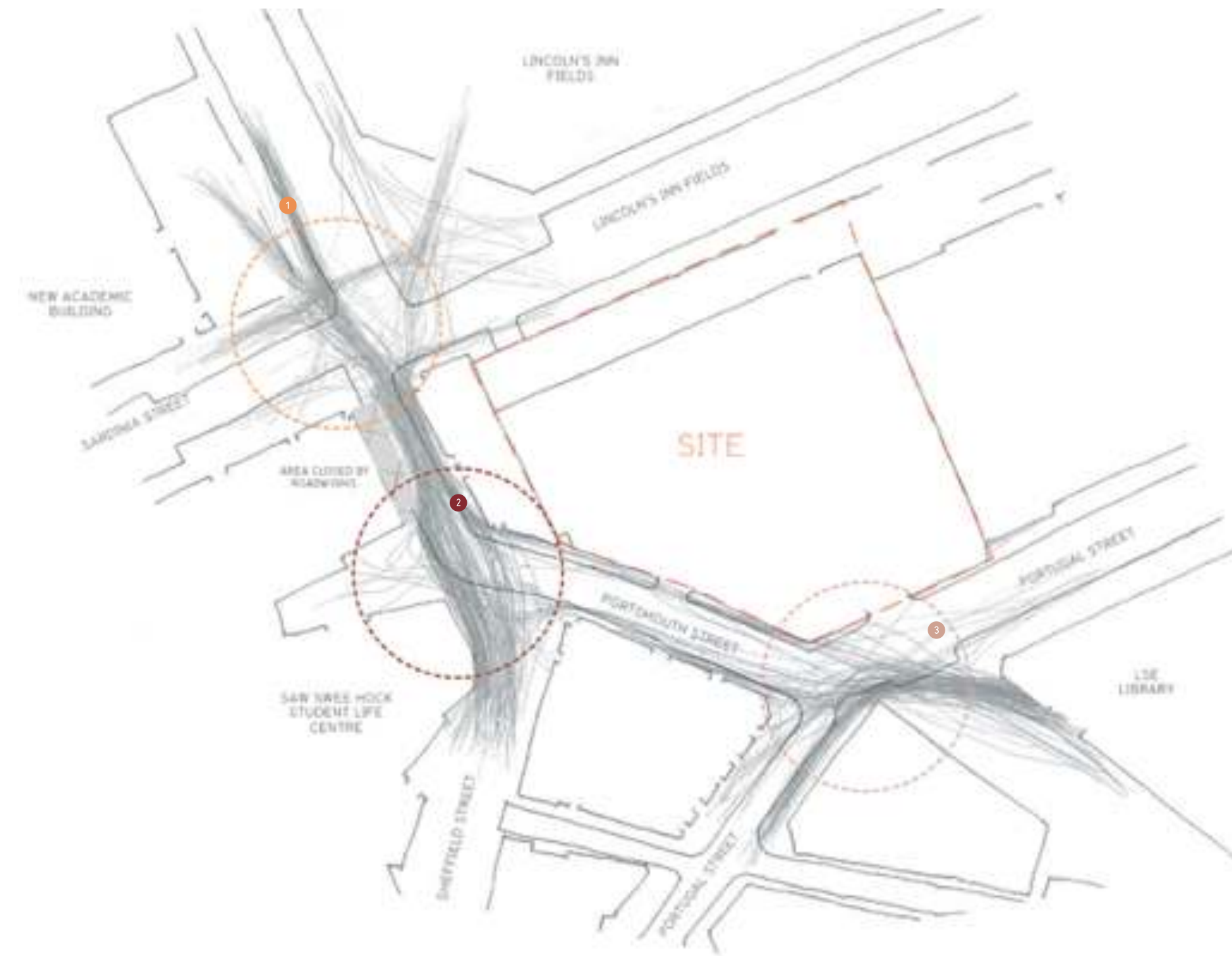
Observational studies at junctions were undertaken on a weekday morning in July 2016, and highlight the desire lines to and from the LSE's buildings (such as the British Library of Political Sciences and the New Academic Building), and show that pedestrians frequently walk in the carriageways, which typically carry little vehicular traffic. This is particularly evident on Portsmouth Street, as pedestrians move north-south between Lincoln's Inn Fields and Sheffield Street. Pedestrians were observed to rarely use the designated crossings on Lincoln's Inn Fields, instead crossing informally and diagonally.

