Issue 5

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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.

Inside this issue:

Estates Division
Firoz Lalji Global Hub Redevelopment Newsletter

Sustainability

This newsletter concentrates on the sustainability of the construction process being adopted for the Firoz Lalji Global Hub redevelopment under the following headings:

- BREEAM
- WELL
- The Circular Economy

What is BREEAM

BREEAM, or Building Research Establishment Environmental Assessment Method, is a widely recognized and comprehensive sustainability assessment method for master planning projects, infrastructure, and buildings. Developed in the UK by the Building Research Establishment (BRE), BREEAM aims to help measure and mitigate the environmental impacts of buildings and infrastructure by encouraging sustainable design and construction practices.

Key aspects of BREEAM:

History and Development: Established in 1990, BREEAM was one of the first environmental assessment methods for buildings. It has since evolved to encompass newer sustainability practices and global standards.

Assessment Scope: BREEAM covers a broad range of building types including residential, commercial, educational, and healthcare facilities, as well as master planning and large-scale developments.

What does BREEAM Measure

The assessment addresses various sustainability categories, such as:

- *Energy*: efficiency, reduction in carbon emissions.
- *Health and Wellbeing*: Indoor environmental quality, access to amenities.
- *Transport*: Sustainable transport options, proximity to public transport.
- *Water*: Water efficiency and management.
- *Materials*: Use of sustainable materials and waste management.
- *Waste*: Practices for reducing, reusing, and recycling waste.
- *Pollution*: Mitigation of environmental pollution.
- *Land Use and Ecology*: Impact on and enhancement of local biodiversity.
- *Management*: Sustainability practices in building operation and maintenance.

Yours sincerely

K Kinsella

Director of Capital Development

LSE Estates Division
Capital Development

Rating System: Buildings are rated on a scale of Pass, Good, Very Good, Excellent, or Outstanding based on their performance against the set BREEAM criteria. These ratings are verified by licensed assessors. The proposed New Firoz Lalji Global building is aiming to achieve a rating of Outstanding (>85%) which is over and above the Westminster City Council planning requirement of Excellent (>70%),which means the building will be in the top 1% of UK new non-domestic buildings in terms of its BREEAM rating

Benefits:

- Promotes higher standards of environmental performance.
- Enhances the health and wellbeing of building occupants.
- Can lead to operational cost savings through more efficient resource use.
- May increase property value and market competitiveness.
- Encourages innovation in building design and construction.

Overall, BREEAM serves as a critical tool in advancing sustainable development in the built environment, offering a structured and rigorous approach for assessing and improving the environmental performance of buildings and infrastructure projects.

The project is currently on target to achieve the BREEAM Outstanding accreditation.

INTERNATIONAL WELL BUILDING INSTITUTE™

What is WELL

The WELL Building Standard, commonly referred to as WELL, is a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being. Developed by the International WELL Building.

Institute (IWBI), WELL is grounded in medical research and aims to advance human health and wellness through building design and operation.

Key aspects of the WELL Building Standard include:

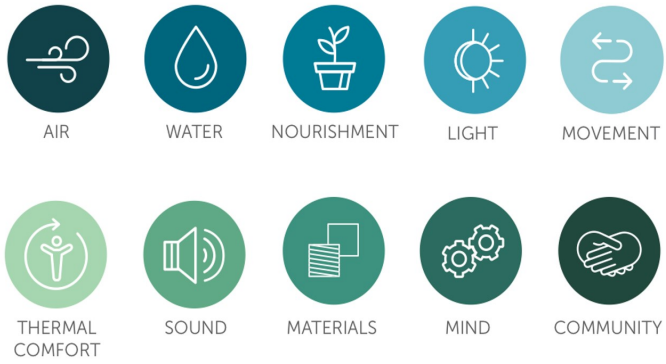
Scope and Application

- Scope: WELL covers a wide range of building types, including residential, commercial, and institutional buildings. It can be applied to new builds, as well as existing buildings and interiors.
- Application: WELL can be used by owners, designers, operators, and construction professionals to create spaces that promote health and wellness.
- The project is on course to achieve Platinum certification, which is the highest certification WELL can award

Assessment Criteria

The WELL Standard focuses on ten core concepts that are crucial to occupant health and well-being:

- **Air**: Ensuring high indoor air quality through ventilation, filtration, and material choice.
- **Water**: Promoting safe and clean water through quality standards and accessibility.
- **Nourishment**: Encouraging healthier eating habits by providing access to fresh foods and nutritional transparency.
- **Light**: Enhancing natural lighting and minimizing disturbances from artificial lighting.
- **Movement**: Promoting physical activity through building design and layout.
- **Thermal Comfort**: Ensuring satisfactory thermal conditions to support comfort and productivity.
- **Sound**: Addressing acoustic comfort and mitigating noise pollution.
- **Materials**: Encouraging the use of safe and non-toxic building materials.
- **Mind**: Supporting mental health through design strategies and policies that alleviate stress and enhance well-being.
- **Community**: Fostering social interaction, inclusivity, and community engagement within the space.



