

Issue 3

May 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.*

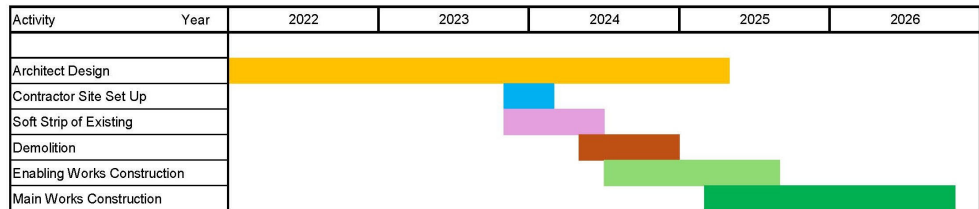
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## Estates Division Firoz Lalji Global Hub Redevelopment Newsletter

### Firoz Lalji Global Hub Redevelopment at 35 Lincoln Inn Fields

May 2024 will see the final planning approval for the proposed Firoz Lalji Global Hub Redevelopment at 35 Lincoln Inn Fields. The approval will see the start of the demolition and associated activities in accordance with the programme below (*fig 1*) at 35 Lincoln Inn Fields. The contractor will minimise the impact of noise and dust on neighbouring buildings during this phase of the works in accordance with the planning conditions.



*fig 1*

The Estates team has considerable experience in managing similar projects including the Centre Buildings and the Marshall Building. This newsletter sets out how we propose limiting the impact of noise and dust during the demolition and construction of the Firoz Lalji Global Hub Redevelopment.

### What governs noise levels and how will it effect SAL?

Westminster City Council (WCC) is the local authority covering the majority of the LSE campus. WCC operates a Code of Construction Practice (CoCP) to monitor, control, manage and enforce its statutory duties for major development sites and this will include the Firoz Lalji Global Hub Redevelopment project. The CoCP sets out standards and procedures for managing the environmental impacts during the construction of major projects. It covers the environmental, public health and safety aspects of the project that may effect the interests of local residents, businesses, the general public, and the surroundings of the proposed construction site.

The CoCP covers a number of aspects of construction including hours of operation, noise, dust, and traffic movements setting out the legislative framework covering all these issues under which WCC operate. WCC will impose a CoCP on the LSE as a condition of the planning process, or by prior agreement.

Once the final part of the planning permission has been approved by Westminster WCC (May 2024), the reuse/demolition contractor will start to remove the wall joining 35 Lincolns Inn Field facing the Sir Arthur Lewis Building. This is to allow space for a crane to be erected in the centre of the building. The demolition of the external wall will see an increase in the noise levels in the surrounding area. In order to mitigate against the effects of the increased dust levels the contractor will be wrapping the building in a Monarflex plastic sheeting, which will not only give protection to the contractors operatives by allowing work to progress in all weather conditions, but also reduce noise and dust caused by the demolition works.

*Yours sincerely*

Director of Capital Development

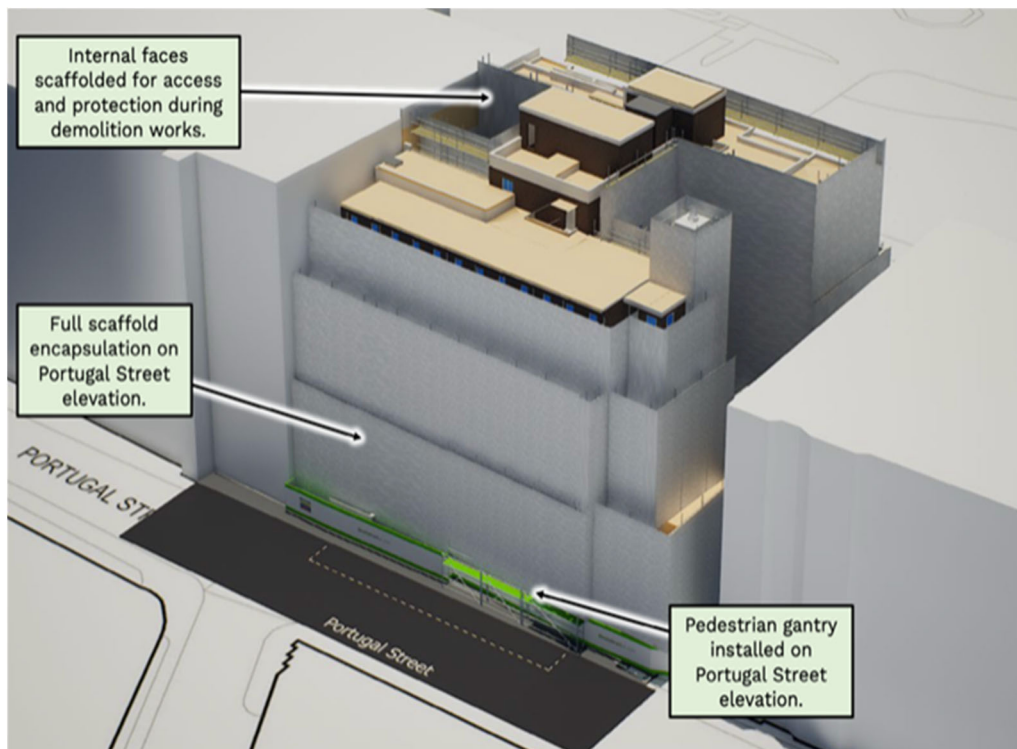


**Estates Division**  
Capital Development

## Noise and Dust Control SAL Building

In addition to the Monarflex sheeting (fig 2), the contractor will be installing an acoustic quilt (Soundex) behind the Monarflex which will be moved down the building as the demolition progresses. The Soundtex quilt can reduce the transfer of noise by up to 28.2 dB allowing staff and students in the surrounding in the surrounding building to continue their day-to-day activities.

fig 2



The Estates team commissioned a survey within the SAL building to assess the effect of the noise from the demolition on individual teaching rooms. It was found that teaching and studying windows on the West elevation of the building (facing 35 LIF) are fitted with secondary glazing which will reduce the impact of the airborne transfer of noise caused by the demolition works. The table below illustrates the reduction in noise levels from different types of window treatment will have on external noise. The contractor will be taking noise measurements in surrounding buildings during particularly noisy activities to ensure the dB levels are within agreed parameters.

**Table 1** below illustrates the reduction in noise levels different types of window treatment will have on external noise.

Type of Window	Estimated Sound Reduction in dB 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 windows in SAL

**Table 1**

Further to the mitigation measures undertaken by the contractor to reduce the noise caused by the demolition process, the WCC code of construction practice sets out parameters to when noisy works can be carried out which are;

- between 08.00 and 18.00 Monday to Friday;
- between 08.00 and 13.00 on Saturday; and
- not at all on Sundays, bank holidays and public holidays.

These parameters state that the general level of site noise shall be no more than 70 dB(A) outside the nearest University building or private residence at the window of the occupied room closest to the site boundary, as recommended in the Wilson Report on Noise, 1963.

Further to the mandatory restrictions on working hours imposed by Westminster City Council, the contractor will also be required to only carry out noisy works between 08:00hrs – 10:00hrs, 12:00hrs – 14:00hrs and 16:00hrs – 18:00hrs.

In addition to the physical demolition works occurring there will be scaffolding erected adjacent to the entrance of the SAL building between Portugal Street and Lincoln Inn Fields which will span over the top of the glazed entrance. The scaffold will be designed to allow unhindered access to the building for staff and students and allow the existing bin area to be accessed as normal. There maybe some disruption whilst the scaffold is erected, but the contractor will limit works to the early mornings to avoid busy times.

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