Further observations on the use and character of the three junctions are outlined on the opposite page.



Observed pedestrian routes from key entrances to the area.

The drawing above shows six pedestrian routes observed and recorded from each origin point, marked with a triangle. These were recorded over the course of the day during consecutive weekdays in July 2016.



Observed pedestrian movement across the following three junctions; Lincoln's Inn Fields, Sardinia Street and Portugal Street; Portugal Street and Sheffield Street; Portugal Street, Portsmouth Street and John Watkins Plaza.

The drawing shows pedestrian routes recorded over a 15-minute period from the locations numbered ① ② ③, between 10.00 and 11.00am on Thursday 14 July 2016. Each line represents one pedestrian.



## 2.9 KEY JUNCTIONS AND ADJACENT STREETS



Junction of Lincoln's Inn Fields, Sardinia Street and Portsmouth Street



Junction of Sheffield Street and Portsmouth Street



Junction of Portugal Street, John Watkins Plaza and Portsmouth Street



- The south-west corner of Lincoln's Inn Fields is bordered by generous footways that accommodate pedestrian activity and important pedestrian routes. The LSE has a presence on Lincoln's Inn Fields with the New Academic Building and its public forecourt
- The arterial road at Kingsway acts as a barrier to pedestrian movement across it, but this barrier also affords Sardinia Street a relatively calm and leafy character, with little traffic using this street
- A raised table and two crossings facilitate pedestrian movement on this corner, but vehicles generally move slowly, and informal crossing of pedestrians can be observed across the entire junction
- This significant corner links the formally planned square and grid streets to the north with the medieval pattern of streets to the south

- Sheffield Street has changed significantly in recent years with the completion of the Saw Swee Hock Student Centre and the successful pedestrianisation of the street. This space, enclosed by active frontages, functions both as a pedestrian route and as a public space
- Portsmouth Street is a well used pedestrian route linking Lincoln's Inn Fields to the interior of the LSE campus. This pleasant, narrow street is framed to the south by intimately scaled buildings and intricate shop fronts characteristic of the Strand Conservation Area. These include the Grade II\* listed Old Curiosity Shop, on the corner
- The existing building at 44 Lincoln's Inn Fields contributes little architectural interest or activity to the street, with inappropriately scaled blank frontages

- The junction of Portsmouth Street and Portugal Street is an important and well used crossing point, framed by the George IV pub and connecting to the well used John Watkins Plaza, which accommodates the British Library of Political and Economic Science, as well as seating and a cafe. This junction will also form an important connection to the new public square being constructed as part of the Centre Buildings Redevelopment, and to Houghton Street beyond
- The eastern end of Portugal Street is relatively quiet, and is currently dominated by the large residential development site at its end. The LSE's public realm strategy proposes that the western section of Portugal Street becomes a shared space to the junction of Portsmouth Street, with a level surface treatment proposed along the rest of the street

## 3. PRINCIPLES FOR THE PUBLIC REALM

### 3.1 PUBLIC REALM WORKSHOPS AND DESIGN DEVELOPMENT PROCESS

During Stage 2 of the project, Publica held two public realm workshops with LSE, Grafton Architects, Turley and Dermot Foley Landscape Architects. The purpose of these workshops was to inform design development, and to collectively discuss, establish and refine the principles for the integration of the building and the design of the public realm at 44 Lincoln's Inn Fields.

The first workshop, held in August 2016, included a presentation of the findings of Publica's fieldwork and research into the area's context, character and patterns of use. The subsequent design team workshop explored and interrogated the impact of these findings on the design and integration of the building and its public realm.

The second workshop, held in October 2016, focused on entrances, thresholds and public interiors. Prior to the workshop Publica led a walk to five noteworthy case study buildings in London: Central Saint Martins, the British Library, the British Museum, Somerset House and the Royal Festival Hall (the route, case study buildings and other places of interest visited can be found on the opposite page, and two inspiring case studies are detailed and described overleaf). The design team walk concluded with a workshop session at the Royal Festival Hall with LSE and Grafton Architects, where Publica's draft principles for the public realm were tabled and discussed, with the design development considered in light of the case study visits.

