

Issue 1

January 2024



LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

The FLGH Newsletter

Dear Colleagues,

This newsletter provides an update on the School's major campus redevelopment project; the Firoz Lalji Global Hub Redevelopment Project at 35 Lincoln's Inn Fields.

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Estates Division Firoz Lalji Global Hub Redevelopment Newsletter

Firoz Lalji Global Hub

Following the award of the design competition held in 2022, a period of detailed design during 2023, and the selection of a reuse/demolition contractor, works for the partial demolition and construction of the Firoz Lalji Global Hub (FLGH) have now commenced. Works started initially to undertake asbestos removal and removal of the soft fixtures and fittings. These will continue from Jan 2024 until April 2024. A planning application has been submitted to Westminster City Council (WCC) and we anticipate receiving it in April 2024, reuse works will then continue. The reuse/demolition phase is when noise, dust and vibration will become more pronounced. Further details can be found later in this newsletter. The contractor Deconstruct UK Ltd has taken possession of the site and completed the site set up.



Minimising the impact of disruption from demolition and construction

Demolition and building works are by their nature disruptive. Delivering the new Firoz Lalji Global Hub building is bound to have some impact on staff and students who are occupying and using the SAL Building.

The Estates Division has considerable experience of managing similar projects including the New Academic Building, Saw Swee Hock Student Centre, the Centre Building and the Marshall Building works.

This newsletter sets out:

- What we have been doing to identify the potential noise impact of the work.
- How noise is measured and monitored
- The programme of works and break down of the works by impact.
- Images showing what will be within the finished building.

Yours sincerely

Director of Capital Development



Estates Division
Capital Development

What is noise?

Sound is what we hear—noise is unwanted sound. The difference between sound and noise depends on the listener and the circumstances. The picture in Image 1 shows the sound scale in decibel (abbreviated "dB") relative to common sounds.

What is the Decibel range adopted for the (FLGH) noise assessment?

The criteria adopted for the technical assessment of potential noise impacts of FLGH are set out in the table below. If the technical assessment identified a potential impact over the range then a possible noise problem could arise. See Table 1.

Type of room use	Internal Range in Decibels
Private offices	35 – 45 dB
Open plan offices	40 – 45 dB
Library	40 – 50 dB
Cafeteria	50 – 55 dB
External Threshold	75 dB