Certification Levels

WELL certification is awarded at three levels: Silver, Gold, and Platinum. These levels are based on the project's performance against the required and optional criteria within the ten core concepts. The New Firoz Lalji Global building is targeting the highest accreditation of a platinum certificate.

Process and Verification

- Documentation and Assessment: Project teams must submit documentation and undergo on-site performance testing to verify that the building meets WELL criteria.
- Performance Verification: An independent assessor conducts site visits to test and verify performance, ensuring compliance with the WELL Standard.

Benefits

- Health and Well-being: Enhances occupant health, comfort, and performance by integrating wellness into building design.
- Productivity: Improved indoor environments can boost employee productivity and satisfaction.
- Attractiveness: Certification can make buildings more attractive to tenants and buyers focused on health and wellness.
- Brand and Reputation: Shows commitment to corporate social responsibility and can enhance an organization's reputation.

Global Adoption

WELL has gained traction globally and is used by a wide array of industries, including corporate offices, schools, healthcare facilities, and more, reflecting a growing recognition of the importance of occupant health and wellness in the built environment.

Overall, WELL emphasizes the direct impact of buildings on human health and aims to create environments that enhance the overall well-being of their occupants, making it a crucial tool in modern building design and operation.

The project is currently on target to achieve the WELL Platinum Accreditation

The Circular Economy

Hub represents a new architectural approach to re-use that moves beyond pure heritage and conservation concerns. It recognises that buildings should be also protected for their material quality and their physical capital as a vital part of the fight against climate change.

Material as a carbon asset

The existing building is of limited aesthetic and heritage value but holds significant carbon capital which, along with the importance of achieving an appropriately contextual design forms the basis for the Proposal. In recognising the building not necessarily for its architectural quality, but as a carbon asset, ideas of old and new must be rethought to address the critical issues of sustainability. This should not be considered a conservation project, but one of carbon conscious adaptive reuse and transformation in an area with sensitive heritage context.

Bricks

The pre-demolition audit identified that brick accounts for an estimated 2472 tonnes (1454 m3) of brick arisings from the deconstructed portion of the existing building.

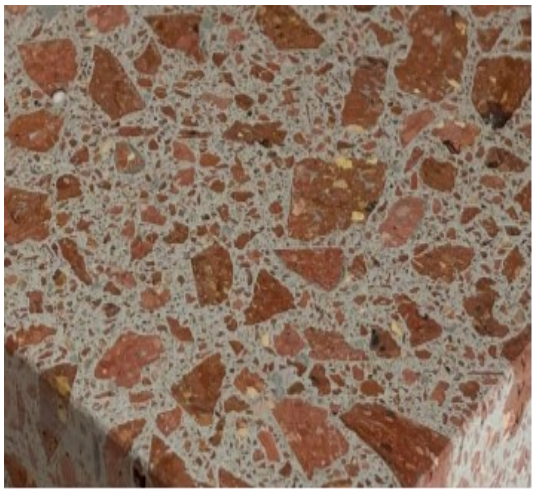
Deconstructed bricks are proposed to be reused in the following applications:

- Partitions
- Terrazzo
- Render

Existing retained full bricks are proposed to be used internally at the ground floor to form non-structural partition walls. These walls are for the perimeter of the ground floor and mezzanine. Stone from the reclaimed from the steps on the Lincoln Inn Fields entrance is being used to enhance the aesthetics of the columns on the ground floor.

Other areas where it's proposed the stone will be incorporated in to the design are:

- Level 00 café counter
- Level 00 reception desk
- Level 05 coffee counter
- Level 00 Agora perimeter bench seating



Terrazzo

Existing retained broken bricks are proposed to be re-used as aggregate to form the terrazzo floor finishes and skirting. The size and mix of aggregate pieces aim to minimise waste and carbon associated with the terrazzo finish.

Clay render

Waste from the processing of the existing retained broken bricks will be made into a rough clay render to be applied to the internal face of the external walls, and the internal face of the agora.

Timber

The pre-demolition audit identified that timber accounts for an estimated 71 tonnes (142 m3) within the existing building. Deconstructed timber is proposed to be reused in the following applications:

- Flooring
- Panelling
- Handrails

The project is currently on target to achieve 60% retention of materials.

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