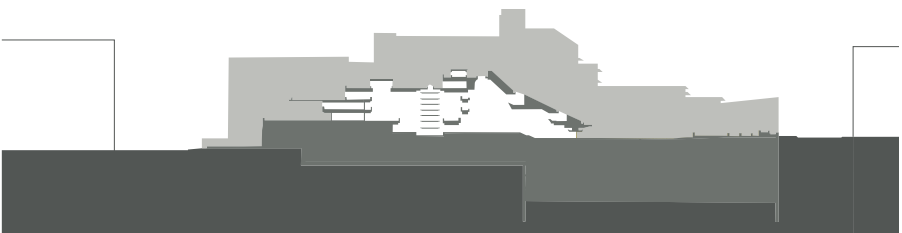
The principles included in this chapter are the result of these workshops and of ongoing discussions, and respond to the findings of Publica's fieldwork and research and to the client and design team's vision for a generous, welcoming public entrance to the building. These principles set the brief for the design of the public realm and for the integration of the proposed building within its context, also identifying public realm considerations and opportunities for the wider area.

### 3.2 CASE STUDIES

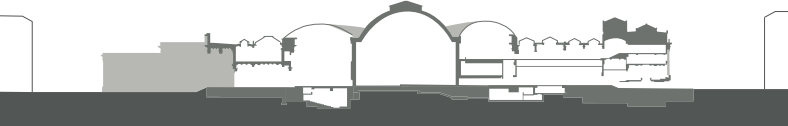
Two of the five case study buildings explored during the design team's case study visit walk in October 2016 have been selected as inspirational examples of clear design intent at ground level, and are detailed overleaf. The purpose of the five case studies was to inform design development through exploration and analysis of spatial typologies both within and outside comparable buildings, as well as to further investigate issues such as levels of privacy, entrances, thresholds and lines of security. The two selected buildings – the British Library and the Royal Festival Hall – were found to best represent the ambitions, generosity and spatial qualities sought by the design team. The lessons learned through these visits were intended to inform design development.



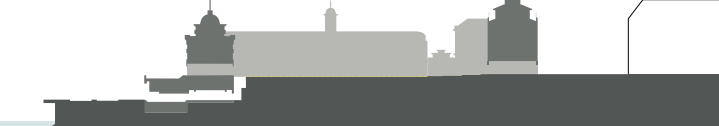
Central Saint Martins



The British Library



The British Museum



Somerset House



The Royal Festival Hall



The Marshall Building (proposed)





Case study visits and walking route, 6 October 2016

### 3. PRINCIPLES FOR THE PUBLIC REALM

#### 3.2 CASE STUDIES: THE BRITISH LIBRARY

The British Library is the UK's national library. The building opened in 1997, when the British Library collections were moved to their own purpose-built space for the first time. The Grade I listed building welcomes over 1.5 million visitors every year and contains over 150 million items, with 3 million new items added each year.

The building is set back from the street with a large courtyard providing a gradual transition from the busy and heavily trafficked streets to the library's calm interior. This courtyard has five gated entrances from surrounding streets, and provides a well-used pedestrian cut-through. It has a distinctive paving treatment that relates to the floor treatment used inside the library, giving the two spaces a strong relationship.

The building has a single entrance from the courtyard, which is easily legible upon arrival and marks the threshold between the exterior courtyard and the library's interior. Once inside, the openness of the library's spaces, arranged under a single volume, aids wayfinding and legibility, while carefully considered material treatments and quality of light ensure that the building feels welcoming and generous. The reception desk is easily recognisable upon entry, alongside an inviting set of stairs that leads to the upper levels of the library, which are also visible from below. The library's public rooms are arranged in an easily navigable circuit, assisted by long views across several levels and spaces.

The library's arrangement of spaces across different levels offers a variety of spatial typologies for appropriation by the public, ranging from large and open to enclosed, solid and intimate. Different materials and floor treatments are used on different levels, further accentuating distinctive zones and characters. The varied spaces are hugely popular with members of the public, who often use these to work, study or hold meetings.