Table 1

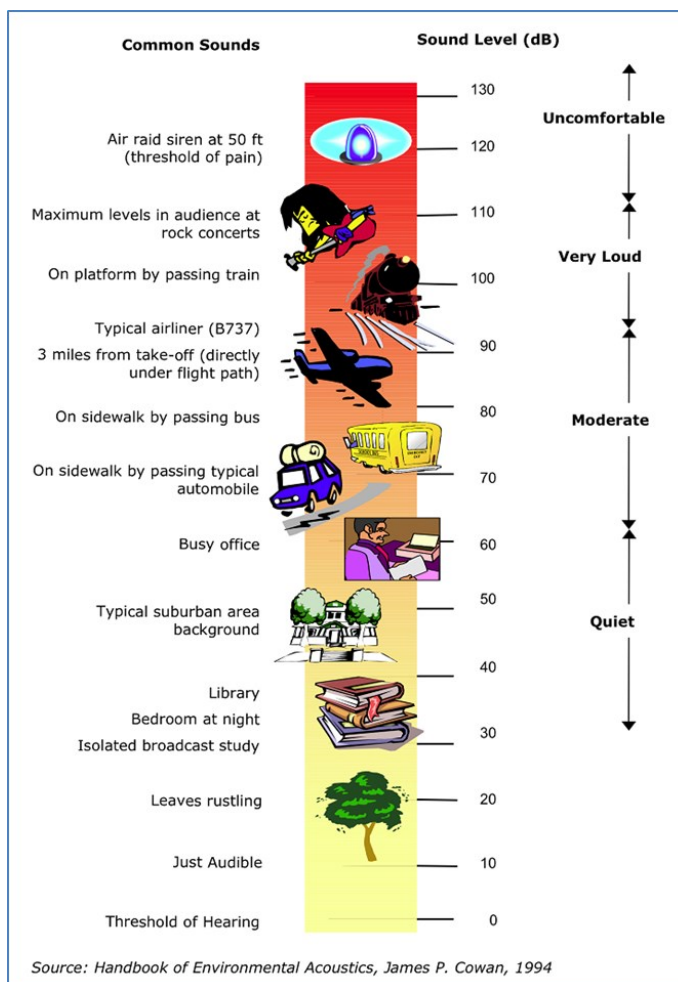


Image 1

Does different glazing make a difference?

The type of window will make a great deal of difference to the impact of noise (assuming it is kept shut). This is why we have surveyed windows which might be effected by the FLGH works. Estimates of noise reductions for different types of windows are in Table 2 below.

Type of window	Estimated sound reduction in Decibels against external noise
Single glazed	up to 20 dB
Double glazed	up to 30 dB.
Single glazed with additional secondary glazing	up to 35 dB

Table 2

What are the survey findings and next steps?

We are undertaking an acoustic model to determine the likely noise levels at the facades of all the surrounding buildings, taking into account the type of windows in each room and using the Decibel ranges set out in Table 1 above. The report should make recommendations for relevant mitigation proposals in rooms where the anticipated noise problems could occur. We will update further in future newsletters and meetings.

How long will demolition take ?

The bar chart in Table 3 shows the demolition phase taking approximately 34 weeks i.e. approximately 9 months.

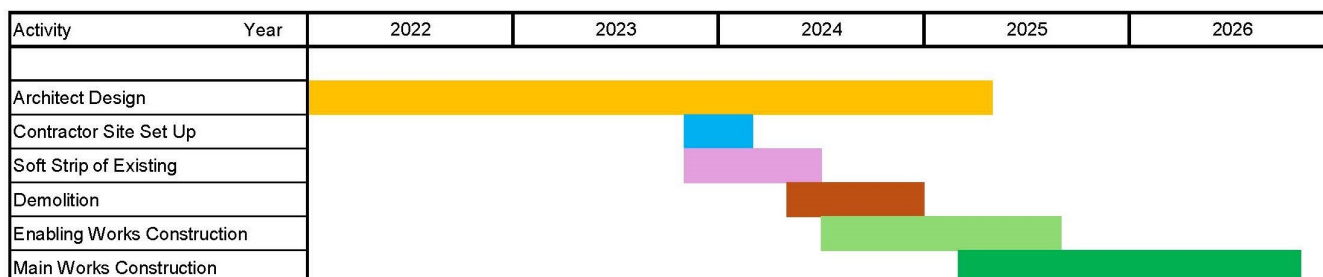


Table 3

There are several stages to the demolition works which will have differing impacts on the School. These are summarised in the table below.

Activity	Noise Impact (key - Image1)	Noise Level Comment	Approximate Timescale
Contractor Site Set Up	Quiet	Within Background noise levels	Circa 5 Weeks Commencing December 2023
Soft Strip of Existing	Quiet to Moderate	Within Background noise levels	Circa 20 Weeks Commencing December 2023
Demolition	Moderate to Very Loud	Exceeds background noise levels	Circa 34 Weeks Commencing May 2024
Façade Removal	Moderate to Very Loud	Exceeds background noise levels	Circa 8 Weeks Commencing October 2024
Enabling Works Construction	Moderate to Very Loud	Likely to exceed background noise levels	Circa 52 Weeks Commencing August 2024
Main Works Construction	Moderate to Very Loud	Likely to exceed background noise levels	Circa 80 Weeks Commencing March 2025

Table 4

What are the next steps ?

A further detailed newsletter will shortly be issued outlining details and explanation of the works like dust and vibration impacts. Further meetings will be convened in February with all the occupants of SAL to fully brief staff and users of the building of the implications of the works.

We will also be arranging individual meetings with the affected departments if they require it to run through the details and answer any specific questions or concerns.

This will be an ongoing communications process over the coming months as further and more detailed information becomes available on the works with affected departments.