The courtyard acts as a large forecourt to the building, providing a gradual transition from surrounding streets to the main entrance of the building



Diagrammatic plan and section



The reception area is clearly legible upon entry to the building



The entrance foyer is generous and its different levels offer a variety of spaces for appropriation, ranging from large and open to enclosed and intimate



3. PRINCIPLES FOR THE PUBLIC REALM

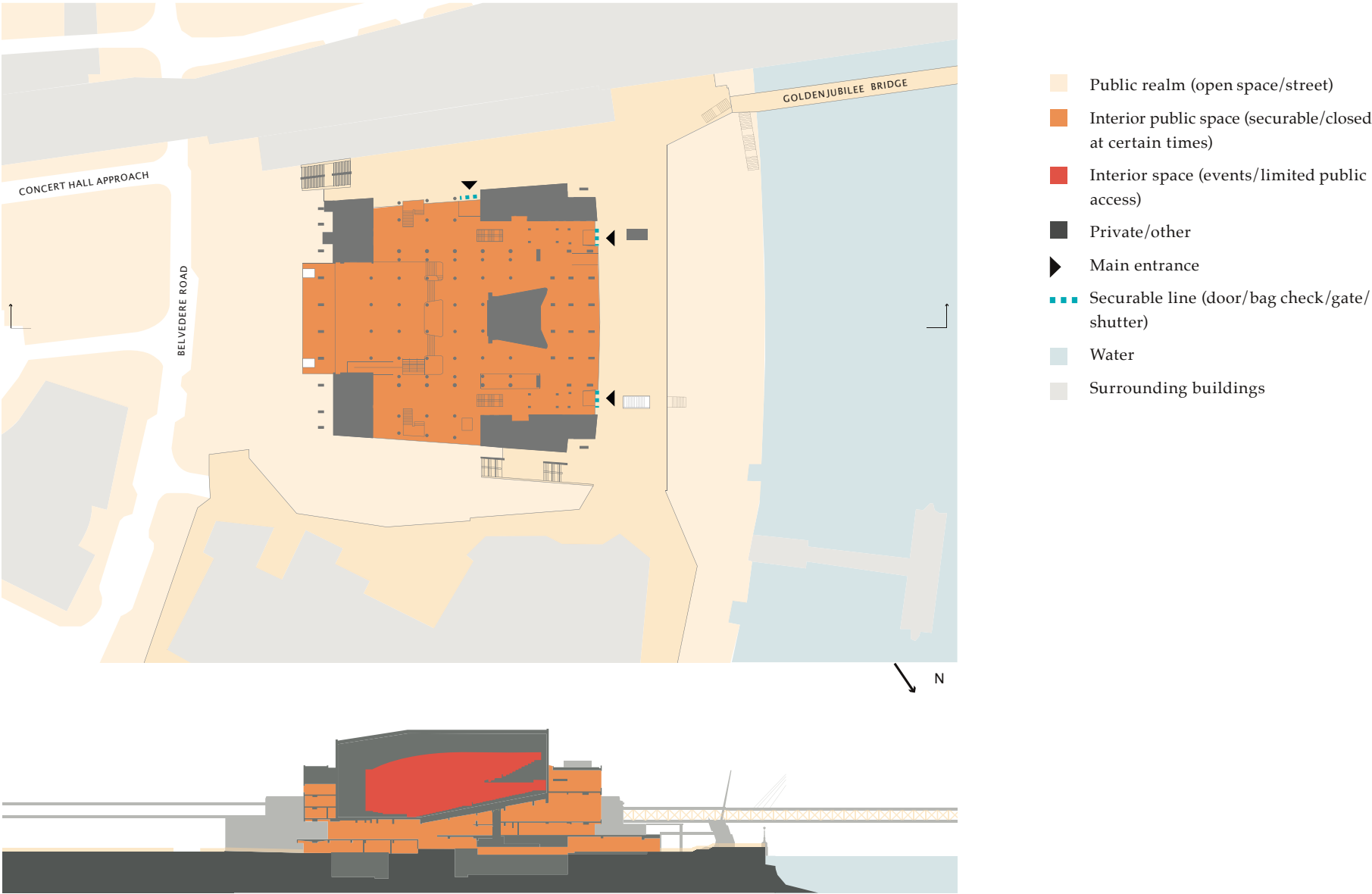
3.2 CASE STUDIES: THE ROYAL FESTIVAL HALL

The Grade I listed Royal Festival Hall was built on the South Bank in 1951 for the Festival of Britain, and has since become one of London’s most popular and well known public buildings.

The Royal Festival Hall has no single, primary front door, and instead has several public entrances on different levels, making for a very permeable building. Upon entry, long views across different spaces and levels aid wayfinding through the building. There is a clear distinction – both material and environmental – between the building’s interior spaces and its exterior terraces.

The Royal Festival Hall has a strong identity as a democratic and inclusive building, with a carefully designed sequence of spaces that feel welcoming and civic. The building has a generous provision of seating areas and many flexible spaces for the public to use.

The different spaces within the building have distinctive, carefully considered lighting and material treatments of a high quality. These spaces are appropriated by a variety of users: for example, dancers rehearse in the darker, more enclosed lower levels, which have smooth stone floors and reflective surfaces, while upper levels are typically more secluded and are frequently used for meetings, tutorials and study.



Diagrammatic plan and section



Cafés and restaurants occupy the lower levels of the Royal Festival Hall, with seating extending out onto the river terrace



The Royal Festival Hall offers many different seating areas with varying levels of privacy and enclosure



Material changes within the building help to define distinct zones that are appropriated for different purposes

3. PRINCIPLES FOR THE PUBLIC REALM

3.3 PRINCIPLES FOR THE PUBLIC REALM OF THE MARSHALL BUILDING

The following section outlines the guiding principles for the design of the public realm within the proposed development site. These principles have been developed to respond to contextual research and fieldwork; they have been informed by comparable case studies, and have been refined through workshops with LSE, Grafton Architects and other consultants within the design team. These principles have been set out geographically and respond to the specific context and conditions of each space.

- A** NORTHERN FRONTAGE, PRINCIPAL ENTRANCE AND FORECOURT TO LINCOLN’S INN FIELDS
- A clearly expressed entrance sequence of thresholds and a principal doorway should be visible and easily understood upon approaching the building.
  - The northern frontage of the building should have its own relationship to the street within the rhythm of the other large institutional buildings on this side of Lincoln’s Inn Fields. It should also address the connection to the LSE New Academic building and pedestrian desire lines from the west and north west.
  - The university building and the institution require a level of formality and solidity to the north facing frontages of the building that frame this historic public space and enclose its edges.
  - The principal door of the building should create a sense of identity and welcome to the LSE and the public interiors within.
  - The threshold spaces and forecourt should be legible as belonging to the building rather than the street, potentially through use of materials or by means of a more spatial enclosure.
  - A clear relationship to neighbouring forecourt enclosures and building lines should be sought.

- C** PUBLIC ROOM/INTERIOR
- There is an ambition for the ground floor of this important building to provide a memorable public room in London. Treatment as an interior, rather than a continuation of the external ground plane, has the potential to create a generous, usable and welcoming space for LSE and the city.
  - Consolidated and unambiguous lines of environmental and security control, considered in an integrated manner from the outset, would allow a single point of control with clear management of the building, and ensure a welcoming and legible ground floor.
  - The legibility of the interior space upon arrival should include a clearly visible reception to help create a feeling of generous invitation.



Plan showing the ground floor of The Marshall Building and adjoining public realm, and key areas addressed by the principles

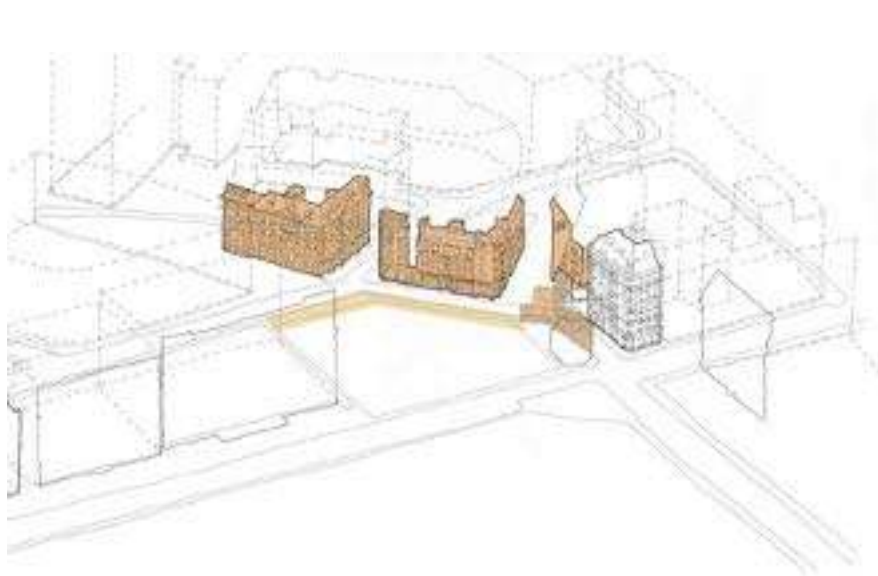
- B** SOUTHERN FRONTAGE TO PORTSMOUTH STREET AND PORTUGAL STREET
- The south facing frontage should address the finer grain of buildings and intimate scale of the streets to the south of the site.
  - The south facing frontage at street level should be active, considering a flexible façade that is openable in summer and which animates the street from within the building line.
  - A hierarchy of entrances should be legible on the south frontage (door to the institution and route through for public use, cafe, sports facilities and access to other floors)
  - Consider a treatment to the façade that respects the character and scale of Portugal Street, ensuring there is a distinct hierarchy between the building’s front and back, while also considering the important relationship to the John Watkins Plaza opposite.