Will there be noise and disruption?

Yes, all building works are by their very nature noisy and disruptive but with careful management this can be minimised. The Estates Division understand the issues and we are employing consultants and contractors who are experienced in working in inner city sites such as the LSE. Buildings are continuously redeveloped in London. The challenge is to limit the impact on the daily business of the School. Noise levels, dust levels and vibration are fully monitored and adhere to limits set by the local authority.

Will it be worth it?

We believe so. LSE Council has given its approval to the project and we are currently waiting for local authority planning application. The existing buildings underperform both in use and sustainability and are not commensurate with the standard of facilities expected by a world class institution such as LSE.

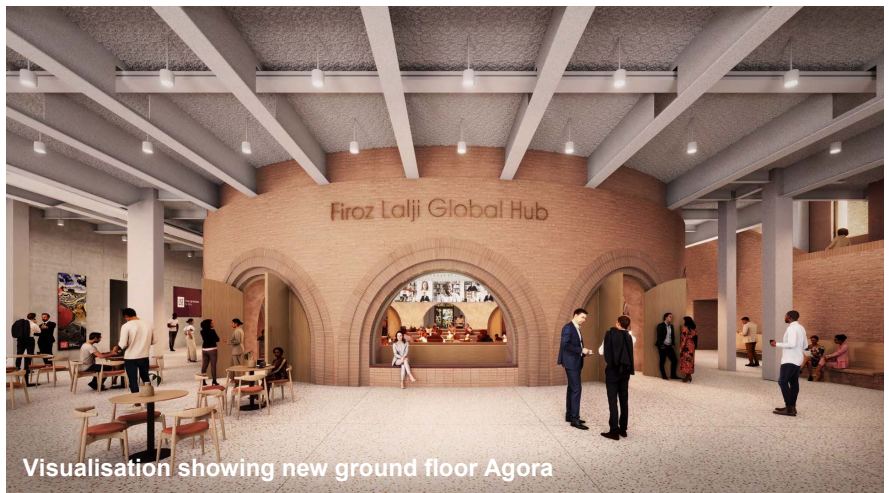
These recent images from David Chipperfield Architects illustrate the quality of the new buildings and public spaces we expect to achieve as a result of this project.



Visualisation showing new ground floor Portugal St café area



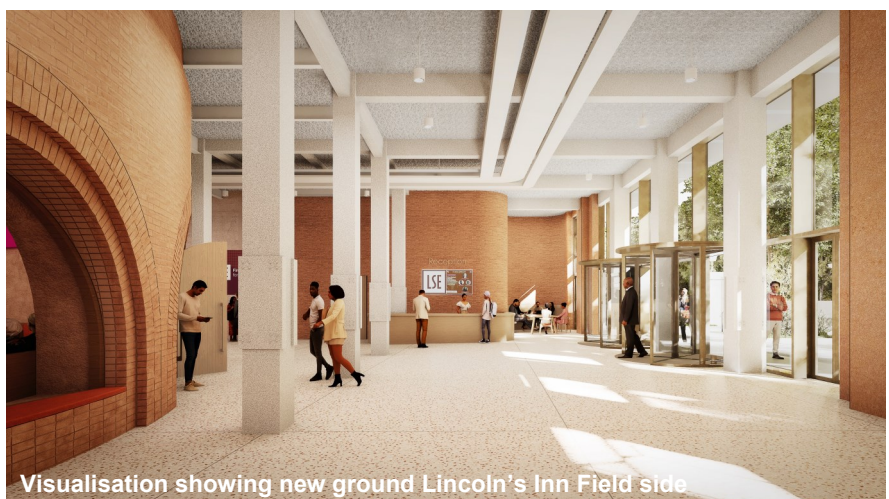
Agora space



Visualisation showing new ground floor Agora



New 1st floor atrium space



Visualisation showing new ground Lincoln's Inn Field side

If you require further information please email estates.35l@lse.ac.uk or contact Francesco Biancelli, Principal Project Manager, f.biancelli@lse.ac.uk