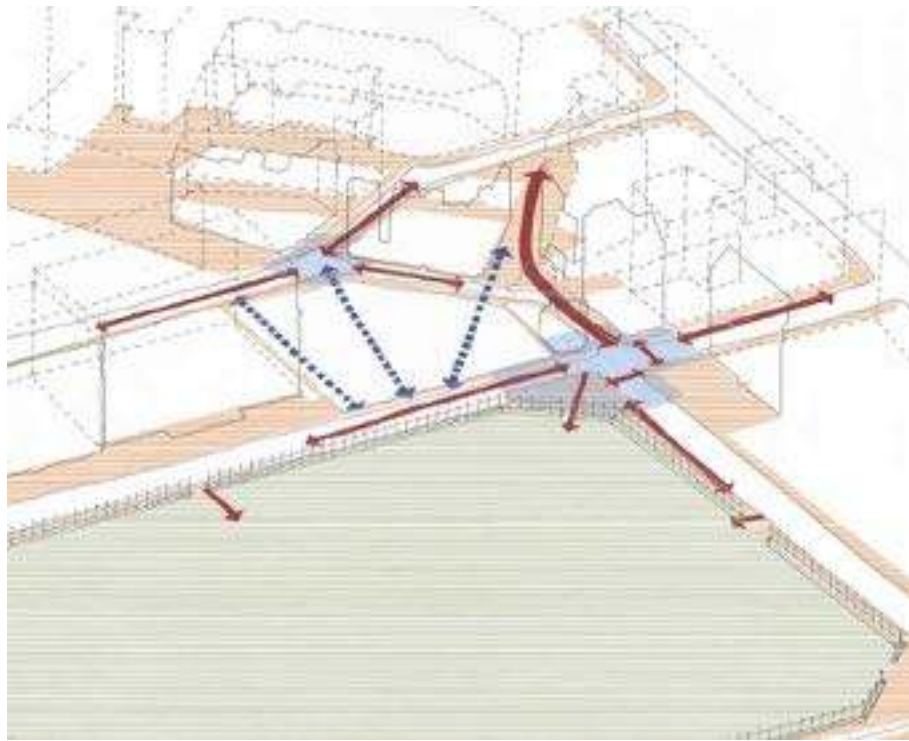
3. PRINCIPLES FOR THE PUBLIC REALM

3.4 WIDER PUBLIC REALM OPPORTUNITIES

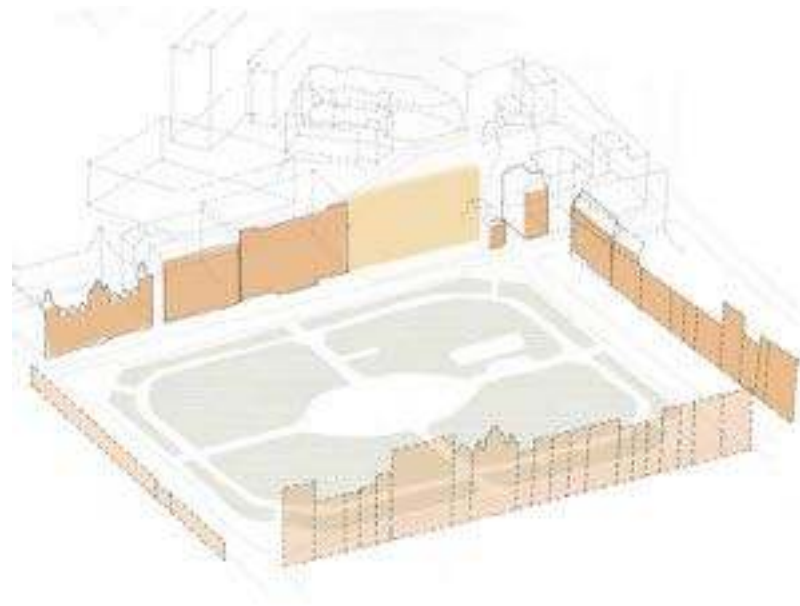
The following section outlines key considerations and potential opportunities for improvements to the public realm in the wider area surrounding The Marshall Building.



Address the intimate scale of Portsmouth Street



Connect and enhance the existing network of streets and spaces



Enclose the formal square at Lincoln's Inn Fields

D LINCOLN'S INN FIELDS AND SARDINIA STREET

- The new building has an important role in enclosing and defining the south west corner of Lincoln's Inn Fields, respecting its four-sided character. Views to and from the public highway of Lincoln's Inn Fields, the park spaces and other surrounding streets should be considered.
- The public highway space at the south west corner of Lincoln's Inn Fields and directly in front of the site requires careful design as part of the historic garden square. The space should also accommodate new pedestrian desire lines to the building's principal entrance and between LSE buildings, taxi/ vehicle drop off and pick up, and arrival by bicycle.
- A raised table or shared space at the junction with Sardinia Street/ Portsmouth Street should be considered to further facilitate crossing and link the important corner spaces.
- The corner space at the entrance to the gardens could be considered for further public amenity (such as seating or public art) if appropriate.
- New additional loading bays/parking on Lincoln's Inn Fields should be avoided.

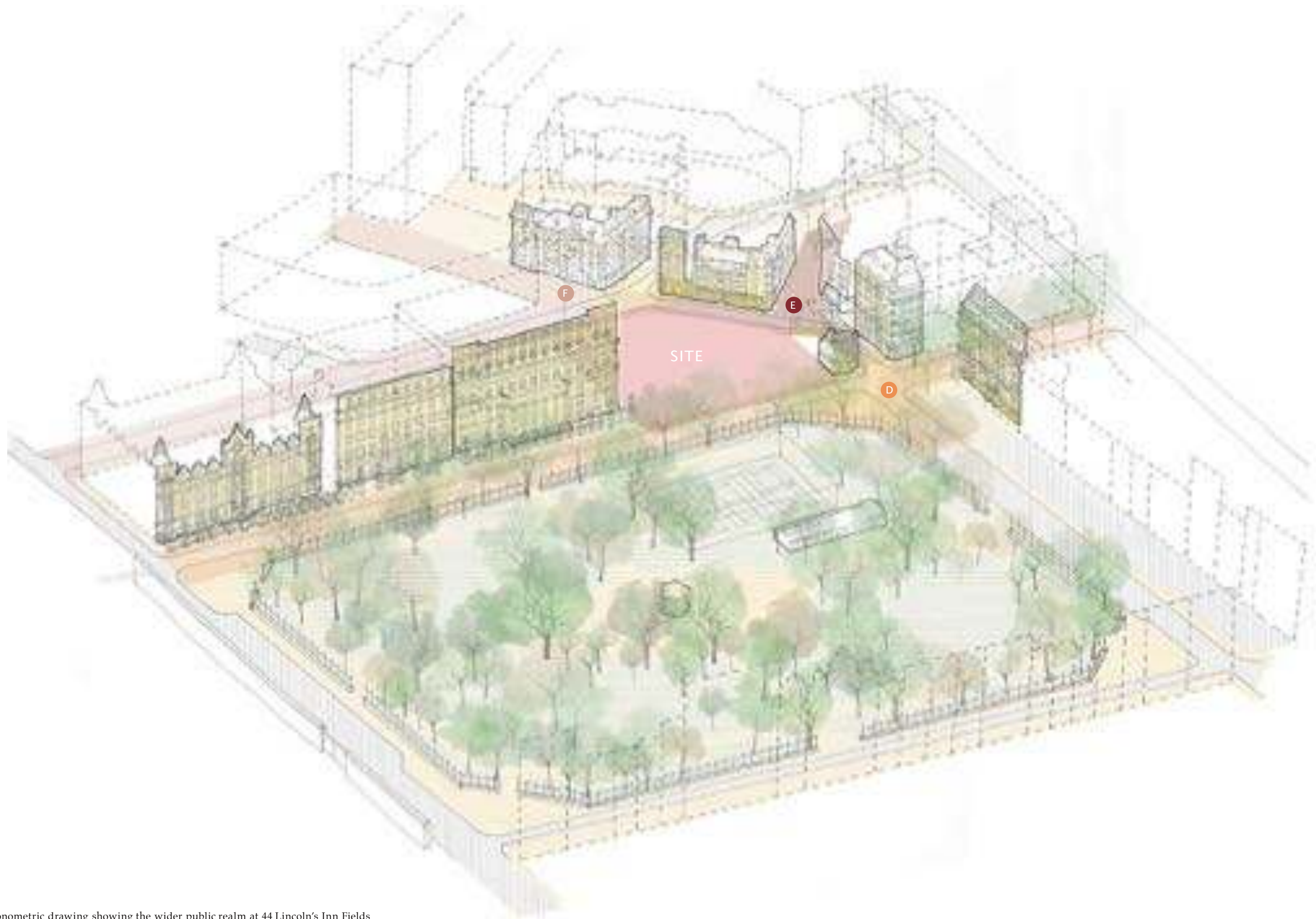
E PORTSMOUTH STREET AND SHEFFIELD STREET

- Portsmouth Street carries light traffic and accommodates significant pedestrian flows, often in the carriageway. This is a condition that is typical of many streets within the area. Options should be explored to further improve and prioritise pedestrian movement along the street, for example considering the introduction of a raised, level carriageway and widened footways.
- Consider the views from surrounding streets and spaces – including Sheffield Street – to the building's entrances and into its interior, ensuring clear thresholds and a legible arrival sequence for all, including pedestrians and cyclists.

F PORTUGAL STREET AND JOHN WATKINS PLAZA

- A raised table or crossing should be considered at the junction of Portsmouth Street and Portugal Street to facilitate pedestrian movement to and from John Watkins Plaza.
- Consider the views from surrounding streets and spaces to the building's entrances and into its interior, ensuring clear thresholds and a legible arrival sequence for all, including pedestrians and cyclists.





Axonometric drawing showing the wider public realm at 44 Lincoln's Inn Fields

### 3. PRINCIPLES FOR THE PUBLIC REALM

#### LSE PUBLIC REALM STRATEGY

The descriptions and drawing opposite illustrate the proposed phases of LSE's public realm strategy.

##### EXISTING PEDESTRIANISED AREAS

Areas of LSE that are already pedestrianised and free of motorised vehicles.

##### CBR PROJECT PUBLIC REALM WORKS

Extent of the public realm works currently programmed as part of the Centre Buildings Redevelopment (CBR) project.

##### MARSHALL BUILDING PUBLIC REALM WORKS

Extent of the public realm and highways works associated with the development of the Marshall Building.

##### PUBLICLY ACCESSIBLE GROUND PLANE TO LSE BUILDINGS

##### A PHASE A: CLARE MARKET, ST CLEMENTS LANE AND HOUGHTON STREET

Pedestrianisation of the remainder of Clare Market, St Clements Lane and Houghton Street from the edge of the new Centre Buildings Redevelopment (CBR) square.

##### B PHASE B: PORTSMOUTH STREET

Pedestrianisation of Portsmouth Street and a raised table shared junction at Sardinia Street.

##### C PHASE C: PORTUGAL STREET

Shared surface for the section of Portugal Street from Kingsway to Serle Street.





MAP ILLUSTRATING LSE 'S LOCATION AMONGST  
NOTABLE CULTURAL AND CIVIC BUILDINGS

■ LSE BUILDINGS

■ LSE PUBLIC REALM STRATEGY



THE MARSHALL BUILDING  
PUBLIC REALM STRATEGY  
AUGUST 2017

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The contents of this report are the result of on-street surveys, fieldwork and desk based research undertaken between May 2016 and September 2016. Ordnance Survey digital mapping, used as base information for Publica maps, was provided by Grafton Architects.

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